

**Awfis Space Solutions Private Limited**

**Standalone financial statements for the year ended March 31, 2022**

**INDEPENDENT AUDITOR'S REPORT**

To the Members of Awfis Space Solutions Private Limited

**Report on the Audit of the Standalone Financial Statements****Opinion**

We have audited the accompanying standalone financial statements of Awfis Space Solutions Private 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 standalone 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 standalone 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, its cash flows and the changes in equity for the year ended on that date.

**Basis for Opinion**

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

**Other Information**

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

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether 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 Standalone 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 standalone 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to 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 standalone financial statements, including the disclosures, and whether the standalone 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;
  - (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 standalone 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) 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;
  - (f) With respect to the adequacy of the internal financial controls with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (g) 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;
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 standalone financial statements – Refer note 33 to the standalone 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 person(s) or entity(ies), 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 otherwise, that the



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

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 & Associates LLP**

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004



per **Nikhil Aggarwal**

Partner

Membership Number: 504274

UDIN: 22504274AWSGNP5268

Place of Signature: Gurugram

Date: September 29, 2022



**Annexure 1 to the Auditor's Report referred to in paragraph [1] of "Report on Other Legal and Regulatory Requirements" in our report of even date**

**Re: Awfis Space Solutions Private Limited ("the Company")**

- i. a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.  
  
(B) The Company has maintained proper records showing full particulars of intangibles assets.  
  
b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.  
  
c) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.  
  
d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2022.  
  
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 at reasonable intervals during the year and no discrepancies were noticed. In our opinion the coverage and the procedure of such verification by the management is appropriate.  
  
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 not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.  
  
b) During the year the investments made and the terms and conditions of the investments are not prejudicial to the Company's interest.  
  
c) The Company has not granted loans and advances in the nature of loans to companies. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.  
  
d) The Company has not granted loans or advances in the nature of loans to companies. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.  
  
e) There were no loans or advance in the nature of loan granted to companies. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.  
  
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. 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



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

upon. The Company has made investments in respect of which provisions of section 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 services of the Company.
- vii. a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases of goods and service tax and professional tax. 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.
- b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess, and other statutory dues which have not been deposited on account of any dispute.
- 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) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c) Term loans were applied for the purpose for which the loans were obtained.
- d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or associate companies. Hence, the requirement to report on clause (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.
- b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi. a) No fraud/ material fraud by the Company or no fraud / material fraud on the Company has been noticed or reported during the year.
- b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by 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.



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

- 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), 3(xii)(b) and 3(xii)(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.
- 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.
- 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.
- b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- 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) of the Order is not applicable to the Company.
- d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- xvii. The Company has not incurred cash losses in the current financial year.
- 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 40 to the financial statements, 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, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. a) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.





# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

b) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

For **S.R. Batliboi & Associates LLP**

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

*Nikhil Aggarwal*

per **Nikhil Aggarwal**

Partner

Membership Number: 504274

UDIN: 22504274AWSGNP5268

Place of Signature: Gurugram

Date: September 29, 2022



**ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF AWFIS SPACE SOLUTIONS PRIVATE 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 over financial reporting of Awfis Space Solutions Private Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone 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. 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 over financial reporting with reference to these 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 Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these 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 internal financial controls over financial reporting with reference to these financial statements.

**Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements**

A company's internal financial control over financial reporting with reference to these 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 control over financial reporting with reference to these 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



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

## **Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements**

Because of the inherent limitations of internal financial controls over financial reporting with reference to these 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 over financial reporting with reference to these financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these 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 over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S.R. Batliboi & Associates LLP**  
Chartered Accountants  
ICAI Firm Registration Number: 101049W/E300004



per **Nikhil Aggarwal**

Partner

Membership Number: 504274

UDIN: 22504274AWSGNP5268

Place of Signature: Gurugram

Date: September 29, 2022



Awfis Space Solutions Private Limited  
 Standalone balance sheet as at March 31, 2022  
 CIN No. U74999DL2014PTC274236  
 (All amounts in Rs. lakhs, unless otherwise stated)

Particulars	Notes	As at	As at	As at
		March 31, 2022	March 31, 2021	April 01, 2020
<b>ASSETS</b>				
<b>Non-current assets</b>				
(a) Property, plant and equipment	5(a)	12,068.44	9,640.73	7,585.73
(b) Capital work-in-progress	5(b)	869.17	13.25	125.73
(c) Other intangible assets	6	70.91	54.85	47.80
(d) Right-of-use assets	5(c) & 38	21,865.08	20,289.87	23,069.86
(e) Financial assets				
(i) Investments	7	40.00	5.00	1.00
(ii) Other financial assets	9	5,851.59	4,873.27	3,586.28
(f) Non-current tax assets (net)	10	1,285.62	613.99	2,521.55
(g) Other non-current assets	11	1,670.08	284.64	128.41
<b>Total Non-current assets</b>		<b>43,720.89</b>	<b>35,775.60</b>	<b>37,066.36</b>
<b>Current assets</b>				
(a) Inventories	12	53.57	20.47	15.41
(b) Financial assets				
(i) Investments	7	1,639.40	4,213.64	6,391.90
(ii) Trade receivables	8	3,776.15	1,538.67	591.38
(iii) Cash and cash equivalents	13	525.61	964.58	666.55
(iv) Bank Balance other than above	14	372.48	3,221.03	309.47
(v) Other financial assets	9	1,568.51	815.30	2,110.45
(c) Other current assets	11	4,324.78	4,311.46	1,476.37
<b>Total Current assets</b>		<b>12,260.50</b>	<b>15,085.15</b>	<b>11,561.53</b>
<b>Total assets</b>		<b>55,981.39</b>	<b>50,860.75</b>	<b>48,627.89</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
(a) Equity share capital	15	3,013.41	3,013.41	3,013.41
(b) Other equity	16	6,473.99	12,066.59	8,435.41
<b>Total equity</b>		<b>9,487.40</b>	<b>15,080.00</b>	<b>11,448.82</b>
<b>Liabilities</b>				
<b>Non-current liabilities</b>				
(a) Financial Liabilities				
(i) Borrowing	17	779.49	29.45	296.27
(ii) Lease liabilities	38	26,858.00	24,608.04	23,978.68
(iii) Other financial liabilities	19	6,539.81	4,092.32	4,624.19
(b) Provisions	18	155.70	107.57	75.00
(c) Other non-current liabilities	21	1,321.81	467.06	518.08
<b>Total Non-current liabilities</b>		<b>35,654.81</b>	<b>29,304.44</b>	<b>29,492.22</b>
<b>Current liabilities</b>				
(a) Financial Liabilities				
(i) Borrowing	17	429.45	266.82	1,017.57
(ii) Lease liabilities	38	1,736.70	1,271.82	3,440.72
(iii) Trade payables	20			
- total outstanding dues of micro enterprises and small enterprises;		42.24	21.39	21.39
- total outstanding dues of creditors other than micro enterprises and small enterprises;		4,468.68	2,753.56	1,302.38
(iv) Other financial liabilities	19	1,976.05	871.66	490.05
(b) Provisions	18	338.23	213.79	134.07
(c) Other current liabilities	21	1,847.83	1,077.27	1,280.67
<b>Total current liabilities</b>		<b>10,839.18</b>	<b>6,476.31</b>	<b>7,686.85</b>
<b>Total equity and liabilities</b>		<b>55,981.39</b>	<b>50,860.75</b>	<b>48,627.89</b>

The accompanying notes form an integral part of these standalone financial statements  
 As per our report of even date attached

For S.R. Batliboi & Associates LLP  
 Chartered Accountants  
 ICAI firm registration no.: 101049W/E300004

*Nikhil Aggarwal*  
 per Nikhil Aggarwal  
 Partner

Membership no. 504274

Place: Gurugram  
 Date: September 29, 2022



For and on behalf of the Board of Directors  
 of Awfis Space Solutions Private Limited

*Amit Ramani*  
 Amit Ramani  
 Director  
 DIN: 00549918

Place: New Delhi  
 Date: September 29, 2022

*Bhagwan Kewal Ramani*  
 Bhagwan Kewal Ramani  
 Director  
 DIN: 02988910

Place: New Delhi  
 Date: September 29, 2022

*Jitesh Bhugra*  
 Jitesh Bhugra  
 Chief Financial Officer

Place: New Delhi  
 Date: September 29, 2022

*Amit Kumar*  
 Amit Kumar  
 Company Secretary  
 Membership no. A31237

Place: New Delhi  
 Date: September 29, 2022



**Awfis Space Solutions Private Limited**  
**Standalone Statement of Profit and Loss for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
 (All amounts in Rs. lakhs, unless otherwise stated)

Particulars	Notes	Year ended	Year ended
		March 31, 2022	March 31, 2021
I Revenue from operations	22	25,704.52	17,835.98
II Other income	23	2,166.70	3,765.93
<b>III Total income (I + II)</b>		<b>27,871.22</b>	<b>21,601.91</b>
<b>IV Expenses</b>			
(a) Sub-contracting cost		4,186.94	963.52
(b) Purchases of stock-in-trade	24	434.18	139.07
(c) Changes in inventories of traded goods	25	(33.10)	(5.06)
(d) Employee benefits expense	26	5,408.62	3,183.68
(e) Finance costs	27	4,871.74	4,655.50
(f) Depreciation and amortisation expense	28	9,841.79	8,683.52
(g) Other expenses	29	8,866.10	8,244.64
<b>Total expenses (IV)</b>		<b>33,576.27</b>	<b>25,864.87</b>
V <b>Loss before tax (III - IV)</b>		<b>(5,705.05)</b>	<b>(4,262.96)</b>
VI Income Tax expense	39	-	-
VII <b>Loss for the year (V - VI)</b>		<b>(5,705.05)</b>	<b>(4,262.96)</b>
<b>VIII Other comprehensive income</b>			
Items that will not be reclassified to profit or loss			
(a) Remeasurements of the defined benefit plans	35	(21.15)	(5.87)
(b) Income tax relating to these items	39	-	-
<b>Total other comprehensive loss</b>		<b>(21.15)</b>	<b>(5.87)</b>
IX <b>Total comprehensive loss for the year (VII + VIII)</b>		<b>(5,726.20)</b>	<b>(4,268.83)</b>
Earnings per equity share			
(1) Basic (in Rs)	30	(18.93)	(14.15)
(2) Diluted (in Rs)	30	(10.50)	(8.29)

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

As per our report of even date attached

For S.R. Batliboi & Associates LLP  
 Chartered Accountants  
 ICAI firm registration no.: 101049W/E300004



per Nikhil Aggarwal  
 Partner  
 Membership no. 504274

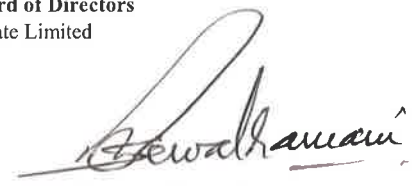
Place: Gurugram  
 Date: September 29, 2022



For and on behalf of the Board of Directors  
 of Awfis Space Solutions Private Limited

  
 Amit Ramani  
 Director  
 DIN: 00549918


Place: New Delhi  
 Date: September 29, 2022

  
 Bhagwan Kewal Ramani  
 Director  
 DIN: 02988910

Place: New Delhi  
 Date: September 29, 2022

  
 Jitesh Bhugra  
 Chief Financial Officer

Place: New Delhi  
 Date: September 29, 2022

  
 Amit Kumar  
 Company Secretary  
 Membership no. A31237

Place: New Delhi  
 Date: September 29, 2022



Awfis Space Solutions Private Limited  
 Standalone statement of cash flow for the year ended March 31, 2022  
 CIN No. U74999DL2014PTC274236  
 (All amounts in Rs. lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
<b>A. Cash flow from operating activities</b>		
Net loss for the year	(5,705.05)	(4,262.96)
<i>Adjustments for:-</i>		
Depreciation and amortisation	9,841.79	8,683.52
Employee stock compensation expense	111.66	38.00
Gain on disposal of property, plant and equipment	-	(295.21)
Gain on fair valuation of mutual funds	(72.89)	(213.25)
Assets written off	40.43	1,081.07
Interest income on fixed deposit	(60.88)	(165.92)
Interest income on fair valuation of security deposits	(482.34)	(190.70)
Interest income on Loan to employee	(8.06)	(2.57)
Gain on sale of mutual funds	(85.52)	(103.50)
Excess provision written back	(3.77)	(1,090.81)
Interest paid on term loan	83.10	149.91
Interest paid on lease liability	4,277.71	4,030.74
Interest paid on fair valuation of security deposit	483.67	438.64
COVID-19 related rent concessions	(957.19)	(1,041.65)
Profit on termination of lease	(27.70)	
Provision for doubtful security deposits	22.50	33.69
Provision for doubtful debts	31.21	-
<b>Operating profit before working capital changes</b>	<b>7,488.68</b>	<b>7,089.00</b>
<b>Movements in working capital:</b>		
(Increase)/decrease in trade receivables	(2,264.93)	(947.29)
Increase in inventories	(33.10)	(5.06)
Increase in other financial assets	(2,662.16)	(275.80)
Increase in other assets	(341.49)	(3,014.17)
Increase in trade payables	1,735.97	1,510.94
Increase in Provisions	151.42	106.43
Increase in Other financial liabilities	2,870.32	676.03
Increase/(decrease) in Other liabilities	1,625.31	(254.42)
<b>Cash generated from operations</b>	<b>8,570.01</b>	<b>4,885.66</b>
Net income tax (paid) / refunds	(671.63)	1,907.56
<b>Net cash flow from operating activities (A)</b>	<b>7,898.38</b>	<b>6,793.22</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment including movement in creditors for capital good and capital advance	(6,428.01)	(4,712.04)
Purchase of Intangible assets	-	(24.73)
Proceeds from disposal of property, plant and equipment	-	295.21
Interest income on fair value of security deposit	482.34	190.70
Interest income on loan to employee	8.06	2.57
Investments in fixed deposits with bank	(1,871.50)	(7,000.00)
Redemption of fixed deposits with bank	5,145.87	4,203.62
Investments in subsidiary	(35.00)	(4.00)
Redemption of mutual funds	2,732.66	3,744.95
Purchase of mutual fund	-	(1,249.95)
Interest received	117.81	-
<b>Net cash flow from / (used in) investing activities (B)</b>	<b>152.23</b>	<b>(4,553.67)</b>
<b>C. Cash flow from financing activities</b>		
Proceeds from issue of preference shares including securities premium	-	46.25
Payment of principal portion of lease liability	(4,579.69)	(4,332.59)
Interest paid on lease liability	(4,277.71)	(4,030.74)
Interest paid on term loan	(83.10)	16.01
Interest paid on fair value of security deposit	(483.67)	(438.64)
Equity Component of Compulsory convertible debentures and preference shares	-	7,815.76
Repayment of long-term borrowings	(365.40)	(1,017.57)
Proceeds from long-term borrowing	1,300.00	-
<b>Net cash flow used in financing activities (C)</b>	<b>(8,489.57)</b>	<b>(1,941.52)</b>



Awfis Space Solutions Private Limited  
 Standalone statement of cash flow for the year ended March 31, 2022  
 CIN No. U74999DL2014PTC274236  
 (All amounts in Rs. lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Net cash flow (used in)/ from Cash and cash equivalents (A+B+C)	(438.96)	298.03
Cash and cash equivalents at the beginning of the year	964.58	666.55
Cash and cash equivalents at the end of the year	525.62	964.58
Cash and Cash equivalents comprise:		
(a) Balances with banks in current accounts	525.26	964.23
(a) Cash in hand	0.35	0.35
	525.61	964.58

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

Notes:

1) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) 'Statement of Cash Flows'

2) Changes in liabilities arising from financing activities:

Particulars	As at March 31, 2021	Non Cash Interest expenses	Equity component	Cash flows	As at March 31, 2022
Borrowings	296.27	4.15	(21.94)	930.46	1,208.94
For lease liabilities, refer note 38					

Particulars	As at April 01, 2020	Non Cash Interest expenses	Equity component	Cash flows	As at March 31, 2021
Borrowings	1,313.84	2.72	-	(1,020.29)	296.27
For lease liabilities, refer note 38					


As per our report of even date attached

For S.R. Batliboi & Associates LLP  
 Chartered Accountants  
 ICAI firm registration no.: 101049W/E300004

  
 per Nikhil Aggarwal  
 Partner  
 Membership no. 504274

Place: Gurugram  
 Date: September 29, 2022

For and on behalf of the Board of Directors  
 of Awfis Space Solutions Private Limited

