RADIANCE
REALTY

# RADIANCE REALTY DEVELOPERS INDIA LIMITED

## 13th ANNUAL REPORT

## 2019 – 2020

RADIANCE REALTY

## BOARD OF DIRECTORS

| Sl.No. | DIN | Name of Directors | Position |
|---|---|---|---|
| 01. | 00091388 | Mr. Varun Manian | Managing Director |
| 02. | 07810642 | Mr. Ganesan Panchabagesan | Director |
| 03. | 02605084 | Mrs.Lakshmi Kumaraswamy | Director |
| 04. | 07224996 | Mr. P. Chandrasekaran | Independent Director |
| 05. | 07224999 | Mrs. Maria Renaux | Independent Director |

## KEY MANAGEMENT PERSONNEL

| Sl.No. | Name of the Person | Designation |
|---|---|---|
| 01. | Mr. Varun Manian | Managing Director |
| 02. | Mr. K. Srinivasan | Chief Financial Officer |
| 03. | Mrs. Thejaswini | Company Secretary |

## STATUTORY AUDITORS

**M/s PKF SRIDHAR & SANTHANAM LLP**
Chartered Accountants,
KRD Gee Gee Crystal, No.91-92, 7th Floor,
Dr. Radhakrishnan Salai, Mylapore,
Chennai – 600 004.

## BANKERS AND FINANCIAL INSTITUTIONS

1. M/s Kotak Mahindra Bank
2. M/s Bajaj Housing Finance Ltd
3. M/s Axis Bank Limited
4. M/s State Bank of India
5. M/s Motilal Oswal Real Estate Invt. Advisors II P Limited
6. M/s HDFC Bank Limited
7. M/s Xander Finance Limited
8. M/s Tata Capital Housing Finance Limited

## REGISTERED OFFICE

**Radiance Realty Developers India Limited,**
"Khivraj Complex - II, 6th Floor, No. 480,
Anna Salai, Nandanam, Chennai – 600 035.
Tel. +91 44 4347 0970, Fax. +91 44 43470971
www.radiancerealty.in,
CIN : U45201TN2007PLC062662

## INDEPENDENT AUDITORS' REPORT

To the Members of Radiance Realty Developers India Limited

### Report on the Audit of the Standalone Financial Statements

### Opinion

We have audited the standalone financial statements of Radiance Realty Developers India Limited ("the Company"), which comprise the balance sheet as at 31 March 2020, and the statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

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 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 31 March 2020, and its profit, and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the *standalone* financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Emphasis of Matter

We draw attention to Note 40 to the financial statements, regarding the management's impairment assessment of property, plant and equipment, right of use assets, intangible assets, investments, trade receivables and inventory as at 31 March 2020 being considered as unimpaired /recoverable based on its internal and external sources of information and estimates, and its judgments on implication expected to arise from COVID-19 pandemic. This being an unprecedented event which is difficult to estimate, the actual implications could vary.

Our opinion is not modified in respect of the above matter.

### Information Other than the Standalone Financial Statements and Auditors' Report Thereon

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

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

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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.

**Auditors' 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 auditors' 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 auditors' report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

P.K. SRIDHAR & SANTHANAM LLP CHENNAI

- 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 (Auditors' Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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, and the Cash Flow Statement 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 Rule 7 of the Companies (Accounts) Rules, 2014.

   (e) On the basis of the written representations received from the directors as on 31 March 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2020 from being appointed as a director in terms of Section 164 (2) of the Act.

   (f) At this juncture, we are unable to say if the matter described in the Emphasis of Matter paragraph above, will have an adverse effect on the functioning of the Company.

   (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   (h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 32 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.

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Firm Reg. No.
CHENNAI

As required by Section 197(16) of the Act, we report that the remuneration paid by the company to its directors is in accordance with the prescribed provisions and the remuneration paid to every director is within the limit specified under Section 197.

For **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm's Registration No.003990S/S200018

S.Rajeshwari
Partner
Membership No. 024105

Place of Signature: Dubai
Date: 30th December 2020
UDIN: 21024105AAAAAH6611

PKF SRIDHAR & SANTHANAM LLP
Firm Regn. No. 003990S/S200018
CHENNAI

**Annexure A**

**Referred to in paragraph 1 on 'Report on Other Legal and Regulatory Requirements' of our report of even date to the members of Radiance Realty Developers India Limited ("the Company") on the standalone financial statements as of and for the year ended 31 March 2020.**

(i) In respect of the Company's fixed assets :

(a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.

(b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified in a phased manner. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Fixed assets were physically verified by the management during the year. In our opinion, and according to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c ) According to the information and explanations given to us and the records examined by us, we report that, the title deeds, comprising immovable properties of the land and buildings amounting to Rs.30.42 crores which have been mortgaged for various borrowings are in the possession of the bankers.

(ii) The Company has conducted physical verification of inventories at reasonable intervals during the year. As informed, discrepancies noticed on such verification were not material.

(iii) According to information and explanations given to us, The Company has granted unsecured loan to body corporate covered in the register maintained under Section 189 of the Act, in respect of which:

a. The terms and conditions under which such loans were granted are, in our opinion, prima facie, not prejudicial to the Company's interest.
b. The said loans, including principal and interest thereon, are repayable as mutually agreed from time to time, and we are informed that the amount of interest and principal demanded by the Company would be repaid as agreed upon.
c. There are no amounts overdue in respect of this loan for more than ninety days at the balance sheet date, in view of the above terms agreed upon.

(iv) In our opinion and according to the information and explanation given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees, and securities, as applicable.

(v) Based on our audit procedures & according to the information and explanation given to us, the Company has not accepted any deposits from the public within the meaning of the Act and the rules made there under and hence clause 3(v) of the Order is not applicable.

(vi) We have broadly reviewed the books of account maintained by the Company as specified under Section 148(1) of the Act, for maintenance of cost records in respect of the products manufactured by the Company, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not, made a detailed examination of cost records with a view to determine whether they are accurate or complete.

(vii)

(a) According to the information and explanations given to us and the records of the Company examined by us, *except for few delays*, the Company has generally been regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, Goods and Services Tax(GST), cess and any other statutory dues as applicable with the appropriate authorities.

PKF SRIDHAR & SANTHANAM LLP
Firm Reg. No. 003990S/S200018
CHENNAI

According to the information and explanation given to us and the records of the Company examined by us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, Goods and Services Tax(GST), cess and any other statutory dues were in arrears, as at 31 March 2020 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and based on our examination of the records of the Company, there are no dues of Income-tax, Sales Tax, Service tax, Goods and Services Tax(GST) and Duty of customs as at 31 March 2020, which have not been deposited with the appropriate authorities on account of any dispute.

(viii) Based on our audit procedures and as per the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowings to financial institutions, banks, Government or dues to debenture holders.

(ix) According to the information and explanations given to us, No money was raised by way of Initial Public Offer (IPO) or Further Public Offer (FPO) (including debt instrument). Term loans during the year were applied for the purpose for which those were raised except in case of one borrowing where a sum of Rs.118.87 lakhs (out of borrowing of Rs.1,850 lakhs) was not utilized for the purpose for which it was raised as at 31 March 2020 . However the same was utilized for the intended purpose in June 2020.

(x) To the best of our knowledge and belief and according to the information and explanations given to us, we report that no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year nor have we been informed of such case by the management.

(xi) According to the information and explanations given to us, the managerial remuneration has been paid / provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.

(xii) The Company is not a Nidhi company in accordance with Nidhi Rules 2014. Accordingly, the provisions of clause (xii) of the Order are not applicable.

(xiii) Based on our audit procedures and according to the information and explanations given to us, all the transactions entered into with the related parties during the year are in compliance with Section 177 and Section 188 of the Act where applicable and the details have been disclosed in the standalone financial statements as required by the applicable Accounting standards.

(xiv) Based on our audit procedures and according to the information and explanations given to us, the Company issued redeemable, cumulative, non convertible debentures during the year under review on privately placement basis and requirements of section 42 of the Act in this regard have been complied with and amounts raised have been used for the purposes for which the funds were raised.

(xv) Based on our audit procedures and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with them.

P.K.F. SRIDHAR & SANTHANAM LLP
Firm Reg. No. 003990S/S200018
CHENNAI

(xvi) Based on our audit procedures and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of Reserve Bank of India Act, 1934.

For **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm's Registration No.003990S/S200018

S.Rajeshwari
Partner
Membership No. 024105

Place of Signature: Dubai
Date: 30th December 2020
UDIN: 21024105AAAAAH6611

**Annexure B**

**Referred to in paragraph 2(g) on 'Report on Other Legal and Regulatory Requirements' of our report of even date**

**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 Radiance Realty Developers India Limited ("the Company") as of 31 March 2020 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 (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting 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 includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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**

Because of the inherent limitations of internal financial controls over financial reporting, 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 to future periods are subject to the risk that the internal financial control over financial reporting 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 maintained, in all material respects, an adequate internal financial controls system over financial reporting with certain changes done for remote work environment, and such internal financial controls over financial reporting were operating effectively as at 31 March 2020, 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 **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm's Registration No.003990S/S200018

PKF SRIDHAR & SANTHANAM LLP
Firm Regn. No. 003990S/S200018
CHENNAI

S.Rajeshwari
Partner
Membership No. 024105

Place of Signature: Dubai
Date: 30th December 2020
UDIN: 21024105AAAAAH6611

RADIANCE REALTY DEVELOPERS INDIA LTD
BALANCE SHEET AS AT 31ST MARCH 2020

(figures in Rupees)

| | Notes | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|---|
| **EQUITY AND LIABILITIES** | | | |
| **Shareholders Funds** | | | |
| a. Share Capital | 2 | 359,982,400 | 359,982,400 |
| b. Reserves and Surplus | 3 | 1,376,317,062 | 1,308,673,260 |
| | | **1,736,299,462** | **1,668,655,660** |
| **Non Current Liabilities** | | | |
| a. Long Term Borrowings | 4 | 1,231,954,358 | 1,080,020,426 |
| b. Long Term Provisions | 8 | 3,774,202 | 2,921,889 |
| | | **1,235,728,560** | **1,082,942,315** |
| **Current Liabilities** | | | |
| a. Short Term Borrowings | 5 | 908,589,560 | 704,768,036 |
| b. Trade Payables | | | |
| i. Due to Micro & Small Enterprises | 6 | 38,393,576 | 12,693,034 |
| ii. Due to Other than Micro & Small Enterprises | 6 | 394,287,169 | 485,838,122 |
| c. Other Current Liabilities | 7 | 1,772,648,118 | 1,591,921,653 |
| d. Short Term Provisions | 8 | 9,827,454 | 12,908,877 |
| | | **3,123,745,877** | **2,808,129,722** |
| **Total** | | **6,095,773,899** | **5,559,727,697** |
| **ASSETS** | | | |
| **Non Current Assets** | | | |
| a. Property Plant & Equipments | | | |
| i. Tangible Assets | 9 | 422,004,335 | 438,103,462 |
| ii. Intangible Assets | 9 | 602,720 | 1,280,875 |
| iii. Capital Work In Progress | 10 | 178,765,420 | 126,685,403 |
| b. Non Current Investments | 11 | 214,918,460 | 291,184,450 |
| c. Deferred Tax Assets (net) | 16 | 28,278,743 | 21,686,190 |
| d. Long term loans and advances | 12 | 42,936,808 | 339,491,970 |
| e. Other Non current assets | 13 | 32,754,202 | 65,899,375 |
| | | **918,260,688** | **1,284,331,725** |
| **Current Assets** | | | |
| a. Inventories | 14 | 3,676,988,331 | 3,292,785,748 |
| b. Trade Receivables | 15 | 620,611,263 | 390,922,202 |
| c. Cash and Bank Balances | 17 | 60,902,458 | 86,724,755 |
| d. Short Term Loans and Advances | 18 | 623,621,024 | 301,241,651 |
| e. Other Current assets | 13 | 195,390,135 | 203,721,616 |
| | | **5,177,513,211** | **4,275,395,972** |
| **Total** | | **6,095,773,899** | **5,559,727,697** |
| Significant accounting policies | 1 | | |

The accompanying notes are an integral part of the financial statements

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

S. Rajeshwari
Partner
M.No 024105

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

Place : DUBAI
Dated: 30-12-20

For and on behalf of the Board of Directors

Varun Manian
Managing Director
DIN - 00091388

Ganesan Panchabagesan
Director
DIN - 07810642

K. Srinivasan
Chief Financial Officer

Thojaswini
Company Secretary

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

Place : Chennai
Dated: 29/12/2020

RADIANCE REALTY DEVELOPERS INDIA LTD
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2020

(figures in Rupees)

| | Notes | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|---|
| **INCOME** | | | |
| Revenue from Operations | 19 | 2,884,982,051 | 3,038,213,645 |
| Other Income | 20 | 71,746,579 | 56,446,969 |
| **Total Income** | | **2,956,728,630** | **3,094,660,614** |
| **EXPENSES** | | | |
| Cost of Land, Material and Construction Expenses | 21 | 2,519,123,624 | 3,022,532,730 |
| Change In Inventories Of Constructed Premises Held For Sale, Work In Progress And Construction Material | 22 | (384,202,583) | (641,435,464) |
| Employee Benefits Expenses | 23 | 190,971,076 | 167,410,004 |
| Finance Costs | 24 | 56,555,123 | 80,720,705 |
| Depreciation & Amortisation expense | 9 | 51,081,821 | 44,993,140 |
| Administration & Other Expenses | 25 | 425,052,951 | 260,421,876 |
| **Total Expenses** | | **2,858,582,012** | **2,934,642,991** |
| **Profit before exceptional item and tax** | | **98,146,618** | **160,017,623** |
| Other Income | | - | - |
| **Profit before Tax** | | **98,146,618** | **160,017,623** |
| **Tax Expenses** | | | |
| Current Year | | 35,095,369 | 60,570,000 |
| MAT Credit Entitlement | | - | - |
| Deferred tax / (Credit) | | (4,592,553) | 8,338,811 |
| (Excess) / Short provision for Tax of earlier years | | - | 29,940,432 |
| **Profit for the year** | | **67,643,802** | **61,168,380** |
| **Earnings Per Equity Share (Equity Share of par value of Rs. 100 each)** | 26 | | |
| - Basic | | 677.63 | 612.76 |
| - Diluted | | 677.25 | 612.42 |
| Significant accounting policies | 1 | | |