  
 Anil Rainani  
 Director  
 DIN: 00549918

Place: New Delhi  
 Date: September 29, 2022

  
 Bhagwan Kewal Ramani  
 Director  
 DIN: 02988910

Place: New Delhi  
 Date: September 29, 2022

  
 Jitesh Bhugra  
 Chief Financial Officer

Place: New Delhi  
 Date: September 29, 2022

  
 Anil Kumar  
 Company Secretary  
 Membership no. A31237

Place: New Delhi  
 Date: September 29, 2022





**A. Equity share capital**

Particulars	Notes	Number of shares	Amount
Balance at April 01, 2020	15	30,134,112	3,013.41
Changes in equity share capital during the year		-	-
Balance at March 31, 2021		30,134,112	3,013.41
Changes in equity share capital during the year		-	-
Balance at March 31, 2022		30,134,112	3,013.41

**B. Other equity**

Particulars	Notes	Equity component of compulsory convertible preference share	Equity component of compulsory convertible debenture	Equity component of unsecured loan	Retained earnings	Securities premium	Share based payment reserves	Total
Balance as at April 01, 2020	16	13,866.29	7,091.81	-	(24,179.04)	11,295.22	361.13	8,435.41
Issued during the year		72.48	7,743.28	-	-	-	-	7,815.76
Loss for the year		-	-	-	(4,262.96)	-	-	(4,262.96)
On issue of share at premium during the year		-	-	-	-	46.25	-	46.25
Options expense recognised during the year		-	-	-	-	-	38.00	38.00
Other comprehensive income for the year (OCI)		-	-	-	(5.87)	-	-	(5.87)
Balance as at March 31, 2021		13,938.77	14,835.09	-	(28,447.87)	11,341.47	399.13	12,066.59
Issued during the year		-	-	21.94	-	-	-	21.94
Loss for the year		-	-	-	(5,705.05)	-	-	(5,705.05)
Options expense recognised during the year		-	-	-	-	-	111.66	111.66
Other comprehensive income for the year (OCI)		-	-	-	(21.15)	-	-	(21.15)
Balance as at March 31, 2022		13,938.77	14,835.09	21.94	(34,174.07)	11,341.47	510.79	6,473.99

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

As per our report of even date attached

For S.R. Batliboi & Associates LLP  
 Chartered Accountants  
 ICAI firm registration no.: 101049W/E300004

*Nikhil Aggarwal*  
 per Nikhil Aggarwal  
 Partner  
 Membership no. 504274

Place: Gurugram  
 Date: September 29, 2022



For and on behalf of the Board of Directors  
 of Awfis Space Solutions Private Limited

*Bhagwan Kewal Ramani*  
 Bhagwan Kewal Ramani  
 Director  
 DIN: 00549918

Place: New Delhi  
 Date: September 29, 2022

*Jitesh Bhugra*  
 Jitesh Bhugra  
 Chief Financial Officer

Place: New Delhi  
 Date: September 29, 2022

*Bhagwan Kewal Ramani*  
 Bhagwan Kewal Ramani  
 Director  
 DIN: 02988910

Place: New Delhi  
 Date: September 29, 2022

*Amit Kumar*  
 Amit Kumar  
 Company Secretary  
 Membership no. A31237

Place: New Delhi  
 Date: September 29, 2022





## **1. Company Overview**

Awfis Space Solutions Private Limited (the 'Company') was incorporated on December 17, 2014 with its registered office in New Delhi. The Company is primarily engaged in the business of providing workspace on rent, integrated facility management income (facility management services) and enterprise workspace designing and building services (construction and fit-out projects).

## **2. Basis of preparation**

These standalone financial statements are prepared in accordance with the Indian Accounting standards (Ind AS) as notified by Ministry of corporate affairs under section 133 of the Companies act, 2013 ("Act") read with companies (Indian Accounting standard) Rules, 2015 as amended by companies (Indian Accounting standard) (Amendment) Rules, 2016, the relevant provisions of the Act.

These standalone financial statements for the year ended March 31, 2022 are the Company's first Ind AS standalone financial statements. For all periods up to and including the year ended March 31, 2021, the Company prepared its standalone financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). An explanation of how the transition to Ind AS has effected the previously reported financial position, financial performance of the Company is provided in note no. 41.

The standalone financial statements have been prepared on an accrual basis and under the historical cost convention, except for the following assets and liabilities which have been measured at fair value:

- Investment in mutual funds measured at fair value [refer accounting policy 2.1(Q) regarding financial instruments],
- Certain financial assets and liabilities measured at fair value
- Share based payments
- Defined benefit plans as per actuarial valuation

### **Going Concern**

The board of directors have considered the financial position of the Company at March 31, 2022, the projected cash flows and financial performance of the Company for at least twelve months from the date of approval of these financial statements as well as planned cost and cash improvement actions, and believe that the plan for sustained profitability remains on course. The board of directors have taken actions to ensure that appropriate long-term cash resources are in place at the date of signing the accounts to fund the Company's operations.

### **Significant accounting judgements, estimates and assumptions**

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the date of these financial statements and the reported amount of revenues and expenses for the years presented. Actual results may differ from the estimates. Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods affected.

### **Use of estimates and judgements**

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



Also, the company has made certain judgements in applying accounting policies which have an effect on amounts recognized in the financial statements.

**(i) Contingencies:**

Contingent Liabilities may arise from the ordinary course of business in relation to claims against the Company, including legal and other claims. By virtue of their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgements and the use of estimates regarding the outcome of future events.

**(ii) Defined benefit plans:**

The present value of the gratuity and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the actuary considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries.

Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

**(iii) Useful lives of property, plant and equipment:**

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

**(iv) Lease:**

Where the Company is the lessee, key judgements include assessing whether arrangements contain a lease and determining the lease term. To assess whether a contract contains a lease requires judgement about whether it depends on a specified asset, whether the Company obtains substantially all the economic benefits from the use of that asset and whether the Company has a right to direct the use of the asset. In order to determine the lease term judgement is required as extension and termination options have to be assessed along with all facts and circumstances that may create an economic incentive to exercise an extension option, or not exercise a termination option. The Company revises the lease term if there is a change in the non-cancellable period of a lease. Estimates include calculating the discount rate which is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

Where the Company is the lessor, the treatment of leasing transactions is mainly determined by whether the lease is considered to be an operating or finance lease. In making this assessment, management looks at the substance of the lease, as well as the legal form, and makes a judgement about whether substantially all of the risks and rewards of ownership are transferred. Arrangements which do not take the legal form of a lease but that nevertheless convey the right to use an asset are also covered by such assessments.

## **2.1 Summary of significant accounting policies**

### **A. Revenue recognition**

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

**Revenue from contracts with customers:**



- Revenue is recognized on the basis of approved contracts regarding the transfer of goods or services to a customer for an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services.
- Revenue is measured at the fair value of consideration received or receivable taking into account the amount of discounts, incentives, volume rebates, outgoing taxes on sales. Any amounts receivable from the customer are recognised as revenue after the control over the goods sold are transferred to the customer which is generally on dispatch of goods.
- Variable consideration - This includes incentives, volume rebates, discounts etc. It is estimated at contract inception considering the terms of various schemes with customers and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. It is reassessed at the end of each reporting period.

**Satisfaction of performance obligations:**

An entity shall recognise revenue when (or as) the entity satisfies a performance obligation by transferring a promised good or service (ie an asset) to a customer. An asset is transferred when (or as) the customer obtains control of that asset. For each performance obligation identified, an entity shall determine at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time.

For performance obligations that an entity satisfies over time, an entity shall disclose both of the following:

- (a) the methods used to recognise revenue (for example, a description of the output methods or input methods used and how those methods are applied); and
- (b) an explanation of why the methods used provide a faithful depiction of the transfer of goods or services. For performance obligations satisfied at a point in time, an entity shall disclose the significant judgements made in evaluating when a customer obtains control of promised goods or services.

**Integrated facility management income ('Facility management services')**

Revenue from facility management services is recognized monthly, on accrual basis, in accordance with the terms of the respective agreement as and when services are rendered.

**Enterprise workspace designing and building services ('Construction and fit-out projects')**

The Company uses cost based input method for measuring progress for work completed. Under this method, the Company recognizes revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

**Remote working and work from home solutions**

Revenue from sale of furniture and work from home solutions is recognized when all the significant control of ownership of the goods have been passed to the buyer, usually on delivery of the goods.

**Sale of food items**

Revenue from sale of food items (goods) is recognised on transfer of control of ownership of goods to the buyer and when no significant uncertainty exists regarding the amount of consideration that will be derived.



## **B. Borrowing costs**

Borrowing costs are interest and other costs incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

## **C. Current versus non-current classification**

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

### **Assets:**

An asset is treated as current when it is:

- i) Expected to be realised or intended to be sold or consumed in normal operating cycle
- ii) Held primarily for the purpose of trading
- iii) Expected to be realised within twelve months after the reporting period, or
- iv) 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.

### **Liabilities:**

A liability is current when:

- (i) It is expected to be settled in normal operating cycle
- (ii) It is held primarily for the purpose of trading
- (iii) It is due to be settled within twelve months after the reporting period, or
- (iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

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

## **Operating Cycle**

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of services and the time between the rendering of service and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities.

## **D. Fair value measurement**

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

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

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

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





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

All assets and liabilities for which fair value is measured or disclosed in the standalone 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 standalone 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.

The Company determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value. External valuers are involved for valuation of significant assets and liabilities. The management selects external valuer on various criteria such as market knowledge, reputation, independence and whether professional standards are maintained by valuer. The management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The management, in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

On an interim basis, the management and the Company's external valuers present the valuation results to the Audit Committee and the Company's independent auditors. This includes a discussion of the major assumptions used in the valuations.

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.

- Property, plant and equipment (note 2.1 E)
- Disclosures for valuation methods, significant estimates and assumptions (note 2)
- Financial instruments (including those carried at amortised cost) (note 36)
- Comparison of carrying value and fair value of financial instruments (note 36)
- Quantitative disclosures of fair value measurement hierarchy (note 36)

#### **E. Property, plant and equipment ('PPE')**

The Company has measured Property, Plant and equipment at carrying value as recognised in the standalone financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.



Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Capital work in progress are stated at cost net of impairment loss, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Depreciation on PPE are provided to the extent of depreciable amount on straight line basis (SLM). Depreciation is provided at the rates and in the manner prescribed in Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Leasehold improvements are amortised on a straight-line basis over the lower of lease term or useful life of the respective assets restricted to 10 years.

Gains or losses arising from de recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

#### **F. Intangible assets**

The Company has measured intangible assets at carrying value as recognised in the standalone financial statements as on transition date i.e. April 1, 2020 which has become its deemed cost.

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Gains or losses arising from de recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

#### **G. Impairment of non-financial assets**

The Company assesses at each year end whether there is any objective evidence that a non financial asset or a company of non financial assets is impaired. If any such indication exists, the Company estimates the asset's recoverable amount and the amount of impairment loss.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable amount. Losses are recognized in Statement of Profit and Loss and reflected in an allowance account. When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through Statement of Profit and Loss.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to



their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are companies together into the smallest company of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or Company's of assets (the "cash-generating unit").

#### **H. Investment in subsidiaries**

There is an option to measure investments in subsidiaries at cost in accordance with Ind AS 27 at either:

- (a) Fair value on date of transition; or
- (b) Previous GAAP carrying values

The company has decided to use the previous GAAP carrying values to value its investments in its subsidiaries as on the date of transition, April 01, 2020.

#### **I. Foreign Currency Transactions**

##### **(i) Functional and presentation currency**

Items included in the standalone financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The standalone financial statements are presented in Indian rupee (Rs), which is the Company's functional and presentation currency.

##### **(ii) Transactions and balances**

Foreign currency transactions are translated into functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the year end exchange rates are generally recognised in profit or loss.

Foreign exchange gains and losses are presented in the statement of profit and loss on a net basis.

#### **J. Inventories**

Stock of food items and furniture and other work from home solutions are valued at lower of cost and net realisable value and cost is determined on first-in-first out ('FIFO') basis.

The cost is determined by considering the purchase price and direct material costs. Net realisable value is the estimated selling price in the ordinary course of business less estimated cost of completion to make the sale.

#### **K. Employee benefits**

##### **(i) Defined Contribution Plan**

Retirement benefit in the form of provident fund is a defined contribution scheme. 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 expenditure, when an employee renders the related service. If the contribution payable to the scheme for service received before the standalone 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 standalone balance sheet date, then excess is recognized as an asset to the extent that the prepayment will lead to, for example, a reduction in future payment or a cash refund.

##### **(ii) Defined Benefit Plan**

The Company's net obligation in respect of gratuity is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value, and the fair value of any plan assets is deducted. The present value of the obligation under such defined benefit plan is determined based on actuarial valuation by an independent actuary using the Projected Unit Credit Method, which recognizes each period of service as giving rise to





additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government securities as at the standalone balance sheet date.

**(iii) Compensated absences**

Accumulated leaves which is expected to be utilized within the next 12 months is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that is expected to pay as a result of unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond 12 months, as long-term employee benefits for measurement purpose. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit-credit method at the year-end. The related re-measurements are recognized in the statement of profit and loss in the period in which they arise. The Company presents the entire amount as current liability in standalone balance sheet since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

**(iv) Share based payment reserve**

Employees of the Company receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments. The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using Black Scholes valuation model. The grant date fair value of options granted to employees is recognised as employee expense with a corresponding increase in employee stock options reserve, over the period in which the eligibility conditions are fulfilled and the employees unconditionally become entitled to the awards. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

**L. Income taxes**

The income tax expense comprises of current and deferred income tax. Income tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in the other comprehensive income or directly in equity, in which case the related income tax is also recognised accordingly.

**a. Current tax**

The current tax is calculated on the basis of the tax rates, laws and regulations, which have been enacted or substantively enacted as at the reporting date. The payment made in excess/(shortfall) of the Company's income tax obligation for the period are recognised in the standalone balance sheet as current income tax assets/liabilities. Any interest, related to accrued liabilities for potential tax assessments are not included in Income tax charge or (credit), but are rather recognised within finance costs.

Current income tax assets and liabilities are off-set against each other and the resultant net amount is presented in the standalone balance sheet, if and only when, (a) the Company currently has a legally enforceable right to set-off the current income tax assets and liabilities, and (b) when it relates to income tax levied by the same taxation authority and where there is an intention to settle the current income tax balances on net basis.

**b. Deferred tax**

Deferred tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying values in the restated consolidated summary statement.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.





The unrecognised deferred tax assets/carrying amount of deferred tax assets are reviewed at each reporting date for recoverability and adjusted appropriately. 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.

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Deferred tax asset (DTA) is recognised for MAT Credit available only as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement". The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

#### **M. Leases**

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

##### **Where the Company is the 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 recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### **A. Right-of-use assets**

The company recognizes 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 recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.

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

The right-of-use assets are also subject to impairment (Refer to the accounting policies mentioned in point (G) impairment of non-financial asset.

##### **B. Lease Liabilities**

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.



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

### **C. 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 recognized as expense on a straight-line basis over the lease term.

#### **Where the Company is the lessor**

Leases in which the Company transfers substantially all the risks and benefits of ownership of the asset are classified as finance leases. Assets given under finance lease are recognized as a receivable at an amount equal to the net investment in the lease. After initial recognition, the Company apportions lease rentals between the principal repayment and interest income so as to achieve a constant periodic rate of return on the net investment outstanding in respect of the finance lease. The interest income is recognized in the statement of profit and loss.

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases. Assets subject to operating leases are included in property, plant and equipment. Management recognised lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term on reasonable basis. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Contingent rents are recognized as revenue in the period in which they are earned.

#### **Sale and leaseback transactions**

Any excess of sale proceeds over the carrying amount in case a sale and leaseback transaction results in a finance lease, is deferred and amortised over the expected period of use of leased asset in proportion to the depreciation of the leased asset.

### **D. Ind AS 116: COVID-19 related rent concessions**

MCA issued an amendment to Ind AS 116 Covid-19-Related Rent Concessions beyond 30 June 2021 to update the condition for lessees to apply the relief to a reduction in lease payments originally due on or before 30 June 2022 from 30 June 2021. The amendment applies to annual reporting periods beginning on or after 1 April 2021. In case a lessee has not yet approved the financial statements for issue before the issuance of this amendment, then the same may be applied for annual reporting periods beginning on or after 1 April 2020.