The accompanying notes are an integral part of the financial statements

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

S. Rajeshwari
Partner
M.No 024105

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

Place : DUBAI
Dated: 30-12-20

For and on behalf of the Board of Directors

Varun Manian
Managing Director
DIN - 00091388

Ganesan Panchabagesan
Director
DIN - 07810642

K. Srinivasan
Chief Financial Officer

Thejaswini
Company Secretary

Place : Chennai
Dated: 29/12/2020

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

RADIANCE REALTY DEVELOPERS INDIA LIMITED

Cash Flow Statement for the Year Ended 31 March 2020

*(figures in Rupees)*

| | Particulars | Note | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|---|---|
| A | **Cash flow from operational activities** | | | |
| | **Profit Before Tax, Exceptional and Extraordinary Items** | | 98,146,618 | 160,017,623 |
| | **Adjustment for:** | | | |
| | Preliminary expenses written off | | 13,874 | 13,874 |
| | Depreciation | | 51,081,821 | 44,993,138 |
| | Provision for Diminution in Value of Investments | | - | - |
| | (Profit) / Loss on Sale of Investments - Radiance Dubai FZE | | (7,593,610) | - |
| | (Profit) / Loss on Sale of Fixed Asset | | 411,074 | - |
| | Finance costs | | 56,555,123 | 80,720,705 |
| | Interest Income | | (50,171,595) | (47,072,452) |
| | **Operating profit before working capital changes** | | 148,443,305 | 238,672,888 |
| | **Adjustment for:** | | | |
| | (Increase)/Decrease in Long-Term Loans and Advances | | 296,555,182 | (118,353,446) |
| | (Increase)/Decrease in Other Non Current Assets | | 41,462,780 | 20,008,108 |
| | (Increase)/Decrease in Inventories | | (384,202,583) | (641,435,464) |
| | (Increase)/Decrease in Trade Receivables | | (229,689,061) | 451,916,493 |
| | (Increase)/Decrease in Short -Term Loans and Advances | | (313,953,796) | 105,370,134 |
| | Increase/(Decrease) in Other Long Term Liabilities | | - | - |
| | Increase/(Decrease) in Long-Term Provisions | | 852,313 | (1,104,181) |
| | Increase/(Decrease) in Trade Payables | | (65,850,411) | 18,097,537 |
| | Increase/(Decrease) in Other Current Liabilities | | 576,322,042 | (3,984,184) |
| | Increase/(Decrease) in Short-Term Provisions | | (871,071) | 2,235,977 |
| | **Cash generated from operations** | | 69,068,680 | 71,423,861 |
| | Payment of Taxes | | (45,731,298) | (88,641,873) |
| | **Net cash flow from operating activities (A)** | | 23,337,382 | (17,218,012) |
| B | **Cash flow from investment activities** | | | |
| | Purchase of Property, Plant and Equipment | | (35,590,646) | (70,383,057) |
| | Movement in Capital Work in Progress | | (52,080,017) | (70,680,088) |
| | Changes in Current Investment | | - | - |
| | Fresh investments made (Non Current) | | (100,100) | (510,000) |
| | Investments realised (Non Current) | | 83,959,700 | - |
| | Interest Income | | 50,171,595 | 47,072,452 |
| | Proceeds from Sale of Property, Plant and Equipment | | 874,933 | - |
| | **Net cash from/(used in) investment activities (B)** | | 47,235,565 | (94,700,693) |
| C | **Cash flow from financial activities** | | | |
| | Repayment of Short-Term Borrowings | | - | (13,296,033) |
| | Proceeds from Short-Term Borrowings | | 203,821,524 | - |
| | Repayment of Long-Term Borrowings | | (1,217,877,091) | (1,362,194,112) |
| | Proceeds from Long-Term Borrowings | | 974,215,446 | 1,563,705,959 |
| | Issuance of preferential shares | | - | (50,000,000) |
| | Finance Costs | | (56,555,123) | (80,720,705) |
| | **Net cash used in financial activities (C )** | | (96,395,244) | 57,495,109 |
| D | **Net change in cash and cash equivalent (A+B+C)** | | (25,822,297) | (54,423,596) |
| | Cash & cash equivalents at the beginning of the year | | 86,724,755 | 141,148,351 |
| | Add: Cash and Cash equivalents taken over | | - | - |
| | **Cash & bank balance at the end of the year** | | 60,902,458 | 86,724,755 |
| E | **Components of cash and cash equivalents at the year end** | | | |
| | Cash on hand | | 391,626 | 323,052 |
| | **Balances with banks** | | | |
| | - in Current Account | | 40,014,138 | 62,851,762 |
| | - in Fixed Deposit | | 20,496,694 | 23,549,941 |
| | | | 60,902,458 | 86,724,755 |

1. Previous year figures are regrouped / reclassified wherever necessary
2. The accompanying notes are an integral part of Financial Statements 1

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

S. Rajeshwari
Partner
M.No 024105

PKF SRIDHAR & SANTHANAM LLP FIRM REGN No 003990S / S200018 CHENNAI

Place : DUBAI
Dated: 30-12-20

For and on behalf of the Board of Directors

Varun Manian
Managing Director
DIN - 00091388

Ganesan Panchabagesan
Director
DIN - 07810642

K. Srinivasan
Chief Financial Officer

Thejaswini
Company Secretary

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

Place : Chennai
Dated: 29/12/2020

## NOTES TO FINANCIAL STATEMENTS

## 1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

### 1.01 Corporate Information

Radiance Realty Developers India Ltd (the Company) is a Public Company domiciled in India and Incorporated under the provisions of the Companies Act, 1956.
The Company is engaged in Sale of Land & construction and sale of residential and Commercial properties.

### 1.02 Basis of preparation

These financial statements have been prepared in accordance with the generally accepted accounting principles in India, on the basis of going concern under the historical cost convention and also on accrual basis. The Company has prepared these financial statements to comply in all material aspects with the accounting standards notified under section 133 of the Companies Act, 2013, read together with rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. In accordance with first provision to section 129 ( 1) of the Companies Act, 2013, the items contained in the enclosed financial statements are in accordance with the Accounting Standards.

All assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current & non-current classification of assets and liabilities
The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

### 1.03 Use of estimates:

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, as at the date of financial statements and reported amounts of revenue and expenses during the reporting period. Such estimates are on reasonable and prudent basis taking into account all available information; actual results could differ from estimates. Differences on account of revision of estimates, actual outcome and existing estimates are recognised prospectively once results are known/materialised in accordance with the requirements of the respective accounting standard, as may be applicable.

The company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of inventory, receivables, property, plant and equipment, right to use assets, intangible assets and investments. The company, as at the date of the approval of these financial statements, has performed evaluation of available information, considered sensitivity on the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

### 1.04 Tangible Fixed Assets

Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any.The cost comprises purchase price, non refundable taxes.borrowing costs (if capitalization criteria are met)and directly attributable cost of bringing the asset to its present location and condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price. Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.
Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

PKF SRIDHAR & SANTHANAM LLP FIRM REGN NO 003990S/S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

**1.05 Depreciation on tangible fixed assets**

Pursuant to the enactment of the Companies Act, 2013, the Company has depreciated the fixed assets using Written Down Value method based on the rates and manner prescribed in Schedule II to the Companies Act, 2013 except for certain assets where it has identified the useful life based on the internal assessments as mentioned below.

| Asset | Useful Life of the Asset (internal assessment) | Useful life as per Schedule II of Companies Act,2013 |
|---|---|---|
| Furniture & Fixtures - HQ10 - | 6 years | 10 years |
| Furniture & Fixtures - Guest House | 5 years | 10 years |
| Plant & Machinery | 12 years | 15 years |

**1.06 Intangible Assets**

Intangible Assets are recognised only if they are separately identifiable and the Company expects to receive future economic benefits arising out of them. Such Assets are stated at acquisition cost, net of accumulated amortization and accumulated impairment losses, if any.

Intangible assets are amortized on a straight line basis over the estimated useful economic life. The Company uses a rebuttable presumption that the useful life of an intangible asset will not exceed ten years from the date when the asset is available for use. If the persuasive evidence exists to the affect that useful life of an intangible asset exceeds ten years, the Company amortizes the intangible asset over the best estimate of its useful life. Such intangible assets not yet available for use are tested for impairment annually, either individually or at the cash generating unit level. All other intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired

The amortization period and the amortization method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortization period is changed accordingly. If there has been a significant change in the expected pattern of economic benefits from the asset, the amortization method is changed to reflect the changed pattern. Such changes are accounted for in accordance with AS 5 Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies

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

| Asset | Useful Life |
|---|---|
| Computer Software | 3 years |

**1.07 Leases**

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases.

Where the Company is the lessee- Operating Lease

Lease rentals in respect of assets taken on operating lease are charged to statement of profit and loss over the lease term on systematic basis which is more representative of the time pattern of the Company's benefit.

Where the Company is the lessor- Operating Lease

Lease income is recognized in the statement of profit and loss over the lease term on systematic basis which is more representative of the time pattern of Company's benefit.

Assets subject to operating leases are included in fixed assets. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

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RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

**1.08 Borrowing costs**

a. Borrowing costs include interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

b. Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. All other borrowing costs are recognised as an expense in the period in which they are incurred. Where borrowings are specifically for obtaining a qualifying asset for developments, the amounts capitalised is borrowing cost incurred on those borrowings less any income on temporary investment of those borrowings.

c. Capitalisation of borrowing cost is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing cost is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale is complete.

d. Borrowing cost is not capitalised on the purchase of land for development unless activities necessary to prepare the land for development are in progress.

**1.09 Impairment of tangible and intangible assets**

An assessment is done at each balance sheet date as to whether there is any indication that an asset (tangible and intangible) may be impaired. For the purpose of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, an estimate of the recoverable amount of the asset/cash generating unit is made. Assets whose carrying value exceeds their recoverable amount are written down to the recoverable amount. Recoverable amount is higher of an asset's or cash generating unit's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets are reflected at the recoverable amount.

**1.10 Investments**

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

On initial recognition, all investments are measured at cost. The cost comprises purchase price and directly attributable acquisition charges such as brokerage, fees and duties. If an investment is acquired, or partly acquired, by the issue of shares or other securities, the acquisition cost is the fair value of the securities issued. If an investment is acquired in exchange for another asset, the acquisition cost of the investment is determined by reference to the fair value of the asset given up or by reference to the fair value of the investment acquired, whichever is more clearly evident.

Current investments are carried in the financial statements at lower of cost and fair value determined on an individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of the investments On disposal of an investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

**1.11 Inventories**

Inventory comprises of property held for sale, property under construction (work in progress) and stock of construction materials. Unsold premises held as inventory are valued at cost. Cost of construction/ development material is valued at lower of cost or net realizable value. Work-in-Progress comprises of cost of acquisition of land, if any, construction & development expenses, and borrowing cost. Necessary provisions are considered if net realizable value of premises is less than cost. The Company values the cost of inventories on FIFO basis.

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

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RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

**1.12 Revenue from Projects:**

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

**Revenue from sale of real estate projects** under development is recognized upon transfer of all significant risks and rewards of ownership of such real estate property and is accounted on percentage completion method.

In accordance with the Guidance Note on Accounting for Real Estate Transactions, project revenue has been recognized on the percentage completion method provided the following thresholds have been met:

- All critical approvals necessary for commencement have been obtained
- The expenditure incurred on construction and development cost is not less than 25% of the total estimated construction and development costs
- Atleast 25% of the saleable area is secured by agreement with the buyers
- At least 10% of the agreements are realized at the reporting date in respect of such contracts

Project revenue represents aggregate amounts of sale price of the land and the development consideration as per the agreements entered into with buyers and is recognised based on the percentage that the actual project costs incurred till the reporting date bears to the total estimated construction and development costs for completion of the project.

Project Costs include Cost of Land and Construction and development costs that relate directly to a specified project and costs that may be attributable to project activity in general and can be allocated to a project.

**Revenue from construction contracts** is recognised by reference to the stage of completion of the contract activity which is measured based on the percentage that the actual construction costs incurred till the reporting date bears to the total estimated construction costs for completion of the contract.

The related contract costs are charged to the statement of profit and loss of the year.

Losses expected to be incurred on projects in progress are charged to the statement of profit and loss in the period in which these losses are known.

**1.13 Foreign Exchange Transactions:**

Transactions in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. Monetary items are translated at the year end rates. The exchange difference between the rate prevailing on the date of transaction and on the date of settlement as also translation of monetary items at the end of the year is recognised as income or expenses, as the case may be.

**1.14 Employee Benefits**

a. Defined Contribution Plan

The company makes contribution to the statutory provident fund in accordance with the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 which is a defined contribution scheme. The contributions to the provident fund are charged to the statement of profit and loss for the year when the contributions are due.

b. Defined Benefit Plan

The Company operates a defined benefit plan for its employees i.e. gratuity liability. The costs of providing benefits under these plans are determined on the basis of actuarial valuation at each year-end. Actuarial valuation is carried out using the projected unit credit method.

Actuarial gains and losses for defined benefit plan is recognised in full in the period in which it occur in the statement of profit and loss.

c. Leave Encashment

Leave Encashment expenses are recognised as expenses in the profit and loss account at the year end as there is no carry forward benefit.

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### 1.15 Taxes on Income

Tax on income for the current period is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961

Deferred tax is recognized on timing differences between the accounting income and the taxable income for the year, and quantified using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.