### **N. Earnings per share**

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



of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

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.

## O. Provisions and contingent liabilities

### Provision

A provision is recognized when the Company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

### Contingent Liabilities

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

## P. Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

## Q. Financial instruments

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

### (a) Financial assets

#### Initial recognition and measurement

At initial recognition, financial asset is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

#### Subsequent measurement

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

- at amortized cost; or
- at fair value through other comprehensive income; or
- at fair value through profit or loss.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

**Amortized cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method (EIR).





Fair value through other comprehensive income (FVTOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to Statement of Profit and Loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss (FVTPL): Assets that do not meet the criteria for amortized cost or FVTOCI are measured at fair value through profit or loss. Interest income from these financial assets is included in other income.

**Equity instruments:** All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument- by-instrument basis. The classification is made on initial recognition and is irrevocable.

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

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

#### **Impairment of financial assets**

In accordance with Ind AS 109, Financial Instruments, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on financial assets that are measured at amortized cost and FVTOCI.

For recognition of impairment loss on financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in subsequent years, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 months ECL.

Lifetime ECLs are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 months ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the year end.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument (including prepayment, extension etc.) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument.

In general, it is presumed that credit risk has significantly increased since initial recognition if the payment is more than 30 days past due.

ECL impairment loss allowance (or reversal) recognized during the year is recognized as income/expense in the statement of profit and loss. In standalone balance sheet ECL for financial assets measured at amortized cost is presented as an allowance, i.e. as an integral part of the measurement of those assets in the standalone



balance sheet. The allowance reduces the net carrying amount. Until the asset meets write off criteria, the Company does not reduce impairment allowance from the gross carrying amount.

A financial asset is derecognized only when

- a) the rights to receive cash flows from the financial asset is transferred or
- b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

#### **(b) Financial liabilities**

##### **Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss and at amortized cost, as appropriate.

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

##### **Subsequent measurement**

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

###### Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

###### Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in Statement of Profit and Loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized 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 amortization is included as finance costs in the Statement of Profit and Loss.

##### **Derecognition**

A financial liability is derecognized 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 derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss as finance costs.

##### **Interest income**

Interest income is recognised on a time proportion basis taking into account the outstanding amount and the applicable rate.

#### **R. Segment reporting**

The Company has the policy of reporting the segments in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The chief operating decision maker is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments.

#### **S. Recent Accounting Pronouncement**

Ministry of Corporate Affairs (“MCA”) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA



amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, which are as below. The effective date for adoption of this amendment are from annual periods beginning on or after April 01, 2022:

**Ind AS 16 – Property Plant and equipment**

The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The Company is currently assessing the impact of the amendments to determine the impact they will have on the Company's accounting policy disclosures.

**Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets**

The amendment specifies 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 (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The Company is currently assessing the impact of the amendments to determine the impact they will have on the Company's accounting policy disclosures.

**T. New Accounting Pronouncements effective from April 1, 2021:**

**Revaluation of office properties in India (property, plant and equipment)**

The Company re-assessed its accounting for property, plant and equipment with respect to measurement of a certain class of property, plant and equipment after initial recognition. The Company had previously measured all property, plant and equipment using the cost model whereby, after initial recognition of the asset classified as property, plant and equipment, the asset was carried at cost less accumulated depreciation and accumulated impairment losses.

On 1 April 2021, the Company elected to change the method of accounting for office properties in India classified as property, plant and equipment, as the Company believes that the revaluation model provides more relevant information to the users of its financial statements as it is more aligned to practices adopted by its competitors. In addition, available valuation techniques provide reliable estimates of the office properties' fair value. The Company applied the revaluation model prospectively.

After initial recognition, office properties in India are measured at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. For details refer to Note 3.

**New and amended standards**

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 Apr 2021. The Company has not early adopted any other standard or amendment that has been issued but is not yet effective:

**(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. The Company intends to use the practical expedients in future periods if they become applicable.

**(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 1 April 2021.

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

**(iii) 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 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.

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

**(iv) 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. The following Ind AS pronouncements pursuant to issuance of the Companies (Indian Accounting Standards) Amendment Rules 2021, were issued during the year:

- Amendment to Ind AS 103- Business Combinations
- Amendment to Ind AS 104- Insurance Contracts
- Amendment to Ind AS 116- Leases





**Awfis Space Solutions Private Limited**

**Accounting policies for standalone financial statements for the year ended March 31, 2022**

**CIN No. U74999DL2014PTC274236**

**(All amounts in Rs lakhs, unless otherwise stated)**

---

None of the changes described above, or any of the other changes to the Ind AS, have a impact on the net worth, financial position, financial performance or on the cash flow of the Company.





5(a) Property, plant and equipment and capital work-in-progress

Particulars	Leasehold improvements	Computers	Vehicles	Office equipment	Furniture & Fixtures	Total	Capital work in progress
<b>Gross cost</b>							
Balance at April 01, 2020	5,372.68	41.21	8.15	1,114.93	1,048.76	7,585.73	125.73
Additions	1,886.77	48.23	-	715.05	1,371.03	4,021.08	-
Disposals	-	-	-	-	-	-	-
Transfer to block	-	-	-	-	-	-	112.48
Balance at March 31, 2021	7,259.45	89.44	8.15	1,829.98	2,419.79	11,606.81	13.25
Additions	2,548.42	55.98	-	1,326.31	1,170.98	5,101.69	869.17
Disposals / write off	-	-	-	-	-	-	(13.25)
Balance at March 31, 2022	9,807.87	145.42	8.15	3,156.29	3,590.77	16,708.50	869.17
<b>Depreciation and impairment</b>							
Balance at April 01, 2020 (refer note 2.1 E)	-	-	-	-	-	-	-
Charge for the year	1,394.83	24.30	1.57	351.64	193.74	1,966.08	-
Disposals	-	-	-	-	-	-	-
Balance at March 31, 2021	1,394.83	24.30	1.57	351.64	193.74	1,966.08	-
Charge for the year	1,792.85	33.93	1.57	532.87	312.76	2,673.98	-
Disposals	-	-	-	-	-	-	-
Balance at March 31, 2022	3,187.68	58.23	3.14	884.51	506.50	4,640.06	-
<b>Net book value</b>							
As at March 31, 2022	6,620.19	87.19	5.01	2,271.78	3,084.27	12,068.44	869.17
As at March 31, 2021	5,864.62	65.14	6.58	1,478.34	2,226.05	9,640.73	13.25
As at April 01, 2020	5,372.68	41.21	8.15	1,114.93	1,048.76	7,585.73	125.73

5(b) Capital work in progress (CWIP) Ageing Schedule

**As at March 31, 2022**

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	869.17	-	-	-	869.17
Project temporarily suspended	-	-	-	-	-
	869.17	-	-	-	869.17

**As at March 31, 2021**

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	-	0.96	-	12.29	13.25
Project temporarily suspended	-	-	-	-	-
	-	0.96	-	12.29	13.25

**As at April 01, 2020**

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	110.11	-	3.33	12.29	125.73
Project temporarily suspended	-	-	-	-	-
	110.11	-	3.33	12.29	125.73

5(c) Right-of-use Assets

Particulars	Immovable property	Leasehold improvements	Computers	Office equipment	Furniture and fixtures	Total
<b>Gross cost</b>						
Balance at April 01, 2020	21,104.34	1,339.72	6.36	304.94	314.50	23,069.86
Additions	5,087.86	-	-	-	-	5,087.86
Modification / termination	(121.21)	(1,339.72)	(6.36)	(304.94)	(314.50)	(2,086.73)
Balance at March 31, 2021	26,070.99	-	-	-	-	26,070.99
Additions	8,781.54	-	-	-	-	8,781.54
Modification / termination	(54.24)	-	-	-	-	(54.24)
Balance at March 31, 2022	34,798.29	-	-	-	-	34,798.29
<b>Depreciation</b>						
Balance at April 01, 2020 (refer note 2.1 E)	-	-	-	-	-	-
Charge for the year	5,781.12	628.49	2.68	139.55	147.92	6,699.76
Disposals	-	(628.49)	(2.68)	(139.55)	(147.92)	(918.64)
Balance at March 31, 2021	5,781.12	-	-	-	-	5,781.12
Charge for the year	7,152.09	-	-	-	-	7,152.09
Disposals	-	-	-	-	-	-
Balance at March 31, 2022	12,933.21	-	-	-	-	12,933.21



Net book value

As at March 31, 2022	21,865.08	-	-	-	-	21,865.08
As at March 31, 2021	20,289.87	-	-	-	-	20,289.87
As at April 01, 2020	21,104.34	1,339.72	6.36	304.94	314.50	23,069.86

6 Intangible assets

Gross Cost

	Computer software	Total
Balance at April 01, 2020	47.80	47.80
Additions	24.73	24.73
Disposals	-	-
Balance at March 31, 2021	72.53	72.53
Additions	31.78	31.78
Disposals	-	-
Balance at March 31, 2022	104.31	104.31

Amortisation and impairment

Balance at April 01, 2020 (refer note 2.1 E)	-	-
Charge for the year	17.68	17.68
Disposals	-	-
Balance at March 31, 2021	17.68	17.68
Charge for the year	15.72	15.72
Disposals	-	-
Balance at March 31, 2022	33.40	33.40

Net book value

As at March 31, 2022	70.91	70.91
As at March 31, 2021	54.85	54.85
As at April 01, 2020	47.80	47.80

(This space has been left blank intentionally)



7 Investments

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Investment in subsidiary company (carried at cost)</b>						
<b>Unquoted</b>						
400,000 (March 31, 2021: 50,000, April 01, 2020: 10,000) equity shares of face value of Rs. 10 in Awfis Living Solutions Private Limited	40.00	5.00	1.00	-	-	-
<b>Investments in mutual funds (quoted, carried at fair value through profit or loss)*</b>						
Nil (March 31, 2021: 30,098, April 01, 2020: 10,392) units in Axis Liquid Direct-Growth	-	-	-	-	687.70	229.06
Nil (March 31, 2021: Nil, April 01, 2020: 2,091,919) units in Axis Short Term Direct-Growth	-	-	-	-	-	488.99
1,376,000 (March 31, 2021: 1,376,000, April 01, 2020: 1,376,000) units in DSPBR Ultra Short Term Direct-Growth	-	-	-	226.49	217.74	205.09
Nil (March 31, 2021: Nil, April 01, 2020: 18,964) units in DSP Liquidity Fund-Direct Plan-Growth	-	-	-	-	-	538.72
Nil (March 31, 2021: 2,031,817, April 01, 2020: 2,043,339) units in IIFDC Floating Rate Income ST Wholesale Direct-Growth	-	-	-	-	778.00	722.98
Nil (March 31, 2021: Nil, April 01, 2020: 3,195,841) units in HDFC Short Term Opportunities Direct-Growth	-	-	-	-	-	731.47
Nil (March 31, 2021: Nil, April 01, 2020: 789) units in Reliance Low Duration Fund Direct Growth	-	-	-	-	-	22.18
Nil (March 31, 2021: Nil, April 01, 2020: 64) units in Axis Liquid Direct-G (PMS)	-	-	-	-	-	0.67
Nil (March 31, 2021: Nil, April 01, 2020: 10,071,751) units in HDFC Ultra Short Term Fund Direct-G	-	-	-	-	-	1,133.93
Nil (March 31, 2021: Nil, April 01, 2020: 2,896) units in Nippon India ETF Liquid Bees	-	-	-	-	-	28.96
1,807,561 (March 31, 2021: 2,575,260, April 01, 2020: 2,879,611) units in IDFC Bond Short Term Direct-G	-	-	-	885.71	1,206.86	1,248.68
1,153,634 (March 31, 2021: 3,043,512, April 01, 2020: 2,595,562) units in Kotak Bond Short Term Direct-G	-	-	-	527.20	1,323.34	1,041.17
<b>Total Investments Carrying Value</b>	<b>40.00</b>	<b>5.00</b>	<b>1.00</b>	<b>1,639.40</b>	<b>4,213.64</b>	<b>6,391.90</b>
<b>Aggregate book value of unquoted investments</b>	<b>40.00</b>	<b>5.00</b>	<b>1.00</b>	-	-	-
<b>Aggregate book value of quoted investments</b>	-	-	-	<b>1,639.40</b>	<b>4,213.64</b>	<b>6,391.90</b>
<b>Aggregate market value of quoted investments</b>	-	-	-	<b>1,639.40</b>	<b>4,213.64</b>	<b>6,391.90</b>

\*Investments amounting to Rs. 569.20 (March 31, 2021: Rs. 103.81; April 01, 2020: Rs. 2470.55) are lien marked.

8 Trade receivables

Particulars	Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Unsecured, considered good</b>			
- Billed*	3,040.92	1,395.55	581.44
- Unbilled	735.23	143.12	9.94
Trade receivables which have significant increase in credit risk	82.85	51.64	51.64
Trade receivables- credit impaired	-	-	-
	<b>3,859.00</b>	<b>1,590.31</b>	<b>643.02</b>
<b>Less: Impairment Allowance (allowance for bad and doubtful debts)</b>			
Unsecured, considered good	-	-	-
Trade receivables which have significant increase in credit risk	(82.85)	(51.64)	(51.64)
Trade receivables- credit impaired	-	-	-
<b>Total</b>	<b>3,776.15</b>	<b>1,538.67</b>	<b>591.38</b>

Notes:

\*This includes Nil (March 31, 2021: Rs. 67.40; April 01, 2020: Rs. 40.67) receivable from Companies in which directors of the Company are able to exercise control or have significant influence. No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person.

(i) Normally the Company collects all receivables from its customers within the applicable credit period. The Company assesses impairment on trade receivables from all the customers on facts and circumstances related to each transaction.

(ii) On account of adoption of Ind AS 109, the Company uses a simplified approach (lifetime expected credit loss model) for the purpose of computation of expected credit loss for trade receivables.

(iv) Trade receivables ageing schedule

As at March 31, 2022

Particulars	Unbilled amount	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	735.23	2,883.37	119.81	37.73	-	-	3,776.14
Undisputed Trade receivables- which have significant increase in credit risk	-	-	34.92	27.00	15.07	5.87	82.86
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
	<b>735.23</b>	<b>2,883.37</b>	<b>154.73</b>	<b>64.73</b>	<b>15.07</b>	<b>5.87</b>	<b>3,859.00</b>



Particulars	Unbilled amount	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	143.12	1,354.98	38.84	1.72	-	-	1,538.66
Undisputed Trade receivables- which have significant increase in credit risk	-	8.53	15.65	20.33	7.13	-	51.64
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>143.12</b>	<b>1,363.51</b>	<b>54.49</b>	<b>22.05</b>	<b>7.13</b>	<b>-</b>	<b>1,590.30</b>

As at April 01, 2020

Particulars	Unbilled amount	Outstanding for following periods from due date of payment					Total
		< 6 months	6 months - 1 year	1-2 years	2-3 years	> 3 years	
Undisputed Trade receivables- considered good	9.94	572.12	9.32	-	-	-	591.38
Undisputed Trade receivables- which have significant increase in credit risk	-	37.22	7.16	7.20	0.05	-	51.64
Undisputed Trade receivables- credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables- considered good	-	-	-	-	-	-	-
Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-	-
Disputed Trade receivables- credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>9.94</b>	<b>609.34</b>	<b>16.48</b>	<b>7.20</b>	<b>0.05</b>	<b>-</b>	<b>643.02</b>

**Movement in Unbilled revenue**

	Year ended March 31, 2022	Year ended March 31, 2021	As on April 01, 2020
Balance at the beginning of the year	143.12	9.94	0.14
Less: Invoice raised during the year	(143.12)	(9.94)	(0.14)
Add: Unbilled revenue during the year	735.23	143.12	9.94
<b>Balance at the closing of the year</b>	<b>735.23</b>	<b>143.12</b>	<b>9.94</b>

**9 Other financial assets**

(Unsecured and considered good unless otherwise stated)

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Security deposit						
- Considered good	5,766.42	4,397.44	3,045.28	1,496.89	636.35	2,035.35
- Considered doubtful	56.19	33.69	-	-	-	-
Loan to employees	-	50.00	-	50.00	95.09	-
Bank deposit of more than 12 months *	-	425.83	541.00	-	-	-
Interest accrued on loan to employee	-	-	-	3.15	9.07	-
Interest accrued on fixed deposit	-	-	-	13.98	70.91	44.17
Balances in payment gateways	-	-	-	2.79	2.18	29.23
Revenue equalisation reserve	85.17	-	-	-	-	-
Other recoverable#	-	-	-	1.70	1.70	1.70
<b>Total</b>	<b>5,907.78</b>	<b>4,906.96</b>	<b>3,586.28</b>	<b>1,568.51</b>	<b>815.30</b>	<b>2,110.45</b>
Less: Provision for doubtful deposits	(56.19)	(33.69)	-	-	-	-
<b>Total</b>	<b>5,851.59</b>	<b>4,873.27</b>	<b>3,586.28</b>	<b>1,568.51</b>	<b>815.30</b>	<b>2,110.45</b>

\*Deposits (including note 14) amount to Nil (March 31, 2021: Rs. 237.94; April 01, 2020: Rs. 822.16) are lien marked,  
#includes related parties amounts to Rs. 1.70 (March 31, 2021: Rs. 1.70; April 01, 2020: Rs. 1.70).