Deferred tax credit and corresponding deferred tax assets are recognized to the extent there is reasonable certainty that sufficient future taxable Income will be available against which such deferred tax assets can be realized.

Deferred tax assets, when there is unabsorbed depreciation/business loss are recognized when it is virtually certain that sufficient future taxable Income will be available against which such deferred tax assets can be realized.

### 1.16 Earnings Per Share

a. Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. 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 split (consolidation of shares) that have changed in number of equity shares outstanding, without a corresponding change in resources.

b. 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 share outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

### 1.17 Provisions, contingent liabilities and contingent assets

a Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if

- The Company has a present obligation as a result of a past event
- A probable outflow of resources is expected to settle the obligation and
- The amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received

b Contingent liability is disclosed in case of:

- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation.
- A present obligation when no reliable estimate is possible
- A possible obligation arising from past events where the probability of outflow of resources is not remote

c Contingent assets are not recognized in the books.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

### 1.18 Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank, cash in hand, demand deposits with banks and other short-term deposits.

PVR SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

(figures in Rupees)

| 2 SHARE CAPITAL | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **AUTHORISED SHARES :** | | |
| 1,50,000 (March 31, 2019 - 1,50,000) Equity shares of Rs.100/- each | 15,000,000 | 15,000,000 |
| 95,00,000 (March 31, 2019 - 95,00,000) Preference Shares of Rs.100/- each | 950,000,000 | 950,000,000 |
| | **965,000,000** | **965,000,000** |
| **ISSUED, SUBSCRIBED & PAID - UP** | | |
| 99,824 (March 31, 2019 - 99,824) Equity shares of Rs.100/- each | 9,982,400 | 9,982,400 |
| 35,00,000 (March 31, 2019 - 35,00,000) - 12% Redeemable Non Cumulative Preference Shares of Rs.100/- each | 350,000,000 | 350,000,000 |
| | **359,982,400** | **359,982,400** |

a. Reconciliation of Equity Shares outstanding as at the beginning and at the end of the reporting period

| Particulars | As at March 31, 2020 | | As at March 31, 2019 | |
|---|---|---|---|---|
| **Equity Shares** | No. of Shares | Amount | No. of Shares | Amount |
| Shares at the beginning of the period | 99,824 | 9,982,400 | 99,824 | 9,982,400 |
| Add: Shares issued during the period | - | - | - | - |
| Shares at the end of the period | 99,824 | 9,982,400 | 99,824 | 9,982,400 |

b. Reconciliation of Preference Shares outstanding as at the beginning and at the end of the reporting period

| Particulars | As at March 31, 2020 | | As at March 31, 2019 | |
|---|---|---|---|---|
| **Preference Shares** | No. of Shares | Amount | No. of Shares | Amount |
| Shares at the beginning of the period | 3,500,000 | 350,000,000 | 4,000,000 | 400,000,000 |
| Add: Shares issued during the period | - | - | - | - |
| Less:- Shares redeemed during the period | - | - | 500,000 | 50,000,000 |
| Shares at the end of the period | 3,500,000 | 350,000,000 | 3,500,000 | 350,000,000 |

c. Rights, preference and restrictions attached to shares:

1. The Company has two types of shares i.e. Redeemable Non cumulative Preference Shares & Equity shares.
2. Preference shares and Equity shares have a par value of Rs. 100 per share.
3. Equity share holders are entitled to one vote per share held. No dividend has been declared on equity shares.
4. No dividend has been declared on Redeemable Non cumulative Preference Shares as it has been waived by the Preference Shareholder
5. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential share holders amounts due.

d. Details of shareholders holding more than 5% shares

| | As at March 31, 2020 | | As at March 31, 2019 | |
|---|---|---|---|---|
| **Equity Shares of Rs 100 each fully paid** | No. of Shares | % age | No. of Shares | % age |
| **Name of the Shareholder** | | | | |
| Varun Manian | 98,321 | 98.49% | 76,222 | 76.36% |
| K S Manian | 999 | 1.00% | 23,098 | 23.14% |
| **Redeemable Non Cumulative Preference Shares of Rs 100 each fully paid** | | | | |
| **Name of the Shareholder** | | | | |
| Varun Manian | 3,500,000 | 100.00% | 3,500,000 | 100.00% |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

## 3 RESERVES & SURPLUS

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| a. Share Premium | 922,238,452 | 922,238,452 |
| b. Debenture Redemption Reserve | | |
| Balance as at the beginning of the year | 198,050,000 | 30,225,000 |
| Add: Additions during the year | 6,535,875 | 167,825,000 |
| Balance at the end of the year | **204,585,875** | **198,050,000** |
| c. Capital Redemption Reserve | | |
| Balance as at the beginning of the year | 50,000,000 | - |
| Add: Additions during the year | - | 50,000,000 |
| Balance at the end of the year | **50,000,000** | **50,000,000** |
| d. Surplus / (deficit) in the statement of profit and loss | | |
| Balance as at the beginning of the year | 138,384,808 | 295,041,428 |
| Add : Profit for the year | 67,643,802 | 61,168,380 |
| | **206,028,610** | **356,209,808** |
| Less : Prior Period Taxation / Depreciation | - | - |
| Less : Transfer to Debenture Redemption Reserve | 6,535,875 | 167,825,000 |
| Less : Transfer to Capital Redemption Reserve | - | 50,000,000 |
| Balance at the end of the year | **199,492,735** | **138,384,808** |
| **Total Reserves and surplus** | **1,376,317,062** | **1,308,673,260** |

## 4 LONG TERM BORROWINGS

| | | Non Current Portion | | Current Portion | |
|---|---|---|---|---|---|
| | | As at March 31, 2020 | As at March 31, 2019 | As at March 31, 2020 | As at March 31, 2019 |
| | **Term Loans** | | | | |
| | **Secured** | | | | |
| | **From Banks / Financial Institutions** | | | | |
| a | Kotak Mahindra Invsts Ltd-Term Loan I -Guindy | - | - | - | 100,000,000 |
| | Kotak Mahindra Prime Ltd-Term Loan II -Guindy | - | - | 199,993,259 | - |
| | Kotak Mahindra Invsts Ltd-Term Loan III - Mercury | - | - | - | 80,710,222 |
| | Kotak Mahindra Prime Ltd-Term Loan IV - Icon LF | - | - | - | 121,797,845 |
| | Kotak Mahindra Prime Ltd-Term Loan V - Icon CF | - | - | - | 300,000,000 |
| | Kotak Mahindra Prime Ltd-Term Loan VI - Emerald LF | - | 121,600,000 | - | 77,072,499 |
| | Kotak Mahindra Invsts Ltd-Term Loan VII - WCDL | - | - | - | 200,000,000 |
| | Kotak Mahindra Invsts Ltd-Term Loan VIII - Adhoc | - | - | - | 100,000,000 |
| | Kotak Mahindra Invsts Ltd-Term Loan IX - WCDL1 | - | 100,000,000 | 43,640,944 | - |
| b | Xander Finance Ltd-Term Loan 1-The Pride | 309,762,025 | - | 96,875,000 | - |
| | Xander Finance Ltd-Term Loan 2-The Pride | 111,646,676 | - | - | - |
| c | Tata Capital Housing Finance Ltd-Term Loan 1-Sapphire | 89,876,358 | - | - | - |
| d | Bajaj Housing Finance Limited-Term Loan-Royale | - | - | - | 76,306,393 |
| | Bajaj Housing Finance Limited-Term Loan-Suprema | 148,728,052 | - | - | - |
| e | State Bank of India - Term Loan 1 - Splendour | - | 46,299,566 | 113,727,603 | 103,600,000 |
| | State Bank of India - Term Loan 2 - ABL | 38,934,080 | - | 9,999,996 | - |
| f | Kotak Mahindra Bank - Term Loan X - Car Loans | - | 3,020,786 | 3,020,786 | 8,648,988 |
| | Axis Bank Limited - Term Loan 3 - Car Loans | 257,353 | 608,623 | 351,270 | 733,500 |
| | HDFC Bank Limited - Term Loan I - Car Loans | 17,149,814 | 14,962,137 | 8,459,535 | 5,390,478 |
| | HDFC Bank Limited-TL II-Commercial Equipment Loan | - | 1,329,314 | 2,610,651 | 2,758,198 |
| g | **Non Convertible Debentures** | | | | |
| | India Realty Excellence Fund III- Sholinganallur | - | 150,000,000 | 150,000,000 | - |
| | India Realty Excellence Fund III- Thaiyur | - | 195,000,000 | 152,743,502 | - |
| | India Realty Excellence Fund IV - Madhavaram (Managed by Motilal Oswal Real Estate Invt Advisors II P Ltd) | 450,900,000 | 382,500,000 | - | - |
| | **Unsecured** | | | | |
| | Debentures to V.M.Aviation P Ltd* | 64,700,000 | 64,700,000 | - | - |
| | *(Refer Note 28) | | | | |
| | | **1,231,954,358** | **1,080,020,426** | **781,422,546** | **1,177,018,123** |
| | **The above amount includes** | | | | |
| | Amount disclosed under the head "other current liabilities" (refer note no. 7) | - | - | 781,422,546 | 1,177,018,123 |
| | **Net Amount** | **1,231,954,358** | **1,080,020,426** | - | - |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| | Nature of Security | Terms of Repayment |
|---|---|---|
| i. | Term Loan I from Kotak Mahindra Investments Ltd is secured by registered mortgage, ranking pari-passu with Kotak Mahindra Bank Limited (KMBL) and Kotak Mahindra Prime Limited (KMPL) on Land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032 owned by the borrower Extension of first and charge by way of registered mortgage, ranking pari-passu with KMBL and KMPL on property admeasuring 3.84 acres of land - "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project knows as '"Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai. In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 36 / 138 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 11.50% pa.<br><br>The rate of Interest as on 31.03.2019 is 11.60% p.a.<br><br>All the receivables (from leasing, sale, transfer revenue sharing arrangement etc) from "Guindy Land" including but not limited to other income being generated from parking revenue, advertisement etc exclusively will be deposited or cause to be deposited into the escrow a/c opened / to be opened with Kotak Mahindra Bank Limited.<br><br>The said loan has been fully repaid during the financial year 19-20 |
| ii. | Term Loan II from Kotak Mahindra Prime Ltd is secured by registered mortgage, ranking pari-passu with Kotak Mahindra Bank Limited (KMBL) and Kotak Mahindra Investments Limited (KMIL) on Land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032 owned by the borrower Extension of first and charge by way of registered mortgage, ranking pari-passu with KMBL and Unsold Units along with proportionate share of UDS in total land admeasuring 2.97 acres and project constructed / to be constructed thereon including receivables from sold units in "Radiance ICON" at Koyambedu, Chennai and Unsold Units along with proportionate share of UDS in total land admeasuring 6.26 acres and project constructed / to be constructed thereon including receivables from sold units in "Radiance Mercury" at Perumbakkam, Chennai and hypothecation of all the receivables from the project "Emerald" | The loan sanctioned to the Company is Rs. 20,00,00,000/-. The loan is repayable by a term of 120 months including moratorium period of 12 months from the date of first disbursement. The applicable rate of interest is 13.00% pa.<br><br>The rate of Interest as on 31.03.2020 is 13.00% p.a.<br><br>Escrow of eligible receivables from the projects "ICON", "Mercury" & "Emerald" & 100% of the inflows from sale of "Guindy Land" shall be adjusted towards the loan outstanding or 100% rental inflows from the Guindy Project |
| iii. | Term Loan III from Kotak Mahindra Investments Ltd is Extension of first and exclusive charge by way of registered mortgage, ranking pari-passu with KMBL and KMPL on unsold saleable area along with undivided share of Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project knows as '"Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located 'at Door Nos. 9-A to 9-O 'Stephenson' Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111 Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 30,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 11.60% pa.<br><br>Escrow of eligible receivables from the projects "Mandarin", "Mercury" & "Empire" & 50% of the inflows from sale of "Guindy Land" shall be adjusted towards the loan outstanding<br><br>The said loan has been fully repaid during the financial year 19-20 |
| iv. | Term Loan IV from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 2.97 acres (approx.) located at Old S.No. 155/1, Now T.S No.4, Block No.37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 owned by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 50,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 13.95% pa.<br><br>Escrow of eligible receivables from the project "ICON" "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding<br><br>The said loan has been fully repaid during the financial year 19-20 |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN No 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| | | |
|---|---|---|
| v. | Term Loan V from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 2.97 acres (approx.) located at Old S.No. 155/1, Now T.S No.4, Block No.37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 along with building constructed / to be constructed thereon known as "ICON" owned by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital. Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 30,00,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 30 months from the date of first disbursement. The applicable rate of interest is 11.00% pa.<br><br>Escrow of eligible receivables from the project "ICON" "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding<br><br>The said loan has been fully repaid during the financial year 19-20 |
| vi. | Term Loan VI from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 8.21 acres (approx.) located at Sy Nos. 128/p10, 167/1A, 167/1B, 167/1C, 167/2, 168/1A 168/1B, 168/C, 168/2 situated at Mandur Village, Bidarhalli Hobli, Bangaluru Taluk. Karnataka - 560 049 owned by Bhargava Properties P Ltd being purchased by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road. Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 20,00,00,000/-. The loan is repayable by a term of 42 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 13.95% pa.<br><br>All the proceeds from sale / lease / transfer of the land / units from the project "Mandur Land" & Escrow of eligible receivables from "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding<br><br>The said loan has been fully repaid during the financial year 19-20<br><br>3 Months Interest to be kept as term deposit |
| vii. | Term Loan VII from Kotak Mahindra Investments Ltd is extention of First pari - passu charge by way of registered mortgage ranking with KMPL & KMBL on unsold saleable area along with undivided share of land in the residential Project known as "ICON" located at Old S.No. 155/1, Now T.S No.4, Block No. 37 of Koyambedu Village. Egmore - Nungambakkam Taluk, Chennai - 600107 being constructed over land admeasuring 2.97 acres owned by the borrower along with mortgage of Land admeasuring 6.26 acres approx. along with building being constructed thereon in the residential project known as Mercury situated behind 'Global Hospital. Off OMR, Perumbakkam, Chennai owned by the Company | The loan sanctioned to the Company is Rs. 20,00,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 15.00% pa.<br><br>Escrow of eligible receivables from the project "ICON" & "Mercury" shall be adjusted towards the loan outstanding<br><br>The said loan has been fully repaid during the financial year 19-20 |
| viii. | Term Loan VIII from Kotak Mahindra Investments Limited is sanctioned for meeting general business expenses in adhoc and secured by personal guarantee of Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 90 days from the date of disbursement of the facility.The applicable rate of interest is 15.00% p.a.<br>The said loan has been fully repaid during the financial year 19-20 |
| ix. | Term Loan IX from Kotak Mahindra Investments Ltd is extention of First pari - passu charge by way of registered mortgage ranking with KMPL & KMBL on unsold saleable area along with undivided share of land in the residential Project known as "ICON" located at Old S.No. 155/1, Now T.S No.4, Block No. 37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 being constructed over land admeasuring 2.97 acres owned by the borrower | The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 13.00% pa.<br><br>The rate of interest as on 31.03.2020 is 13.00% p.a.<br><br>Escrow of eligible receivables from the project "ICON" shall be adjusted towards the loan outstanding. |