**10 Non-current tax assets (net)**

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Tax Deducted at source recoverable	1285.62	613.99	2,521.55
<b>Total</b>	<b>1,285.62</b>	<b>613.99</b>	<b>2,521.55</b>

**11 Other assets**

(Unsecured, Considered good, unless otherwise stated)

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Capital advances	1,182.76	125.50	102.65	-	-	-
Prepaid expenses	487.32	159.14	25.76	713.59	603.58	617.66
Advance to employee	-	-	-	87.03	32.93	50.21
Advance to vendors	-	-	-	602.07	610.58	365.19
Balance with government authorities	-	-	-	2,922.09	3,064.37	443.31
<b>Total</b>	<b>1,670.08</b>	<b>284.64</b>	<b>128.41</b>	<b>4,324.78</b>	<b>4,311.46</b>	<b>1,476.37</b>

**12 Inventories**

(valued at lower of cost and net realisable value)

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Stock-in-Trade	53.57	20.47	15.41
<b>Total</b>	<b>53.57</b>	<b>20.47</b>	<b>15.41</b>



Awfis Space Solutions Private Limited  
 Notes to standalone financial statements for the year ended March 31, 2022  
 CIN No. U74999DL2014PTC274236  
 (All amounts in Rs. lakhs, unless otherwise stated)

**13 Cash and cash equivalents**

**Particulars**

Balance with banks  
 - In current accounts  
 Cash in hand

**Total**

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Balance with banks	525.26	964.23	660.40
- In current accounts	0.35	0.35	6.15
Cash in hand			
<b>Total</b>	<b>525.61</b>	<b>964.58</b>	<b>666.55</b>

**14 Bank Balance other than above**

**Particulars**

Deposits with original maturity of more than 3 months but less than 12 months\*

**Total**

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Deposits with original maturity of more than 3 months but less than 12 months*	372.48	3,221.03	309.47
<b>Total</b>	<b>372.48</b>	<b>3,221.03</b>	<b>309.47</b>

\*Deposits (including note 9) amounting to Nil ( March 31, 2021: Rs. 237.94; April 01, 2020: Rs. 822.16) are lien marked.

*(This space has been left blank intentionally)*



15 Share capital

Authorised share capital

37,822,434 Equity Shares (March 31, 2021: 37,822,434 ; April 01, 2020: 37,822,434) of Rs. 10 each  
14,155,475 Preference Shares (March 31, 2021: 14,155,475 ; April 01, 2020: 14,081,719) of Rs. 100 each

As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
3,782.24	3,782.24	3,782.24
14,155.48	14,155.48	14,081.72
<b>17,937.72</b>	<b>17,937.72</b>	<b>17,863.96</b>

Issued share capital, subscribed and fully paid

30,134,112 Equity Shares (March 31, 2021: 30,134,112 ; April 01, 2020: 30,134,112) of Rs. 10 each fully paid up

Equity Shares		
As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
3,013.41	3,013.41	3,013.41
<b>3,013.41</b>	<b>3,013.41</b>	<b>3,013.41</b>

Notes:

(a) Reconciliation of shares outstanding at the beginning and at the end of reporting period

I) Equity share of Rs. 10 each issued, subscribed and fully paid

As at April 01, 2020  
Issued during the year  
As at March 31, 2021  
Changes during the year  
As at March 31, 2022

Number	Amount
30,134,112	3,013.41
-	-
30,134,112	3,013.41
-	-
<b>30,134,112</b>	<b>3,013.41</b>

II) Equity component of 0.0001% compulsory convertible cumulative preference share of Rs. 100 each issued, subscribed and fully paid

As at April 01, 2020  
Issued during the year  
As at March 31, 2021  
Issued during the year  
As at March 31, 2022

Number	Amount
14,059,246	13,866.29
73,756	72.48
14,133,002	13,938.77
-	-
<b>14,133,002</b>	<b>13,938.77</b>

(b) Rights, Preferences and Restrictions attached to shares:

Equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, holders of equity shares will be entitled to receive remaining assets of the Company after settlement of all the preferential liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.

Compulsorily convertible preference shares

The Company has only one class of 0.0001% fully and compulsorily convertible cumulative preference shares (CCPS) having a par value of Rs. 100 per share fully paid up. Each holder of CCPS is entitled to one vote per share held and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCPS shall be converted to equity shares on or before the expiry of 20 years from the date of issuance of the CCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

Compulsorily convertible debentures

Each CCD shall bear a coupon rate of 0.001%. Each CCD shall be converted into equity shares at any time at the option of the holder. Each CCD shall automatically convert into equity shares, at the conversion price in effect, upon the earlier of one day before expiry of 10 years from the date of issuance of such CCD or in case of occurrence of initial public offer (IPO).

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

	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	Number	% of holding	Number	% of holding	Number	% of holding
<b>Equity shares of Rs. 10 each:</b>						
Amit Ramani	11,799,885	39.16%	11,799,885	39.16%	11,799,885	39.16%
DOIT Urban Ventures (India) Private Limited (formerly known as DOIT Enterprises India Private Limited)	5,354,424	17.77%	5,354,424	17.77%	5,354,424	17.77%
SCI Investments V	2,438,324	8.09%	2,438,324	8.09%	2,438,324	8.09%
RAB Enterprises (India) Private Limited	9,737,468	32.31%	9,737,468	32.31%	9,737,468	32.31%
	<b>29,330,101</b>	<b>97.33%</b>	<b>29,330,101</b>	<b>97.33%</b>	<b>29,330,101</b>	<b>97.33%</b>

	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	Number	% of holding	Number	% of holding	Number	% of holding
<b>0.0001% Compulsorily convertible cumulative preference shares of Rs 100 each:</b>						
SCI Investments V	11,232,948	79.48%	11,232,948	79.48%	11,232,948	79.90%
DOIT Urban Ventures (India) Private Limited (formerly known as DOIT Enterprises India Private Limited)	1,784,797	12.63%	1,784,797	12.63%	1,784,797	12.69%
	<b>13,017,745</b>	<b>92.11%</b>	<b>13,017,745</b>	<b>92.11%</b>	<b>13,017,745</b>	<b>92.59%</b>





(All amounts in Rs. lakhs, unless otherwise stated)

(d) Shares reserved for issue under options

For detail of shares reserved for issue under Employee Share Based payments (ESOPs) of the company [refer Note-37].

(e) Details of shares held by promoters

As at March 31, 2022

Promoter Name	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
Amit Ramani	11,799,885	-	11,799,885	39.16%	-
<b>Total</b>	<b>11,799,885</b>	<b>-</b>	<b>11,799,885</b>	<b>39.16%</b>	<b>-</b>

As at March 31, 2021

Promoter Name	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
Amit Ramani	11,799,885	-	11,799,885	39.16%	-
<b>Total</b>	<b>11,799,885</b>	<b>-</b>	<b>11,799,885</b>	<b>39.16%</b>	<b>-</b>

As at April 01, 2020

Promoter Name	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
Amit Ramani	11,799,885	-	11,799,885	39.16%	-
<b>Total</b>	<b>11,799,885</b>	<b>-</b>	<b>11,799,885</b>	<b>39.16%</b>	<b>-</b>

(f) No shares have been issued pursuant to contract without payment being received in cash, allotted as fully paid up shares by way of bonus issues nor has any shares been bought back since the incorporation of the Company.

16 Other equity

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Securities premium reserve</b>			
Balance as at the beginning of the year	11,341.47	11,295.22	9,164.25
Add: On issue of shares during the year	-	46.25	2,130.97
<b>Balance at the end of the year</b>	<b>11,341.47</b>	<b>11,341.47</b>	<b>11,295.22</b>
<b>Share based payment reserve</b>			
Balance as at the beginning of the year	399.13	361.13	390.71
Add: Options expense recognised during the year	111.66	38.00	(29.58)
Less: Options exercised during the year	-	-	-
<b>Balance as at the end of the year</b>	<b>510.79</b>	<b>399.13</b>	<b>361.13</b>
<b>Equity component of convertible debenture</b>			
Balance as at the beginning of the year	14,835.09	7,091.81	7,091.81
Issued during the year	-	7,743.28	-
<b>Balance at the end of the year</b>	<b>14,835.09</b>	<b>14,835.09</b>	<b>7,091.81</b>
<b>Equity component of preference share</b>			
Balance as at the beginning of the year	13,938.77	13,866.29	13,866.29
Issued during the year	-	72.48	-
<b>Balance at the end of the year</b>	<b>13,938.77</b>	<b>13,938.77</b>	<b>13,866.29</b>
<b>Equity component of unsecured loan</b>			
Balance as at the beginning of the year	-	-	-
Issued during the year	21.94	-	-
<b>Balance at the end of the year</b>	<b>21.94</b>	<b>-</b>	<b>-</b>
<b>Retained earnings</b>			
Balance as at the beginning of the year	(28,442.00)	(24,179.04)	(18,596.88)
Add: Loss for the year	(5,705.05)	(4,262.96)	(5,582.16)
<b>Balance as at the end of the year</b>	<b>(34,147.05)</b>	<b>(28,442.00)</b>	<b>(24,179.04)</b>
<b>Other Comprehensive Income</b>			
Balance as at the beginning of the year	(5.87)	-	-
Add:- Loss for the year	(21.15)	(5.87)	-
<b>Balance as at the end of the year</b>	<b>(27.02)</b>	<b>(5.87)</b>	<b>-</b>
<b>Total</b>	<b>6,473.99</b>	<b>12,066.59</b>	<b>8,435.41</b>



**Nature and Purpose of Other Reserves :**

**Retained Earnings**

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders. Retained earnings is a free reserve available to the Company.

**Securities premium reserve**

Securities premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

**Share based payment reserve**

The Group has "Awfis Space Solutions Stock Option Plan (EDSOP 2015)" share option schemes under which options to subscribe for the Group's shares have been granted to eligible employees.

The employee's stock options reserve is used to recognise the value of equity-settled share-based payments provided to employees, including key management personnel, as part of their remuneration. Refer to Note 37 for further details of these plans.

**Compulsorily convertible preference shares**

The Company has only one class of 0.0001% fully and compulsorily convertible cumulative preference shares (CCPS) having a par value of Rs. 100 per share fully paid up. Each holder of CCPS is entitled to one vote per share held and are eligible to receive cumulative dividend at the rate of 0.0001% on the face value of the share. CCPS shall be converted to equity shares on or before the expiry of 20 years from the date of issuance of the CCPS or filing of the prospectus by the Company in connection with an Initial Public Offer, whichever is earlier.

**Compulsorily convertible debentures**

0.001% Compulsorily convertible debentures (CCD) has been issued to Bisque Limited at face value of Rs 10,000 per CCD. Each CCD shall bear a coupon rate of 0.001%. Each CCD shall be converted into equity shares at any time at the option of the holder. Each CCD shall automatically convert into equity shares, at the conversion price in effect, upon the earlier of one day before expiry of 10 years from the date of issuance of such CCD or in case of occurrence of initial public offer (IPO).

*(This space has been left blank intentionally)*





17 Borrowing

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Secured</b>						
Term loan from other parties	-	29.45	296.27	-	-	-
Current maturity on long term borrowings	-	-	-	29.45	266.82	1017.57
<b>Total (a)</b>	<b>-</b>	<b>29.45</b>	<b>296.27</b>	<b>29.45</b>	<b>266.82</b>	<b>1,017.57</b>
<b>Unsecured</b>						
Term loan from other parties	779.49	-	-	-	-	-
Current maturity on long term borrowings	-	-	-	400.00	-	-
<b>Total (b)</b>	<b>779.49</b>	<b>-</b>	<b>-</b>	<b>400.00</b>	<b>-</b>	<b>-</b>
<b>Total (a+b)</b>	<b>779.49</b>	<b>29.45</b>	<b>296.27</b>	<b>429.45</b>	<b>266.82</b>	<b>1,017.57</b>

\* For interest rate and liquidity risk related disclosures, refer note 36.

**Term loan from other parties:**

a) Rs. 700 carries an interest rate of 14.60% and is repayable in 31 equal monthly instalments commencing from September 1, 2019 and the last instalment due was on March 1, 2022. Due to moratorium period the same was extended upto April 30, 2022. This loan is secured by an exclusive and first charge by way of a lien over the fixed deposits. The amount outstanding as at March 31, 2022 is Rs. 29.45 (March 31, 2021 is Rs. 296.27; April 01, 2020: Rs. 513.84).

b) Rs. 3000 carries an interest rate of 14% and is repayable in 30 equal monthly instalments commencing from July 1, 2018 with the last instalment due on December 1, 2020. This loan was secured by an exclusive and first charge by way of hypothecation of all existing and future, fixed and current assets of the Company. The amount outstanding as at March 31, 2022 is Nil (March 31, 2021: Nil; April 01, 2020: Rs. 800).

a) Rs. 300 carries an interest rate of 12% and is repayable as bullet payment on maturity. The amount outstanding as at March 31, 2022 is Rs. 289.90 (March 31, 2021 is Nil; April 01, 2020: Nil).

b) Rs. 1000 carries an interest rate of 12% and is repayable in 30 equal monthly instalments commencing from January 01, 2022 with the last instalment due on June 01, 2024. The amount outstanding as at March 31, 2022 is Rs. 889.59 (March 31, 2021 is Nil; April 01, 2020: Nil).

18 Provisions

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Provision for employee benefits</b>						
Provision for compensated absences	-	-	-	296.42	193.84	127.16
Provision for gratuity (Refer Note 35)	155.70	107.57	75.00	41.81	19.95	6.91
<b>Total</b>	<b>155.70</b>	<b>107.57</b>	<b>75.00</b>	<b>338.23</b>	<b>213.79</b>	<b>134.07</b>

19 Other financial liabilities

Particulars	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Fair value of security deposits received from customers	6,539.81	4,092.32	4,624.19	33.89	88.42	20.45
Creditors for capital goods*#	-	-	-	1,145.97	486.91	339.39
Retention money	-	-	-	198.65	112.31	127.82
Interest accrued but not due	-	-	-	20.28	-	-
Employee related liability	-	-	-	577.26	184.02	2.39
<b>Total</b>	<b>6,539.81</b>	<b>4,092.32</b>	<b>4,624.19</b>	<b>1,976.05</b>	<b>871.66</b>	<b>490.05</b>

\*Creditors for capital goods are normally non-interest bearing and are normally settled within 90 days from the due date.

#Creditors for capital goods includes amount payable to MSME vendors amounts to Rs. 308.17

(This space has been left blank intentionally)



20 Trade payables

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
- Outstanding dues of micro enterprises and small enterprises	42.24	21.39	21.39
- Outstanding dues of creditors other than micro enterprises and small enterprises*	4,468.68	2,753.56	1,302.38
<b>Total</b>	<b>4,510.92</b>	<b>2,774.95</b>	<b>1,323.77</b>

\*includes trade payables to related parties amounts to Rs. 501.39 (March 31, 2021: Rs. 251.46; April 01, 2020: Rs. 327.03).

(a) Trade Payable ageing schedule

As at March 31, 2022

	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	20.69	-	-	-	20.69
Total outstanding dues of creditors other than micro enterprises and small enterprises	4,199.92	-	-	268.76	4,468.68
Disputed dues of micro enterprises and small enterprises	-	-	-	21.55	21.55
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>4,220.61</b>	<b>-</b>	<b>-</b>	<b>290.31</b>	<b>4,510.92</b>

As at March 31, 2021

	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	2,742.95	-	-	10.61	2,753.56
Disputed dues of micro enterprises and small enterprises	-	-	-	21.39	21.39
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>2,742.95</b>	<b>-</b>	<b>-</b>	<b>32.00</b>	<b>2,774.95</b>

As at April 01, 2020

	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,286.22	6.08	-	10.08	1,302.38
Disputed dues of micro enterprises and small enterprises	-	-	-	21.39	21.39
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
<b>Total</b>	<b>1,286.22</b>	<b>6.08</b>	<b>-</b>	<b>31.47</b>	<b>1,323.77</b>

(b) As per Schedule III of the Companies Act, 2013 and as certified by the management, the amount due to Micro and Small Enterprises as defined in Micro, Small and Medium Enterprises Development Act, 2006 is as under:

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
	(i) Principal amount and interest due thereon remaining unpaid to any supplier covered under MSMED Act, 2006:		
-Principal amount due to micro and small enterprises (including capital creditors)	350.41	21.39	21.39
-Interest due on above	0.16	-	-
(ii) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-	-
(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 the MSMED Act 2006,	-	-	-
(iv) The amount of interest accrued and remaining unpaid at the end of each accounting year	0.16	-	-
(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 of the MSMED Act 2006	-	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

(c) Trade payable are normally non- interest bearing and are normally settled within 45 days from due date.

21 Other liabilities

	Non-current			Current		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Advance from customers	-	-	-	650.03	337.31	246.59
Advance rent	1,321.81	467.06	518.08	628.85	341.50	409.95
Deferred revenue	-	-	-	253.96	195.16	419.51
Statutory dues	-	-	-	314.83	203.12	204.55
Others	-	-	-	0.15	0.18	0.07
<b>Total</b>	<b>1,321.81</b>	<b>467.06</b>	<b>518.08</b>	<b>1,847.83</b>	<b>1,077.27</b>	<b>1,280.67</b>

(This space has been left blank intentionally)



**22 Revenue from operations**

	Year ended March 31, 2022	Year ended March 31, 2021
Rental income	18,438.69	15,293.31
Income from construction and fit-out projects	4,873.02	1,148.59
Income from facility management services	963.13	401.99
Sale of traded goods:		
Furniture and work from home solutions	234.56	86.96
Food items	244.14	62.79
Other services	950.98	842.34
<b>Total</b>	<b>25,704.52</b>	<b>17,835.98</b>

**(a) Performance Obligation**

During the year, the Company has not entered into long term contracts with customers and accordingly disclosure of unsatisfied or remaining performance obligation (which is affected by several factors like changes in scope of contracts, periodic revalidations, adjustment for revenue that has not been materialized, tax laws etc.) is not applicable to the Company.

**(b) Disaggregation of Revenue**

In the following tables, revenue is disaggregated by product group and by geography. This is consistent with the revenue information that is disclosed for each reportable segment under Ind AS 108 (refer Note 31). The Company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Within India	7,265.83	2,542.68
Outside India	-	-
<b>Total Revenue</b>	<b>7,265.83</b>	<b>2,542.68</b>

**(c) Timing of Revenue Recognition**

Revenue from sale of products and services (except Construction and fit-out projects) are transferred to the customers at a point in time, whereas revenue from Construction and fit-out projects is transferred over a period of time.

**(d) Reconciliation of revenue recognised with contract price**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Contract price	7,265.83	2,542.68
Less: Liquidated damages payable to customers	-	-
<b>Revenue from contracts with customers</b>	<b>7,265.83</b>	<b>2,542.68</b>

**(e) Trade receivables and Contract Balances**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Trade receivables	2,679.88	783.49
Contract assets	704.50	-
Contract liabilities	100.21	-

(This space has been left blank intentionally)



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
(All amounts in Rs. lakhs, unless otherwise stated)

**(f) Significant changes in contract liabilities**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
<b>Changes in balance of contract liabilities during the year:</b>		
Opening balance of contract liabilities	195.16	419.51
Amount of revenue recognised against opening contract liabilities	(195.16)	(419.51)
Addition in balance of contract liabilities for current year	253.96	195.16
<b>Closing balance of contract liabilities</b>	<b>253.96</b>	<b>195.16</b>

**(g) Trade Receivables and Contract Balances**

For Trade Receivables, refer Note No. 8.

Further, the Company has no contracts where the period between the transfer of the promised goods or services to the customer and payment terms by the customer exceeds one year. In light of above;

- it does not adjust any of the transaction prices for the time value of money,

(h) There is no variable consideration included in the transaction price.

**23 Other income**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Interest income		
- On fixed deposits	60.88	165.92
- On income tax refund	-	211.94
- On fair valuation of security deposits	482.34	190.70
- On loan to employee	8.06	2.57
Gain on sale of mutual funds	85.52	103.50
Provision written back	3.77	1,090.81
Liabilities no longer required written back	33.79	-
Gain on sale of property, plant and equipment (net)	-	295.21
Fair value gain on financial instruments measured at FVTPL (net)	72.89	213.25
Rental income on fair value of security deposit	434.56	440.98
COVID-19 related rent concessions	957.19	1,041.65
Profit on termination of lease	27.70	-
Miscellaneous income	-	9.40
<b>Total</b>	<b>2,166.70</b>	<b>3,765.93</b>

**24 Purchases of stock-in-trade**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Food items	246.45	85.72
Furniture for sale	187.73	53.35
<b>Total</b>	<b>434.18</b>	<b>139.07</b>

**25 Changes in inventories of stock-in-trade**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
<b>Balance at the beginning of the year</b>		
Traded goods and components	20.47	15.41
<b>Less: Balance at the end of the year</b>		
Traded goods and components	53.57	20.47
<b>Total</b>	<b>(33.10)</b>	<b>(5.06)</b>



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
(All amounts in Rs. lakhs, unless otherwise stated)

<b>26 Employee benefit expenses</b>	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
SALARIES, wages & bonus	4,913.36	2,881.96
Contribution to provident and other funds	219.74	182.12
Gratuity expenses [Refer note 35]	51.97	45.08
Share based payments [Refer note 37]	111.66	38.00
Staff welfare expenses	111.89	36.52
<b>Total</b>	<b>5,408.62</b>	<b>3,183.68</b>
<b>27 Finance costs</b>	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
Interest on term loan	83.10	149.91
Interest on lease liabilities	4,277.71	4,030.74
Interest on security deposit	483.67	438.64
Other finance charges	27.26	36.21
<b>Total</b>	<b>4,871.74</b>	<b>4,655.50</b>
<b>28 Depreciation and amortisation expense</b>	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
Depreciation of property, plant and equipment [Refer Note 5(a)]	2,673.98	1,966.08
Depreciation of right-of-use assets [Refer Note 5(c)]	7,152.09	6,699.76
Amortisation of intangible assets [Refer Note 6]	15.72	17.68
<b>Total</b>	<b>9,841.79</b>	<b>8,683.52</b>
<b>29 Other expenses</b>	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
Common area maintenance	1,444.7	1,132.99
Electricity expenses	1,728.9	1,265.14
Rent	2,008.8	1,756.56
Water charges	74.9	48.75
Security and housekeeping charges	316.3	489.32
Parking expenses	106.0	138.96
Communication expenses	566.0	520.14
Legal and professional expenses	484.5	391.28
Payment to auditors (refer note (i) below)	25.0	14.00
Brokerage expenses	468.2	372.15
Business promotion expenses	208.3	93.58
Advertisement and sales promotion	246.0	108.46
Repair and maintenance	274.3	254.49
Travelling and conveyance expenses	325.0	147.88
Equipment hiring charges	100.3	66.42
Rates and taxes	102.4	73.27
Insurance	53.1	39.95
Recruitment and training expenses	13.0	25.03
Printing and stationery expenses	59.6	34.64
Charity and donation	8.4	4.13
Provision for doubtful security deposits	22.5	33.69
Assets written off	40.4	1,081.07
Provision for doubtful debts	31.2	-
Miscellaneous expenses	158.3	152.74
<b>Total</b>	<b>8,866.10</b>	<b>8,244.64</b>





**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
 (All amounts in Rs. lakhs, unless otherwise stated)

**Notes:**

**(i) Payment to auditors (excluding taxes):**

**As Auditor**

For statutory audit	25.00	14.00
For tax audit	-	-
For other services	-	-

**In other capacity**

Reimbursement of expenses	-	-
---------------------------	---	---

<b>Total</b>	<b>25.00</b>	<b>14.00</b>
--------------	--------------	--------------

**30 Earnings per share**

Basic EPS amounts is calculated by dividing the profit for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except where the result would be anti-dilutive.

**Particulars**

	<u>Year ended</u> <u>March 31, 2022</u>	<u>Year ended</u> <u>March 31, 2021</u>
Profit/(Loss) attributable to equity holders	(5,705.05)	(4,262.96)
Weighted average number of equity shares outstanding during the year (Nos)	30,134,112	30,134,112
Weighted average number of potential equity shares outstanding during the year (Nos)	54,354,564	51,409,325
Basic earnings per share (Rs.)	(18.93)	(14.15)
Diluted earnings per share (Rs.)	(10.50)	(8.29)
Face value per share (Rs.)	10.00	10.00

*(This space has been left blank intentionally)*



31 Segment information

A. Description of segments and principal activities

The Company considers business segment as the basis for primary segmental reporting. The Company is organized into several business segments:

- Providing co-working space on rent and allied services
- Facility management services
- Construction and fit-out services
- Other services

Costs and expenses which cannot be allocated to any business segment are reflected in the column "Unallocated". Segments are consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM is considered to be the Board of Directors who makes strategic decisions and is responsible for allocating resources and assessing performance of the operating segments, in accordance with reporting requirements of Ind AS - 108 on Segment Reporting. Facility management services and other services have been clubbed together as 'Others' as their revenue, segment result and segment assets are less than 10% of total revenue, total result and total assets of the Company.

B. Information about reportable segments and reconciliations to amounts reflected in the standalone financial statements

	Co-working space on rent and allied services		Construction and fit-out projects		Others		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	March 31, 2022	March 31, 2021
REVENUE										
External sales	19,633.80	16,198.43	4,873.02	1,148.59	1,197.69	488.96	-	25,704.52	17,835.98	17,835.98
Total Revenue	19,633.80	16,198.43	4,873.02	1,148.59	1,197.69	488.96	-	25,704.52	17,835.98	17,835.98
RESULT										
Expenses	21,218.82	18,468.09	5,477.45	1,213.99	1,808.90	1,384.93	199.35	142.37	28,704.53	21,209.37
Segment Result	(1,585.02)	(2,269.66)	(604.43)	(65.39)	(611.21)	(895.97)	(199.35)	(142.37)	(3,000.01)	(3,373.39)
Operating Loss										
Interest expense	-	-	-	-	-	-	4,871.74	4,655.50	4,871.74	4,655.50
Interest income	-	-	-	-	-	-	551.27	571.12	551.27	571.12
Other unallocable income	-	-	-	-	-	-	1,615.43	3,194.80	1,615.43	3,194.80
Net loss	-	-	-	-	-	-	(5,705.05)	(4,262.96)	(5,705.05)	(4,262.96)

OTHER INFORMATION

	Co-working space on rent and allied services		Construction and fit-out projects		Others		Unallocated		Total	
	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021
Segment assets	44,435.19	37,378.07	4,171.58	650.88	575.43	202.44	6,799.18	12,629.35	49,182.20	38,231.40
Unallocated assets	-	-	-	-	-	-	-	-	10,918.95	12,629.35
Total assets	42,950.98	35,133.07	4,171.58	650.88	575.43	202.44	6,799.18	12,629.35	55,981.38	50,860.75
Segment liabilities	-	-	-	-	-	-	-	-	44,949.95	35,281.36
Unallocated liabilities	-	-	-	-	-	-	-	-	1,544.06	409.40
Total liabilities	-	-	-	-	-	-	-	-	46,494.01	35,780.75
Capital expenditure	5,133.47	4,045.81	-	-	-	-	-	-	5,133.47	4,045.81
Depreciation and amortization	9,841.79	8,683.52	-	-	-	-	-	-	9,841.79	8,683.52
Other non-cash expenses/income	148.32	28.26	-	-	-	-	-	-	148.32	28.26

C. Geographic information

There is no reportable secondary information i.e. geographical segment as Company's customers are located in India.

D. Information about major contracts

No single customer contributed 10% or more to Company's revenue.



**32 Related party disclosures**

Disclosures in accordance with the requirements of Ind AS 24 on Related Party Disclosures, as identified and certified by the management, are set out as below:

**A. Related parties and their relationships**

- (i) **Subsidiary company:**  
Awliv Living Solutions Private Limited
- (ii) **Entities having significant influence over the Company:**  
DOIT Urban Ventures (India) Private Limited (formerly known as DOIT  
SCI Investments V  
Bisque Limited  
RAB Enterprises (India) Private Limited  
Link Investment Trust
- (iii) **Key Management Personnel**  
(a) Mr. Amit Kamani (Director)  
(b) Mr. Amit Kumar (Company Secretary)  
(c) Ms. Giya Diwaan ( Chief Financial Officer w.e.f. January 02, 2020 till July 30, 2020)  
(d) Mr. Jitesh Bhugra ( Chief Financial Officer w.e.f. March 23, 2022)
- (iv) **Enterprise over which person described in (iv) above is able to exercise significant influence :**  
Ncube Planning and Design Private Limited  
Pera Asset and Facility Management Private Limited  
PAFM Security Solutions Private Limited

(This space has been left blank intentionally)



B. Transactions with the above in the ordinary course of business

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

	Subsidiary company		Companies in which directors of the Company are able to exercise control or have significant influence		Entities having significant influence over the Company		Key managerial personnel	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
<b>Revenue</b>								
Neube Planning and Design Private Limited	-	-	80.70	62.21	-	-	-	-
Petra Asset and Facility Management Private Limited	-	-	-	1.78	-	-	-	-
<b>Security and housekeeping charges</b>								
Petra Asset and Facility Management Private Limited	-	-	-	208.38	-	-	-	-
PAFPM Security Solutions Private Limited	-	-	-	21.27	-	-	-	-
<b>Sub-contracting cost</b>								
Neube Planning and Design Private Limited	-	-	280.22	137.58	-	-	-	-
<b>Reimbursement of expenses</b>								
Neube Planning and Design Private Limited	-	-	-	2.86	-	-	-	-
Awfis Living Solutions Private Limited	1.70	-	-	-	-	-	-	0.93
Amit Kumar	-	-	-	-	-	-	-	1.27
Giya Diwaan	-	-	-	-	-	-	-	-
<b>Managerial remuneration*</b>								
Amit Ramani	-	-	-	-	-	-	125.00	114.58
Amit Kumar	-	-	-	-	-	-	13.19	10.77
Giya Diwaan	-	-	-	-	-	-	-	35.58
Jitesh Bhugra	-	-	-	-	-	-	1.36	-
<b>Purchase of property, plant and equipment</b>								
Neube Planning and Design Private Limited	-	-	1,007.05	601.41	-	-	-	-
<b>Rent</b>								
Petra Asset and Facility Management Private Limited	-	-	-	4.97	-	-	-	-
<b>Compulsorily convertible debentures issued</b>								
Bisque Limited	-	-	-	-	-	-	7,880.00	-
<b>Investment</b>								
Awfis Living Solutions Private Limited	35.00	4.00	-	-	-	-	-	-
<b>Share capital issued</b>								
Link Investment Trust	-	-	-	-	-	-	-	120.00

\* excludes provision for gratuity and compensated absences as these are determined on the basis of actuarial valuation for the Company as a whole.