SRIDHAR & RAMANAM LLP FIRM REGN. No. 003903S / S200013 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

x. Term Loan I from Xander Finance Limited is secured by equitable mortgage on land admeasuring 5.57 acres and building to be constructed there on in the project "The Pride" situated at Old Survey No.77/6A1A (Part) and new survey no. 77/6A1A2 in Pammal Village, Pallavaram Taluk, Kancheepuram District

In addition, personal guarantee has been given by Mr. Varun Manian. Escrow of eligible receivables from the project "The Pride" at Pammal shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 46,50,00,000/-. The loan is repayable by a term of 42 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 16.25% p.a. as per sanction terms.

Lock in Period - A term of 24 months from the drawdown date of the Term Loan 1 of the facility

The rate of Interest as on 31.03.2020 is 16.25% p.a.

xi. Term Loan II from Xander Finance Limited is secured by equitable mortgage on land admeasuring 5.57 acres and building to be constructed there on in the project "The Pride" situated at Old Survey No.77/6A1A (Part) and new survey no. 77/6A1A2 in Pammal Village, Pallavaram Taluk, Kancheepuram District

In addition, personal guarantee has been given by Mr. Varun Manian. Escrow of eligible receivables from the project "The Pride" at Pammal shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 46,00,00,000/-. towards construction and development of the project "The Pride" at Pammal after receipt of all approvals.

The loan is repayable by a term of 42 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 15% p.a. as per sanction terms.

Lock in Period - A term of 24 months from the drawdown date of the Term Loan 1 of the facility

The rate of Interest as on 31.03.2020 is 15% p.a.

xii. Term Loan I from Tata Capital Housing Finance Limited is secured by way of Registered Mortgage of land admeasuring 1.70 acres and building to be constructed there on in the project "Sapphire" situated at Survey Nos. 508/41A, 508/42, 508/2A1C1A, 508/2A1C2A, 508/2A1C1C of Model School Road extn. Sholinganallur, Chennai - 540119

Mr. Varun Manian is the Co-Borrower in the said loan facility and Escrow of eligible receivables from the project "Sapphire" at Sholinganallur including insurance shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 20,00,00,000/-. towards construction and development of the project "Sapphire" at Sholinganallur

The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 14.50% p.a as per sanction terms.

The rate of Interest as on 31.03.2020 is 14.50% p.a.
1.75 times of Total Outstanding Loan amount to be maintained
DSRA equivalent to 3 Months interest on outstanding amount of the facility.

xiii. Term Loan I from Bajaj Housing Finance Limited is secured by exclusive first charge on unsold units in the project "Radiance Royale" including UDS by way of equitable mortgage with MOTD registration and first charge by way of hypothecation of scheduled receivables from sold and unsold units in the project "Royale" situated at by-pass road, Senneerkuppam, Poonamallee, Chennai - 600056 and by way of registered mortgage of property located at S.No 361/1, 361/2, 361/3, 362, 361/4, & 363, Pondur village, Sriperambudhur Taluk,Kancheepuram District.
Personal Guarantee of Mr. Varun Manian & Hypothecation of Project current assets and project receivable has been created.

The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 27 months including moratorium period of 6 months from the date of first disbursement. The applicable rate of interest is 12.00% p.a. as per sanction terms.

85% of advances received from the project "Royale" will be used for mandatory payment of Term Loan.

The said loan has been fully repaid during the financial year 19-20

xiv. Term Loan 2 from Bajaj Housing Finance Limited is secured by exclusive first charge by way of registered mortgage of underlying project land "Suprema" admeasuring a total extent of 4.11 acres or 16,660 square meters situated at Town Survey No. 13/2 (Old Survey Nos. 1274/1A3, 1273/1, 1273/2B, 1271/1, 1272/2, 1271/2A3 and 1271/3), No. 34 Ponniammanmedu, Madhavaram, Chennai and unsold units in the said project and exclusive first charge by way of hypothecation of scheduled receivables from sold and unsold units in the project, all insurance receivables and both present and future cashflows of the project

Mr. Varun Manian is the Co-Borrower in the said loan facility and Escrow of eligible receivables from the project "Suprema" at Madhavaram shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 75,00,00,000/-. The loan is repayable by a term of 60 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 12.00% p.a. as per sanction terms.

Escrow sweep from the project as defined below

| Collections | Period | Sweep |
|---|---|---|
| Upto Rs.40 crores | 1st to 18th Month | 10% |
| Rs.40 to 80 crores | 19th to 30th Month | 20% |
| Rs 80 to 120 crores | 31st to 42nd Month | 30% |
| Rs.120 to 160 crores | 43rd to 48th Month | 40% |
| Above Rs. 160 crores | 49th to 60th Month | 55% |

Securtity cover will be maintained at 1.5X during the live tenure of the facility