Note on remuneration to key management personnel

Particulars	March 31, 2022	March 31, 2021
Short-term employee benefits	139.55	160.94
<b>Total compensation paid to key management personnel</b>	<b>139.55</b>	<b>160.94</b>



C. Outstanding balances with related parties

	Subsidiary company		Companies in which directors of the Company are able to exercise control or have significant influence		Entities having significant influence over the Company				Key managerial personnel			
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	April 01, 2020	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	April 01, 2020
<b>Trade receivables</b>	-	-	-	64.30	39.37	-	-	-	-	-	-	-
Ncube Planning and Design Private Limited	-	-	-	3.10	1.30	-	-	-	-	-	-	-
Petra Asset and Facility Management Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
<b>Short-term loans and advances:</b>												
Awlif Living Solutions Private Limited	1.70	1.70	1.70	-	-	-	-	-	-	-	-	-
<b>Other accruals and payables</b>												
Ncube Planning and Design Private Limited	-	-	449.62	156.10	327.03	-	-	-	-	-	-	-
Petra Asset and Facility Management Private Limited	-	-	41.68	82.78	-	-	-	-	-	-	-	-
PAFM Security Solutions Private Limited	-	-	10.09	12.59	-	-	-	-	-	-	-	-
<b>Salary reimbursement payable</b>												
Amit Kumar	-	-	-	-	-	-	-	-	-	-	0.39	-
<b>Other advances</b>												
Petra Asset and Facility Management Private Limited	-	-	-	-	12.29	-	-	-	-	-	-	-

(This space has been left blank intentionally)





**33 Contingent liabilities and commitments**

**(i) Contingent liabilities**

The Company has reviewed all its pending claims, litigations and other proceedings and has adequately provided for wherever required. The Company does not expect the outcome of these proceedings to have a material or adverse effect on financial position of the Company. Contingent liabilities of the Company is disclosed as below.

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Income tax demand including interest on demand*	2,269.59	2,269.59	2,114.00

\* Income tax demand comprise demand from the Indian tax authorities for payment of additional tax of Rs. 2269.59 (March 31, 2021: Rs. 2,269.59; April 01, 2020: Rs. 2,114.00) including interest on demand of Nil (March 31, 2021: Rs. 155.58; April 01, 2020: Nil), upon completion of their tax review for the financial year 2016-17. The tax demand is mainly on account of addition under section 68 of the Income Tax Act, 1961. The matter is pending before the Commissioner of Income Tax (Appeals). The Company is contesting the demands and the management, including its tax advisors, believe that its position will likely be upheld in the appellate process. No tax expense has been accrued in the standalone financial statements for the tax demand raised. The management believes that the ultimate outcome of this proceeding will not have a material adverse effect on the Company's financial position and results of operations.

**(ii) Commitments**

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	3,470.00	922.31	367.61

**34 Capital management**

For the purpose of the Company's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are to safeguard the Company's ability to continue as a going concern.

The capital structure of the Company consists of total equity of the Company.

The Company's management reviews the capital structure of the Company on a regular basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital requirements and maintenance of adequate liquidity. The Company is not subject to externally imposed capital requirements.

The Company's adjusted net debt to equity ratio was as follows:

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Borrowings	1,208.94	296.27	1,313.84
Less: Cash and cash equivalents	525.61	964.58	666.55
Less: Bank balances other than cash and cash equivalents	372.48	3,221.03	309.47
Net debt	<u>310.85</u>	<u>(3,889.34)</u>	<u>337.82</u>
Equity share capital	3,013.41	3,013.41	3,013.41
Other equity	6,473.99	12,066.59	8,435.41
Total Capital	<u>9,487.40</u>	<u>15,080.00</u>	<u>11,448.82</u>
Capital and net debt	<u>9,798.25</u>	<u>11,190.66</u>	<u>11,786.64</u>
Gearing ratio	<u>3.17%</u>	<u>0.00%</u>	<u>2.87%</u>



35 Employee benefits

(a) Defined contribution plans

The Company makes Provident Fund contributions to defined benefit plan for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

Particulars	Year ended	
	March 31, 2022	March 31, 2021
Employers contribution to provident fund	179.71	149.93
Employers contribution to employee state insurance scheme	35.90	21.40
Others	4.13	10.79
<b>Total</b>	<b>219.74</b>	<b>182.12</b>

(b) Defined benefit plans

The Company's gratuity scheme provide for lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15 days basic salary for each completed year of service or part thereof in excess of six months in terms of provisions of Gratuity Act, 1972. Vesting occurs upon completion of five years of service.

The present value of defined benefit obligation and the related current service cost were measured using the projected unit credit method with actuarial valuations being carried out at each standalone balance sheet date. The liability or asset recognised in the standalone balance sheet in respect of provident fund plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

The following table summarises the components of net benefit expense recognised in the Statement of Profit and Loss and the amounts recognised in the standalone balance sheet:

(i) Amount recognised in Statement of Profit and Loss and other comprehensive income:

Particulars	Year ended			Year ended		
	March 31, 2022			March 31, 2021		
	Space	Care		Space	Care	
Current service cost	38.85	3.78		35.49	-	
Past service cost	-	-		-	-	
Net interest expense	8.81	0.37		5.67	-	
Interest expense (asset ceiling/onerous liability)	-	-		-	-	
<b>Amount recognised in Statement of profit and loss *</b>	<b>47.66</b>	<b>4.15</b>		<b>41.16</b>	<b>-</b>	
<b>Remeasurement of defined benefit liability:</b>						
Actuarial (gain)/loss from changes in demographic assumptions	-	-		-	-	
Actuarial (gain)/loss from changes in financial assumptions	7.24	-		0.04	-	
Actuarial (gain)/loss from experience adjustments	17.88	(3.97)		5.83	-	
<b>Amount recognised in other comprehensive (income)/expense</b>	<b>25.11</b>	<b>(3.97)</b>		<b>5.87</b>	<b>-</b>	

(ii) Reconciliation of fair value plan assets and defined benefit obligation

Particulars	As at		As at		As at	
	March 31, 2022		March 31, 2021		April 01, 2020	
	Space	Care	Space	Care	Space	Care
Fair value of plan assets	-	-	-	-	-	-
Defined benefit obligation	192.28	5.23	127.53	-	81.91	-
Effect of asset ceiling/onerous liability	-	-	-	-	-	-
<b>Net defined asset / (liability) recognised in the statement</b>	<b>192.28</b>	<b>5.23</b>	<b>127.53</b>	<b>-</b>	<b>81.91</b>	<b>-</b>
Classified as non-current	150.54	5.17	107.57	-	75.00	-
Classified as current	41.75	0.06	19.96	-	6.91	-
	<b>192.28</b>	<b>5.23</b>	<b>127.53</b>	<b>-</b>	<b>81.91</b>	<b>-</b>

(iii) Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at		As at		As at	
	March 31, 2022		March 31, 2021		April 01, 2020	
	Space	Care	Space	Care	Space	Care
Defined benefit obligation at beginning of the year	127.53	-	81.91	-	90.74	-
Current service cost	38.85	3.78	35.49	-	25.59	-
Acquisition adjustment	(5.05)	5.05	-	-	-	-
Past service cost	-	-	-	-	-	-
Interest expense	8.81	0.37	5.67	-	6.95	-
Remeasurement (gains)/losses	25.11	(3.97)	5.87	-	(41.37)	-
Benefits paid	(2.98)	-	(1.41)	-	-	-
<b>Defined benefit obligation at end of the year</b>	<b>192.28</b>	<b>5.23</b>	<b>127.53</b>	<b>-</b>	<b>81.91</b>	<b>-</b>



(iv) The principal assumptions used in determining obligations for the Company's plan are shown below:

Particulars	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	Space	Care	Space	Care	Space	Care
Discount rate (in %)	7.26	7.26	6.91	-	6.92	-
Future salary increase (in %)	12.00%	12.00%	10.00%	-	10.00%	-
Mortality rates inclusive of provision for disability	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	100% of IALM (2012 - 14)	-	100% of IALM (2012 - 14)	-
Retirement age (in years)	60	60	60	-	60	-
Estimate of amount of contribution in the immediate	57.51	6.74	54.95	-	55.07	-
Attrition at ages	<b>Withdrawal Rate</b>	<b>Withdrawal Rate</b>	<b>Withdrawal Rate</b>	<b>Withdrawal Rate</b>	<b>Withdrawal Rate</b>	<b>Withdrawal Rate</b>
	(%)	(%)	(%)	(%)	(%)	(%)
Up to 30 Years	30%	51%	30%	-	30%	-
From 31 to 44 years	30%	51%	30%	-	30%	-
Above 44 years	30%	51%	30%	-	30%	-

The discount rate is based on the prevailing market yields of Government of India securities as at the standalone balance sheet date for the estimated term of obligations. The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

(v) Sensitivity Analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions

Particulars	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	Space	Care	Space	Care	Space	Care
<u>Gratuity plan</u>						
Effect of +50 basis points in rate of discounting	(2.99)	(0.11)	(2.20)	-	(2.35)	-
Effect of -50 basis points in rate of discounting	3.10	0.11	2.27	-	2.44	-
Effect of +50 basis points in rate of salary increase	2.48	0.11	2.00	-	2.36	-
Effect of -50 basis points in rate of salary increase	(2.44)	(0.11)	(1.96)	-	(2.30)	-

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the standalone balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

(vi) The expected maturity analysis of undiscounted gratuity is as follows:

Particulars	As at March 31, 2022		As at March 31, 2021	
	Space	Care	Space	Care
Year 1	7.24	0.06	19.96	-
Year 2	41.85	-	27.58	-
Year 3	30.52	-	20.79	-
Year 4	21.75	0.54	14.95	-
Year 5	15.48	0.30	11.11	-
Year 6	10.79	0.13	7.70	-
Next 5 years	64.65	4.20	25.45	-
<b>Total expected payments</b>	<b>192.28</b>	<b>5.23</b>	<b>127.53</b>	<b>-</b>

(vii) Risk exposure:

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

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

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

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

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

**Regulatory Risk:** Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of Rs. 2,000,000).



**36 Financial instruments – Fair values and risk management**

**A. Fair value of financial assets and liabilities that are not measured at fair value (but fair value disclosures are required)**

Set out below is a comparison by class of the carrying amounts and fair value of the Company's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

	Carrying Values			Fair Values		
	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
<b>Financial assets measured at amortized cost</b>						
Security Deposits	7,319.50	5,067.48	5,080.63	7,319.50	5,067.48	5,080.63
Loan to Employee (including interest accrued)	53.15	154.17	-	53.15	154.17	-
Term deposit (including interest accrued)	13.98	496.74	585.17	13.98	496.74	585.17
<b>Financial liabilities measured at amortized cost</b>						
Loan from Others	1,208.94	296.27	1,313.84	1,208.94	296.27	1,313.84
Lease liabilities	28,594.70	25,879.86	27,419.40	28,594.70	25,879.86	27,419.40
Security deposit	6,573.70	4,180.74	4,644.64	6,573.70	4,180.74	4,644.64

The management assessed that cash and cash equivalents, other bank balances, Loan to employee, trade receivables, Other receivables, Balance in payment gateway, short term borrowings, trade payables & retention money approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair values for employee advances were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit.

The fair values of non-current borrowings, deposits and retention money are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk.

**B. Fair value hierarchy**

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:-

**Measurement of Fair Value**

**Level 1:** Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period.

**Level 2:** The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

**Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at March 31, 2022:**

	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
<b>Financial assets carried at amortised cost</b>				
Security deposits	-	-	7,319.50	7,319.50
Loan to Employee (including interest accrued)	-	-	53.15	53.15
Non-current term deposit (including interest accrued)	-	-	13.98	13.98
<b>Financial assets carried at FVTPL</b>				
Investments	1,639.40	-	-	1,639.40
<b>Financial liabilities carried at amortised cost</b>				
Loan from Others	-	1,208.94	-	1,208.94
Finance Lease Obligation	-	-	28,594.70	28,594.70
Security deposit	-	-	6,573.70	6,573.70



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
 (All amounts in Rs. lakhs, unless otherwise stated)

**Quantitative disclosures fair value measurement hierarchy for assets & liabilities as at March 31, 2021:**

	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
<b>Financial assets carried at amortised cost</b>				
Security deposits	-	-	5,067.48	5,067.48
Loan to Employee (including interest accrued)	-	-	154.17	154.17
Non-current term deposit (including interest accrued)	-	-	496.74	496.74
<b>Financial assets carried at FVTPL</b>				
Investments	4,213.64	-	-	4,213.64
<b>Financial liabilities carried at amortised cost</b>				
Loan from Others	-	296.27	-	296.27
Finance Lease Obligation	-	-	25,879.86	25,879.86
Security deposit	-	-	4,180.74	4,180.74

**Quantitative disclosures fair value measurement hierarchy for assets & liabilities as at April 01, 2020:**

	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
<b>Financial assets carried at amortised cost</b>				
Non-current security deposits	-	-	5,080.63	5,080.63
Loan to Employee (including interest accrued)	-	-	-	-
Non-current term deposit (including interest accrued)	-	-	585.17	585.17
<b>Financial assets carried at FVTPL</b>				
Investments	6,391.90	-	-	6,391.90
<b>Financial liabilities carried at amortised cost</b>				
Loan from Others	-	1,313.84	-	1,313.84
Finance Lease Obligation	-	-	27,419.40	27,419.40
Security deposit	-	-	4,644.64	4,644.64

**C. Financial risk management**

The Company has exposure to the following risks arising from financial instruments:

**i. Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises

**Trade Receivables and Loans**

Customer credit risk is managed by the respective department subject to company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on individual credit limits as defined by the company. Outstanding customer receivables are regularly monitored.

	Less than 180 days	More than 180 days	Total
<b>As at April 01, 2020</b>			
Gross carrying amount (A)	619.28	23.74	643.02
Expected credit loss (B)	37.22	14.42	51.64
<b>Net carrying amount (A-B)</b>	<b>582.06</b>	<b>9.32</b>	<b>591.38</b>
<b>As at March 31, 2021</b>			
Gross carrying amount (A)	1,506.63	83.67	1,590.30
Expected credit loss (B)	8.53	43.11	51.64
<b>Net carrying amount (A-B)</b>	<b>1,498.10</b>	<b>40.56</b>	<b>1,538.66</b>
<b>As at March 31, 2022</b>			
Gross carrying amount (A)	3,618.61	240.40	3,859.00
Expected credit loss (B)	-	82.85	82.85
<b>Net carrying amount (A-B)</b>	<b>3,618.61</b>	<b>157.55</b>	<b>3,776.16</b>





**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
**(All amounts in Rs. lakhs, unless otherwise stated)**

**ii. Liquidity risk**

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

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 and to close out market positions.

**Maturities of financial liabilities**

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and excluding contractual interest payments the impact of netting agreements.

	Contractual cash flows				
	Total	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
<b>As at March 31, 2022</b>					
Borrowings	1,222.58	422.58	400.00	400.00	-
Lease liabilities	38,219.59	11,407.10	10,652.47	14,000.47	2,159.54
Employee related liability	577.26	577.26	-	-	-
Trade Payables	4,510.92	4,510.92	-	-	-
Others payables	1,344.62	1,344.62	-	-	-

	Contractual cash flows				
	Total	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
<b>As at March 31, 2021</b>					
Borrowings	293.55	270.97	22.58	-	-
Lease liabilities	48,034.18	9,814.59	11,407.10	21,350.97	5,461.51
Employee related liability	184.02	184.02	-	-	-
Trade Payables	2,774.95	2,774.95	-	-	-
Others payables	599.22	599.22	-	-	-

	Contractual cash flows				
	Total	Upto 1 year	Between 1 and 2 years	Between 2 and 5 years	More than 5 years
<b>As at April 01, 2020</b>					
Borrowings	1,319.35	1,025.81	270.97	22.58	-
Lease liabilities	56,289.46	8,255.27	9,814.59	28,950.88	9,268.71
Employee related liability	2.39	2.39	-	-	-
Trade Payables	1,323.77	1,323.77	-	-	-
Others payables	467.21	467.21	-	-	-

The interest payments on variable interest rate loans in the table above reflect current interest rates at the reporting date and these amounts may change as market interest rates change.

**iii. Market risk**

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company does not use derivatives to manage market risks.

**iv. Currency risk**

The currency risk is the exchange-rate risk, arises from the change in price of one currency in relation to another. The company is not exposed to foreign currency transactions, hence there is no associated currency risk.

**v. Interest rate risk**

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 exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company having a fixed loans and borrowings.



**37 Employees' stock option plan**

The shareholders of the Company approved "Awfis Employees' Stock Option Scheme 2015" ("EDSOP 2015") at the Extraordinary General Meeting held on on June 15, 2015 to grant a maximum of not exceeding 5% of the equity share capital of the company to specified categories of employees of the Company. Each option granted and vested under EDSOP 2015 shall entitle the holder to acquire one equity share of face value of Rs. 10 each of the Company.

The options granted under EDSOP 2015 shall vest uniformly over the period of four year commencing one year after the date of grant as per terms and conditions specified in option grant letters.

The Company accordingly granted 981,507 options at an exercise price of Rs. 10 per option, 325,436 options at an exercise price of Rs. 27.78 per option and 172,555 options at an exercise price of Rs. 54 per option to eligible employees till date. Out of the total options issued, 671,540 have been cancelled till date.

The fair value of the share options is estimated at the grant date using the Black- Scholes option pricing model, taking into account the terms and conditions upon which the share options were granted. However, the above performance condition is only considered in determining the number of instruments that will ultimately vest.

**(A) Details of options granted under EDSOP 2015\* are as below:**

Grant	Grant date	Number of Options granted	Number of options outstanding	Exercise Price (in INR)	Fair value at grant date (in INR)
1st Grant	16-Jun-15	102,957	27,570	10.00	27.78
2nd Grant	02-Jan-16	79,000	39,500	10.00	27.78
3rd Grant	25-Jul-16	624,350	180,001	10.00	27.78
4th Grant	25-Feb-17	175,200	62,101	10.00	27.78
5th Grant	25-Feb-17	95,436	-	27.78	27.78
6th Grant	01-Apr-19	220,000	220,000	27.78	162.70
7th Grant	01-Oct-20	172,555	145,860	54.00	162.70
8th Grant	01-Apr-21	10,000	10,000	27.78	162.70

**(B) The movement of stock options during the period/year (in No's)\* :**

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Balance at the beginning of the year	763,190	1,153,789	1,053,085
Granted during the year	10,000	172,555	220,000
Vested/exercisable during the year	100,664	78,858	393,556
Forfeiture/surrender/brought back during the year	88,158	563,154	119,296
Exercised during the year	-	-	-
Balance at the end of the year	685,032	763,190	1,153,789

**(C) Disclosures as per IND AS 102 for outstanding options**

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Weighted average exercise price for outstanding options	25.34	25.07	13.39
Weighted average remaining contractual life for outstanding options (in years)	0.34	0.67	0.29
Range of exercise prices for outstanding options	10.00-54.00	10.00-54.00	10.00-27.78

**(D) The key assumption used to estimate the fair value of stock option as on grant date:**

Grant Date	Dividend Yield	Risk-free interest rate	Expected life of options granted in years	Expected volatility
01-Oct-20	0.00%	6.65%	11	85.00%
	0.00%	6.87%	12	85.00%
	0.00%	6.77%	13	85.00%
	0.00%	6.72%	14	85.00%
01-Apr-21	0.00%	7.16%	11	85.00%
	0.00%	7.13%	12	85.00%
	0.00%	7.02%	13	85.00%
	0.00%	7.05%	14	85.00%

\*The expected life of the stock is based on historical data and current expectations and is not necessarily indicative of exercise patterns that may occur. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of the options is indicative of future trends, which may also not necessarily be the actual outcome.



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
(All amounts in Rs. lakhs, unless otherwise stated)

**38 Leases**

The Company has adopted Ind AS 116, effective annual reporting period beginning April 01, 2020 and has applied the standard to its leases, modified approach, with the cumulative effect of initially applying the standard, recognised on the date of initial application (April 1, 2020) as an adjustment to the opening balance of retained earnings as on April 1, 2020.

On transition, the Company recognised a lease liability measured at the present value of the remaining lease payments. The right-of-use asset is recognised at its carrying amount as if the standard had been applied since the commencement of the lease, but discounted using the lessee's incremental borrowing rate as at April 01, 2020. Accordingly, a right-of-use asset of Rs 20,039.68 and a corresponding lease liability of Rs 25,187.73 has been recognized. The cumulative effect on transition in retained earnings is Rs 5,148.05. The principal portion of the lease payments have been disclosed under cash flow from financing activities.

On application of Ind AS 116, the nature of expenses has changed from lease rent in previous periods to depreciation cost for the right-of-use asset, and finance cost for interest accrued on lease liability.

**(a) Company as lessee**

The Company leases office premises. These leases typically run for 5-10 years which is further extendable on mutual agreement by both lessor and lessee.

Information about the leases for which the Company is a lessee is presented below:

**Right-of-use assets:**

Set out below are the carrying amounts of Right-of-use assets and the movement during the year:

<b>Particulars</b>	<b>Amount</b>
<b>Right of use as at April 01, 2020</b>	
Right to use assets on operating leases	20,039.68
Reclassification of asset on lease earlier under the head property, plant and equipment	1,965.52
Reclassification of prepaid portion of security deposit on account of adoption of Ind AS 116	1,064.66
<b>Total right of use as at April 01, 2020</b>	<b>23,069.86</b>
Addition during the year	5,087.86
Deletion during the year	(2,884.17)
Depreciation	(4,862.47)
Lease modification	(121.21)
<b>Total right of use as at March 31, 2021</b>	<b>20,289.87</b>
Addition during the year	8,781.54
Deletion during the year	-
Depreciation	(7,152.09)
Lease modification	(54.24)
<b>Total right of use as at March 31, 2022</b>	<b>21,865.08</b>

**Lease liabilities:**

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

<b>Particulars</b>	<b>Amount</b>
<b>Lease liabilities as at April 01, 2020</b>	
Balance at the beginning	25,187.73
Reclassification of lease liability earlier under borrowing	2,231.67
<b>Total lease liabilities as at April 01, 2020</b>	<b>27,419.40</b>
Addition during the year	4,986.98
Deletion during the year	(1,031.07)
Accretion of interest	4,030.74
Payments (including interest)	(8,363.33)
COVID-19 related rent concessions	(1,041.65)
Lease modification	(121.21)
<b>Total lease liabilities as at March 31, 2021</b>	<b>25,879.86</b>
Addition during the year	8,333.66
Deletion during the year	(81.94)
Accretion of interest	4,277.71
Payments (including interest)	(8,857.40)
COVID-19 related rent concessions	(957.19)
<b>Total lease liabilities as at March 31, 2022</b>	<b>28,594.70</b>

The maturity analysis of lease liabilities is given in Note 36 in the 'Liquidity risk' section.



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
 (All amounts in Rs. lakhs, unless otherwise stated)

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Current	1,736.70	1,271.82	3,440.72
Non-current	26,858.00	24,608.04	23,978.68
	<b>28,594.70</b>	<b>25,879.86</b>	<b>27,419.40</b>

The effective interest rate for lease liabilities is 13% (March 31, 2021: 16%; April 01, 2020: 16%)

**Below are the amounts recognised by the Company in the statement of profit and loss:**

Particulars	Year ended	Year ended
	March 31, 2022	March 31, 2021
Depreciation of right-of-use assets	7,152.09	4,862.47
Interest on lease liabilities	4,277.71	4,030.74
Variable lease payments not included in the measurement of lease liabilities	1,920.52	1,184.79
Expenses relating to leases of low-value assets and short-term leases	80.43	380.34
<b>Total</b>	<b>13,430.75</b>	<b>10,458.34</b>

**Below is the amount recognised by the Company in the statement of cash flows:**

Particulars	Year ended	Year ended
	March 31, 2022	March 31, 2021
Cash outflow included in financing activity for repayment of principal during the year	4,579.69	4,332.59
Cash outflow included in financing activity for repayment of interest during the year	4,277.71	4,030.74

Cash flows from operating activities include cash flows from short-term lease and leases of low-value assets. Cash flows from financing activities include the payment of interest and the principal portion of lease liabilities.

The Company has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Company's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised.

**(b) Company as lessor**

The Company has given its office premises through operating lease arrangements. Income from operating leases is recognised as revenue on a straight-line basis over the lease term.

Lease income of Rs. 18,438.69 (March 31, 2021: Rs. 15,293.31) has been recognised in revenue from operation in the statement of profit or loss.

Future minimum rentals receivable under non-cancellable operating leases as at 31 March are as follows:

	2022	2021
Within one year	-	-
After one year but not more than five years	85.17	-
More than five years	-	-

*(This space has been left blank intentionally)*



**Awfis Space Solutions Private Limited**  
**Notes to standalone financial statements for the year ended March 31, 2022**  
**CIN No. U74999DL2014PTC274236**  
 (All amounts in Rs. lakhs, unless otherwise stated)

**39 Unrecognised tax assets**

The Company has brought forward losses under the Income-tax Act, 1961. The Company recognises deferred tax assets only when it is probable that taxable profit will be available against which the deductible temporary differences can be utilised therefore, no deferred tax assets has been recognised in the standalone balance sheet.

Deferred tax assets and liabilities are attributable to the following

<b>Deferred tax (assets)</b>	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
Lease Liability	7,197.29	6,707.30
Term loan	1.04	2.07
Brought forward business loss	3,752.06	3,519.61
Unabsorbed depreciation	1,748.68	1,229.94
Share Based Payment Reserve	128.56	100.46
	<b>12,827.63</b>	<b>11,559.38</b>
<b>Deferred tax (liabilities)</b>	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
Right-of-use assets	5,503.44	5,106.96
Investment in mutual fund	18.35	53.68
	<b>5,521.79</b>	<b>5,160.64</b>
<b>Effective Tax reconciliation</b>	<b>Year ended March 31, 2022</b>	<b>Year ended March 31, 2021</b>
Loss for the year	(5,705.05)	(4,262.96)
Applicable tax rate	25.17%	25.17%
Tax expense should be	(1,435.96)	(1,072.99)
Unrecognised tax asset	1,435.96	1,072.99
Earlier year tax provision	-	-
<b>Tax expense</b>	<b>-</b>	<b>-</b>
<u>Tax as per books</u>		
Current tax	-	-
Tax adjustment relating to prior years	-	-
Deferred Tax	-	-

(This space has been left blank intentionally)





40 Ratio Analysis and its elements

Ratio	Numerator	Denominator	As at March 31, 2022	As at March 31, 2021	% change from FY21	Reason for variance
i) Current ratio	Current Assets	Current Liabilities	1.13	2.33	-51%	Decrease is due to redemption of mutual funds and fixed deposits for working capital requirements
ii) Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.13	0.02	549%	During the year, the Company has taken new loans amounting to Rs. 1,300.
iii) Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	9.51	3.40	180%	Increase is due to repayment of loan in previous year along with increase in the non cash expenses in current year.
iv) Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	(0.47)	(0.32)	45%	Increase is due to increase in losses in current year, in line with increase in scale of operations
v) Inventory Turnover ratio	Cost of goods sold	Average Inventory	11.73	7.75	51%	Increase is due to increase in purchase of F&B items as a result of increase in occupancy as well as opening of new centres.
vi) Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	9.67	16.75	-42%	Decrease is due to lesser collections from customers in current year
vii) Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.12	0.07	76%	Increase is due to better working capital management and extended credit terms from the trade creditors
viii) Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	18.1	2.07	773%	Increase is due to better working capital management in current year
ix) Net Profit ratio	Net Profit	Net sales = Total sales - sales return	-0.2	(0.24)	-7%	Increase is due to more loss incurred in current year
x) Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	(0.53)	(0.27)	96%	line with increase in scale of operations
xi) Return on Investment	Interest (Finance Income)	Investment	(0.03)	(0.02)	41%	Increase is due to better realisation in case of mutual funds



**41 First Time Adoption of Ind AS**

As stated in note 2 significant accounting policies, these are the Company's first standalone financial statements prepared in accordance with Ind AS. The accounting policies set out in note 2.1 have been applied in preparing the standalone financial statements for the year ended March 31, 2022, the comparative information presented in these standalone financial statements for the year ended March 31, 2021 and in the preparation of an opening Ind AS balance sheet at April 01, 2020 (the Company's date of transition). In preparing its opening Ind AS statement of financial position, the Company has adjusted amounts reported previously in standalone financial statements prepared in accordance with Indian GAAP (previous GAAP). An explanation of how the transition from previous GAAP to Ind AS has affected the Company's balance sheet, statement of profit or loss and cash flows is set out in the following tables and the notes that accompany the tables.

**Exemptions and exceptions availed**

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exceptions applied in the transition from previous GAAP to Ind AS.

**A. Ind AS optional exemptions**

**(i) Deemed cost**

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the standalone financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for decommissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets.

Accordingly, the Company has elected to measure all of its property, plant and equipment and intangible assets at their previous GAAP carrying value.

**(ii) Leases**

Ind AS 116 requires an entity to assess whether a contract or arrangement contains a lease. In accordance with Ind AS 116, at the inception of the contract, an entity shall assess whether the contract is, or contains, a lease. Ind AS 101 provides an option to make this assessment on the basis of facts and circumstances existing at the date of transition to Ind AS, except where the effect is expected to be not material. The Company has elected to apply this exemption for such contracts/arrangements.

**(iii) Share based payment**

Ind AS 101 permits a first-time adopter not to apply requirement of Ind AS 102 "Share-based payment" to equity instruments that vested before date of transition to Ind AS. It also provides an exemption, to not apply Ind AS 102 "share based payment" to liabilities arising from share-based transactions that were settled before the date of transition to Ind AS.

**B. Ind AS mandatory exceptions**

**(i) Estimates**

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at April 01, 2020 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company made estimates for Impairment of financial assets based on expected credit loss model in accordance with Ind AS at the date of transition as these were not required under previous GAAP.

**(ii) Initial recognition of financial asset**

An entity may apply the requirements in paragraph B5.1.2A (b) of Ind AS 109 prospectively to transactions entered into on or after the date of transition to Ind ASs.

**(iii) Impairment of financial asset**

At the date of transition to Ind AS, the Company has determined that there is significant increase in credit risk since the initial recognition of a financial instrument would require undue cost or effort, the Company has recognised a loss allowance at an amount equal to lifetime expected credit losses at each reporting date until that financial instrument is derecognised (unless that financial instrument is low credit risk at a reporting date).

**(iv) Classification and measurement of financial assets**

Financial assets like security deposits received and security deposits paid, has been classified and measured at amortised cost on the basis of the facts and circumstances that exist at the date of transition to Ind AS. Since, it is impracticable for the Company to apply retrospectively the effective interest method in Ind AS 109, the fair value of the financial asset or the financial liability at the date of transition to Ind AS by applying amortised cost method, has been considered as the new gross carrying amount of that financial asset or the financial liability at the date of transition to Ind AS.

*(This space has been left blank intentionally)*



C. Reconciliations between previous GAAP and Ind AS  
Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

Reconciliation of equity							
Particulars	Note	As at April 01, 2020			As at March 31, 2021		
		Previous GAAP*	Adjustments	Ind AS	Previous GAAP*	Adjustments	Ind AS
<b>ASSETS</b>							
<b>Non-current assets</b>							
Property, plant and equipment	(j)	9,551.26	(1,965.52)	7,585.74	9,640.73	-	9,640.73
Capital work-in-progress		125.73	-	125.73	13.25	-	13.25
Other intangible assets		47.80	-	47.80	54.85	-	54.85
Right-of-use assets	(j)	-	23,069.86	23,069.86	-	20,289.87	20,289.87
Financial assets		-	-	-	-	-	-
(i) Investments		1.00	-	1.00	5.00	-	5.00
(ii) Other financial assets	(e), (g)	5,821.40	(2,235.13)	3,586.27	5,944.49	(1,071.22)	4,873.27
Non-current tax assets (net)		2,521.55	-	2,521.55	613.99	-	613.99
Other non-current assets	(c)	102.65	25.76	128.41	221.88	62.76	284.64
<b>Total Non-current assets</b>		<b>18,171.39</b>	<b>18,894.97</b>	<b>37,066.36</b>	<b>16,494.19</b>	<b>19,281.41</b>	<b>35,775.60</b>
<b>Current assets</b>							
Inventories		15.41	-	15.41	20.47	-	20.47
Financial assets		-	-	-	-	-	-
(i) Investments	(f)	5,824.82	567.08	6,391.90	3,771.43	442.21	4,213.64
(ii) Trade receivables		591.38	-	591.38	1,538.67	-	1,538.67
(iii) Cash and cash equivalents		666.55	-	666.55	964.58	-	964.58
(iv) Other bank balances		309.47	-	309.47	3,221.03	-	3,221.03
(v) Other financial assets	(c), (g)	752.82	1,357.63	2,110.45	742.06	73.24	815.30
Other current assets	(e)	1,358.67	117.70	1,476.37	4,052.25	259.21	4,311.46
<b>Total Current assets</b>		<b>9,519.12</b>	<b>2,042.41</b>	<b>11,561.53</b>	<b>14,310.49</b>	<b>774.66</b>	<b>15,085.15</b>
<b>Total assets</b>		<b>27,690.51</b>	<b>20,937.39</b>	<b>48,627.89</b>	<b>30,804.68</b>	<b>20,056.07</b>	<b>50,860.75</b>
<b>EQUITY AND LIABILITIES</b>							
<b>Equity</b>							
Equity share capital	(i)	17,072.66	(14,059.25)	3,013.41	17,146.42	(14,133.00)	3,013.41
Other equity	(e), (h), (i), (j)	(11,246.89)	19,682.30	8,435.41	(15,027.30)	27,093.89	12,066.59
<b>Total equity</b>		<b>5,825.77</b>	<b>5,623.05</b>	<b>11,448.82</b>	<b>2,119.11</b>	<b>12,960.89</b>	<b>15,080.00</b>
<b>Liabilities</b>							
<b>Non-current liabilities</b>							
<b>Financial Liabilities</b>							
(i) Borrowing	(a), (h), (j)	8,215.98	(7,919.71)	296.27	15,093.08	(15,063.63)	29.45
(ii) Lease liabilities	(j)	-	23,978.68	23,978.68	-	24,608.04	24,608.04
(iii) Other financial liabilities	(b)	3,768.63	855.56	4,624.19	2,692.36	1,399.96	4,092.32
Provisions		75.00	-	75.00	107.57	-	107.57
Other non-current liabilities	(b)	2,292.57	(1,774.49)	518.08	3,101.07	(2,634.01)	467.06
<b>Total Non-current liabilities</b>		<b>14,352.19</b>	<b>15,140.04</b>	<b>29,492.22</b>	<b>20,994.08</b>	<b>8,310.36</b>	<b>29,304.44</b>
<b>Current liabilities</b>							
<b>Financial Liabilities</b>							
(i) Borrowing	(a), (b), (j)	1,025.81	(8.24)	1,017.57	270.97	(4.15)	266.82
(ii) Lease liabilities	(j)	-	3,440.72	3,440.72	-	1,271.82	1,271.82
(iii) Trade payables		-	-	-	-	-	-
- total outstanding dues of micro enterprises and small enterprises;		21.39	-	21.39	21.39	-	21.39
- total outstanding dues of creditors other than micro enterprises and small enterprises;		1,302.38	-	1,302.38	2,753.56	-	2,753.56
(iv) Other financial liabilities	(b)	3,811.35	(3,321.30)	490.05	3,120.49	(2,248.83)	871.66
Provisions		134.07	-	134.07	213.79	-	213.79
Other current liabilities	(b)	1,217.56	63.11	1,280.67	1,311.29	(234.02)	1,077.27
<b>Total Current liabilities</b>		<b>7,512.56</b>	<b>174.29</b>	<b>7,686.85</b>	<b>7,691.49</b>	<b>(1,215.18)</b>	<b>6,476.31</b>
<b>Total equity and liabilities</b>		<b>27,690.51</b>	<b>20,937.38</b>	<b>48,627.89</b>	<b>30,804.68</b>	<b>20,056.06</b>	<b>50,860.75</b>

(This space has been left blank intentionally)



**Reconciliation of total comprehensive income for the year ended 31 March 2021**

Particulars	Note	Previous GAAP*	Adjustments	Reclassifications	Ind AS
<b>Revenue</b>					
Revenue from operations		17,835.98	-	-	17,835.98
Other income	(b), (c), (l)	2,214.90	1,551.03	-	3,765.93
<b>Total income</b>		<b>20,050.88</b>	<b>1,551.03</b>	-	<b>21,601.91</b>
<b>Expenses</b>					
(a) Rent	(c), (j)	9,764.11	(8,007.38)	(1,756.73)	0.00
(b) Sub-contracting cost		963.52	-	-	963.52
(c) Cost of traded goods sold		139.07	-	-	139.07
(d) Changes in inventories of traded goods		(5.06)	-	-	-5.06
(e) Employee benefit expense	(e), (g)	3,168.75	14.93	-	3,183.68
(f) Finance costs	(a), (b), (e), (d), (j)	326.88	4,328.62	-	4,655.50
(g) Depreciation and amortisation expense	(j)	2,902.40	5,781.12	-	8,683.52
(h) Other expenses	(c), (h), (i), (j)	6,637.27	(149.36)	1,756.73	8,244.64
<b>Total expenses</b>		<b>23,896.94</b>	<b>1,967.93</b>	-	<b>25,864.87</b>
<b>Profit before tax</b>		<b>(3,846.06)</b>	<b>(416.90)</b>	-	<b>(4,262.96)</b>
Income Tax expense		-	-	-	-
<b>Profit for the year</b>		<b>(3,846.06)</b>	<b>(416.90)</b>	-	<b>(4,262.96)</b>
<b>Other comprehensive income</b>					
Items that will not be reclassified to profit or loss					
(a) Remeasurements of the defined benefit plans		-	(5.87)	-	(5.87)
(b) Remeasurements of changes in fair value of equity instruments	(d)	-	-	-	-
(c) Income tax relating to these items		-	-	-	-
<b>Total other comprehensive income</b>		-	(5.87)	-	(5.87)
<b>Total comprehensive income for the year</b>		<b>(3,846.06)</b>	<b>(422.77)</b>	-	<b>(4,268.83)</b>

**Reconciliation of Statement of Cash Flow for the year ended 31st March, 2021**

Particulars	Previous GAAP*	Adjustments	Ind AS
Net Cash flow from/(used in) Operating Activities	(2,142.20)	8,935.43	6,793.22
Net Cash flow from/(used in) Investing Activities	(3,660.37)	(893.30)	(4,553.67)
Net Cash flow from/(used in) Financing Activities	6,100.60	(8,042.11)	(1,941.52)
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<b>298.03</b>	<b>0.01</b>	<b>298.03</b>
Cash and Cash equivalents at the Beginning of the Period	666.55	(0.01)	666.55
Cash and Cash equivalents at the End of the Period	964.58	(0.00)	964.58

\*The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

**Reconciliation of total other equity as at March 31, 2021 and April 01, 2020**

	As at March 31, 2021	As at April 01, 2020
<b>Total other equity as per Previous GAAP</b>	<b>(15,027.30)</b>	<b>(11,246.88)</b>
Equity component of the Compulsorily convertible preference share	13,938.77	13,866.29
Equity component of the Compulsorily convertible debenture	14,835.09	7,091.81
Depreciation on ROU asset	(18,075.68)	(12,394.56)
Interest expenses on lease liability	(13,079.25)	(9,197.52)
Reversal of rent expenses	23,248.76	16,278.56
Interest income on security deposit paid	552.02	361.33
Reversal of lease equalisation reserve	3,676.59	2,639.41
Reversal of brokerage	46.12	34.76
Interest expense on security deposit from customer	(722.42)	(283.78)
Adjustment of amortisation of advance rent	762.73	321.75
Gain on fair valuation of investment in mutual funds	780.33	567.08
Adjustment of EIR on borrowing (Reversal of excess finance cost)	(2.72)	5.52
Reversal of issue cost (Netted off from CCD & CCPS)	429.64	291.64
Reversal of gain on sale of mutual fund	(338.13)	-
Expenses on loan to employee	(2.20)	-
Covid concession income	1,041.65	-
Interest accrued on loan to employee	2.57	-
<b>Total other equity as per Ind AS</b>	<b>12,066.59</b>	<b>8,435.41</b>

(This space has been left blank intentionally)



Reconciliation of total comprehensive income for the year ended March 31, 2021

	Year ended March 31, 2021
Net loss as per Previous GAAP	(3,846.06)
Depreciation on ROU asset	(5,781.12)
Interest expenses on lease liability	(3,881.73)
Reversal of rent expenses booked in P&L	6,970.20
Covid concession income	1,041.65
Interest income on security deposit paid	190.70
Reversal of lease equalisation reserve	1,037.18
Interest expense on security deposit from customer	(438.64)
Adjustment of amortisation of advance rent	440.98
Gain on fair valuation of investment in mutual funds	213.25
Reversal of issue cost (Netted off from CCD & CCPS)	138.00
Adjustment of EIR on borrowing (Reversal of excess finance cost)	(8.24)
Reversal of gain on sale of mutual fund	(338.12)
Expenses on loan to employee	(2.20)
Interest Income on loan to Employee	2.57
Reversal of brokerage	11.36
Incremental ESOP expense based on fair value	(18.61)
Other comprehensive income	5.87
Net loss as per Ind AS	(4,262.96)

D. Notes to first-time adoption:

a. Borrowings

Ind AS 109 requires transaction costs incurred towards origination of borrowings to be deducted from the carrying amount of borrowings on initial recognition. Corresponding impact of interest expenses resulting from the aforesaid adjustment to the extent relating to qualifying asset was capitalised in property, plant and equipment and remaining amount is recognised in the profit or loss over the tenure of the borrowing as part of the interest expense by applying the effective interest method. The resulting decrease in profit of Rs. 8.24 in March 31, 2021 and increase in profit Rs. 5.52 in April 01, 2020.

b. Security deposits received from customer

Under the previous GAAP, interest free security deposits/ retention money (that are refundable in cash on completion of the contract) are recorded at their transaction value. Under Ind AS, all financial liabilities are required to be recognised at fair value. Accordingly, the Company has fair valued these security deposits under Ind AS. Difference between the fair value and transaction value of the security deposit has been recognised as a reduction to the relevant expenditure. The resulting interest expense booked with of Rs. 438.64 in and Rs. 283.78 and rental income booked with Rs 434.56 and Rs 440.98 in March 31, 2021 and April 01, 2020 respectively.

c. Security deposits paid

Under the previous GAAP, interest free security deposits (that are refundable in cash on completion of the contract) are recorded at their transaction value. Under Ind AS, all financial asset are required to be recognised at fair value. Accordingly, the Company has fair valued these security deposits under Ind AS. Difference between the fair value and transaction value of the security deposit has been recognised as a reduction to the relevant expenditure. The resulting interest income which increase in profit of Rs. 190.70 in March 31, 2021 and increase in profit Rs. 361.33 in April 01, 2020 and rent expense which reduce profit of Rs 43.52 in March 31, 2021 and 30.70 in April 01, 2020.

d. Remeasurements of post-employment benefit obligations

Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year. Other comprehensive income recognised in March 31, 2021 of Rs. 5.87.

e. Share-based payments

Under Indian GAAP, the Company was recognising share based payment expense as per intrinsic value method for its employees. Ind AS requires the fair value of the share options to be determined using an appropriate pricing model recognised over the vesting period. The resulting decrease in profit of Rs. 18.61 in March 31, 2021 and Rs 46.56 in April 01, 2020.

f. Investment in mutual funds

Under Indian GAAP, investment in mutual funds were valued at cost of net realisable value whichever is lower. As per Ind AS, it is valued at fair value through profit and loss with a corresponding decrease in profit for the year ended March 31, 2021 of Rs. 213.25 and retained earnings increased as on April 1, 2020 of Rs. 567.08.

g. Employee loan

Under Indian GAAP, employee loan are recorded at their transaction value. Under Ind AS, all financial assets are required to be recognised at fair value. Accordingly, the Company has fair valued these employee loan under Ind AS. Difference between the fair value and transaction value of the employee loan has been recognised as prepaid salary. The resulting decrease in profit of Rs. 2.20 in March 31, 2021 and Nil in April 01, 2020.

h. Compulsory Convertible Debenture (CCD)

Under Indian GAAP, CCD are classified as long term liability whereas under Ind AS the conversion feature of the debenture's exact principal amount into fixed number of Equity shares meets the "fixed to fixed" criteria and hence shall be recognized as "Other Equity" until actual conversion. Equity shall be recognized net of transaction costs incurred at the time of issue. The interest payments shall be recognized as financial liability, however, its quantum would be insignificant compared to the Equity component. Based on above, entire CCD instrument, considering the immaterial liability component, entire instrument could be recognized as Equity instrument. The resulting increase in profit of Rs. 136.72 in March 31, 2021 and Rs. 98.69 in April 01, 2020.

i. Compulsory convertible preference shares (CCPS)

Under Indian GAAP, preference share capital is classified as share capital whereas under Ind AS the terms of the CCPS agreement provide for conversion of entire principal amount of the Preference Shares in the fixed ratio of equity shares at the end of the contract term, thus the instrument meets the "fixed to fixed" criteria. The CCPS shall be recognized as "Equity" and shall be presented as part of "Other Equity" in the Ind AS financial statements. The resulting increase in profit of Rs. 1.28 in March 31, 2021 and Rs. 192.96 in April 01, 2020.

Lease

j. Operating lease: Under Indian GAAP, the Company recognises rent expense on a straight line basis over the lease term.

On transition, the Company recognised a lease liability measured at the present value of the remaining lease payments. The right-of-use asset is recognised at its carrying amount as if the standard had been applied since the commencement of the lease, but discounted using the lessee's incremental borrowing rate as at April 01, 2020. Accordingly, a right-of-use asset of Rs 20,039.68 and a corresponding lease liability of Rs 25,187.73 has been recognized. The cumulative effect on transition in retained earnings is Rs 5,148.05. The principal portion of the lease payments have been disclosed under cash flow from financing activities.

On application of Ind AS 116, the nature of expenses has changed from lease rent in previous periods to depreciation cost for the right-of-use asset, and finance cost for interest accrued on lease liability.

k. Deferred Tax

Deferred tax have been recognised on the adjustments made on transition to Ind AS.

l. Retained Earnings

Retained earnings as at April 1, 2020 has been adjusted consequent to the above Ind AS transition adjustments.

(This space has been left blank intentionally)





42 The Code on Social Security 2020 (Code), which received the Presidential Assent on September 28, 2020, subsumes nine laws relating to social security, retirement and employee benefits, including the Employee Provident Fund and Miscellaneous Provisions Act, 1952 and the Payment of Gratuity Act, 1972. The effective date of the Code is yet to be notified. The Company will assess the impact of the Code when it comes into effect and will record related impact thereon.

43 Subsequent events

Subsequent to the reporting date before the approval of financial statements, the Company has issued 4,505,397 Series E Compulsorily Convertible Preference Shares ("Series E CCPS") having face value of Rs 100/- per share at a premium of Rs 44.27/-, on private placement basis, resulting into infusion of the fund in the Company.

44 Other statutory Information

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

(ii) The Company has balance with the below-mentioned companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

Name of the Struck off Company	Nature of Transaction	Relationship with the struck off company	March 31, 2022		March 31, 2021	
			Transaction for the year	Outstanding Balance*	Transaction	Outstanding Balance
1. Vbinge Media Private Limited	Revenue	Customer	0.02	(0.03)	3.37	0.25
2. LS Software Private Limited	Revenue	Customer	4.55	(0.14)	10.21	0.04
3. Shivam Knowledge Solutions Private Limited	Revenue	Customer	0.21	-	-	-

\* Negative balances represent advances

(iii) The Company do 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 Cryptocurrency transactions / balances or Virtual Currency during the financial year ended March 31, 2022 and March 31, 2021.

(v) The Company have not advanced or loaned or invested funds to Intermediaries for further advancing to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Ultimate beneficiaries shall:

- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Company has not received any funds or further advances in form of any fund from any person(s) or entity(ies), including guarantee to the Ultimate beneficiaries.

As per our report of even date attached

For S.R. Batliboi & Associates LLP  
Chartered Accountants  
ICAI firm registration no.: 101049W/E300004

*Nikhil Aggarwal*  
per Nikhil Aggarwal  
Partner

Membership no. 504274

Place: Gurugram  
Date: September 29, 2022



For and on behalf of the Board of Directors of  
of Awfis Space Solutions Private Limited

*Amit Ramani*  
Amit Ramani  
Director  
DIN: 00549918

Place: New Delhi  
Date: September 29, 2022

*Jitish Bhugra*  
Jitish Bhugra  
Chief Financial Officer

Place: New Delhi  
Date: September 29, 2022

*Bhagwan Kewal Ramani*

Bhagwan Kewal Ramani  
Director  
DIN: 02988910

Place: New Delhi  
Date: September 29, 2022

*Ansh Kumar*  
Ansh Kumar  
Company Secretary  
Membership no. A31237

Place: New Delhi  
Date: September 29, 2022