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RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| | | |
|---|---|---|
| xv. | Cash Credit (Project Finance) from State Bank of India, for the development of Villa Project namely "Radiance Splendour" at Nambialaganpalayam, Vedapatti Village, Perur Taluk, Coimbatore District in the land survey nos. S.F. Nos 308/1A1, 309/1, 310 measuring 4 acres and 22 cents, secured by mortgage of the above property owned by the Company along with hypothecation of moveable assets / stocks / work in progress of the project, cashflows and receivables of the project.<br>In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 20,00,00,000/-. The loan is repayable by a term of 24 months including moratorium period of 12 months from the date of first disbursement. The applicable rate of interest is 11.60% p.a. as per sanction terms.<br><br>Escrow of eligible receivables from the project "Splendour" shall be adjusted towards the loan outstanding |
| xvi. | Dropline Overdraft (Asset Backed Loan) from State Bank of India, for residential housing against equitable mortgage of all that part and parcel of land admeasuring 1.62 acres out of 2.15 acres and building constructed thereon comprised in Old survey no. 226 (Part), TS No. 5 (Part) correlated to re survey ward "B" Block-12, TS.No. 5/7, situated at "Benhill" Plot No. "B" Swedish Settlement Compound, Kodaikanal Town and Taluk.<br><br>In addition, personal guarantee has been given by Mr. Varun Manian. | The loan sanctioned to the Company is Rs. 5,00,00,000/-. The loan is repayable by a term of 72 months including moratorium period of 12 months from the date of first disbursement. The applicable rate of interest is 11.35% p.a. as per sanction terms.<br><br>Monthly Installment - Rs. 8,33,333/- per month |
| xvii. | Term Loan X from Kotak Mahindra Bank is secured by hypothecation of motor cars as per the hypothecation agreement. | The loan is repayable in 36 - 60 monthly installments<br>The applicable rate of interest is 9.14% - 10.37% p.a. |
| xviii. | Term Loan III from Axis Bank is secured by hypothecation of motor cars as per the hypothecation agreement | The loan is repayable in 35 - 60 monthly installments<br>The applicable rate of interest is 8.65% - 9.01% p.a. |
| xix. | Term Loan I from HDFC Bank is secured by hypothecation of motor cars as per the hypothecation agreement | The loan is repayable in 36 - 60 monthly installments<br>The applicable rate of interest is 7.75% - 11.75% p.a. |
| xx. | Term Loan II from HDFC Bank is secured by hypothecation of commercial equipments as per the hypothecation agreement | The loan sanctioned to the Company is Rs.69,89,000/-<br>The loan is repayable in 35 monthly installments from 15th September, 2016. The applicable rate of interest is 9.50% p.a. |
| xxi. | Private Placement from India Realty Excellence Fund III, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A1 debentures issued for<br>i) acquisition of Thaiyur Land, ii) General Corporate purposes and<br>iii) meeting costs for obtaining approvals for the projects at Thaiyur and Sholinganallur<br>Securities Offered,<br>i) First charge on both the lands situated at Thaiyur<br>ii) Charge on Receivables and future cashflows of the projects<br>iii) Personal Guarantee from Mr. Varun Manian | The loan sanctioned to the Company is Rs. 21,75,00,000/-. The loan is repayable by a term of 54 months including moratorium period of 48 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms, with an IRR of 19.45% |
| xxii. | Private Placement from India Realty Excellence Fund III, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A1 debentures issued for<br>i) acquisition of Thaiyur Land, ii) General Corporate purposes and<br>iii) meeting costs for obtaining approvals for the projects at Thaiyur and Sholinganallur<br>Securities Offered,<br>i) First charge on both the lands situated at Sholinganallur<br>ii) Charge on Receivables and future cashflows of the projects<br>iii) Personal Guarantee from Mr. Varun Manian | The loan sanctioned to the Company is Rs. 15,00,00,000/-. The loan is repayable by a term of 54 months including moratorium period of 48 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms, with an IRR of 19.45% |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

xxiii. Private Placement from India Realty Excellence Fund IV, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A2 debentures issued for i) acquisition of Madhavaram Land, ii) General Corporate purposes and iii) meeting costs for obtaining approvals for the projects at Madhavaram iv) financing the working capital requirements of the project.
Securities Offered.
i) First charge on both the lands situated at Madhavaram
ii) Charge on Receivables and future cashflows of the projects
iii) Personal Guarantee from Mr. Varun Manian

The loan sanctioned to the Company is Rs. 45,75,00,000/-. The loan is repayable by a term of 54 months including moratorium period of 48 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms. with an IRR of 19.45%

xxiv The debentures has been issued to M/s V.M. Aviation Private Limited. 6,47,000 (March 31, 2019 - 6,47,000) optionally fully convertible non cumulative debentures (OFCD) issued with face value of Rs. 100/- each.

The Company has created a Debenture Redemption Reserve as required under Rule 18 of Companies (Share Capital and Debentures) Rule, 2014 to the extent of 25% of paid up value of outstanding debentures.

First tranche of 5,62,000 debentures having validity for a period of 5 years 'upto 08.01.2022 from the date of issue from 09.01.2017.
The rate of Interest is 0.001% p.a. which is payable on on 31st March of every year. OFCD may be converted into 48 equity shares of Rs.100/- each being 1 equity share for every 11,479 OFCD , after a period of 6 months from the date of allotment.

Second tranche of 85,000 debentures having validity for a period of 5 years 'upto 09.11.2022, from the date of issue from 10.11.2017.
The rate of Interest is 0.001% p.a. which is payable on on 31st March of every year. OFCD may be converted into 7.35 equity shares of Rs.100/- each being 1 equity share for every 11,561 OFCD, after a period of 6 months from the date of allotment.

| 5 SHORT TERM BORROWINGS * | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **Secured** | | |
| i. From Kotak Mahindra Bank Overdraft against Stock and Receivables | 191,498,738 | 122,886,502 |
| ii. From Axis Bank Overdraft against Stock and Receivables | 2,946,531 | - |
| **Unsecured** | | |
| iii. Loans from Director | 704,144,291 | 581,881,534 |
| iv. Loans from Others - ICD *(Refer Note 28) | 10,000,000 | - |
| | **908,589,560** | **704,768,036** |

**Nature of Security for secured borrowings :**

| | Nature of borrowing | Nature of Security |
|---|---|---|
| i. | Working Capital Loan is repayable on demand from Kotak Mahindra Bank<br>The total amount of loan sanctioned to the Company is Rs. 35 cr<br>The applicable rate of interest is 12.30%<br>The Interest rate as on 31.03.2020 is 11.85% | Secured by equitable mortgage of residential properties i.e. Mandarin, Mercury, Empire & Guindy (20,376 sq.ft) owned by the Company.<br>In addition, personal guarantee has been given by Mr. Varun Manian. |
| ii. | Working Capital Loan is repayable on demand from Axis Bank Limited<br>The total amount of loan sanctioned to the Company is Rs. 0.30 crores Overdraft facility & Rs. 5.05 crores Bank Guarantee Limit<br>The applicable rate of interest is 9.90% as per sanction terms.<br>The Interest rate as on 31.03.2020 is 9.60% | Cash margin of Rs.30 lakhs in the form of Fixed Deposit under bank lien.<br>Secured by extention of equitable mortgage of vacant land measuring to the extent of 3.44 acres situated at pondur village, Sriperumbudur Taluk, Kancheepuram District owned by the Mr. Varun Manian. |
| iii. | The loan is to be repayable on demand and carries interest @ 9% for loan received after 14th May, 2019. | The loan is received from director and the same is unsecured. |
| iv. | The Inter Corporate Loan received from M/s VV Realty Private Limited and the said loan is to be repayable on demand and carries interest @ 18% | The loan is received as Inter Corporate Deposit and the same is unsecured. |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

## 6 TRADE PAYABLES

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Due to Micro, Small and Medium Enterprises | 38,393,576 | 12,693,034 |
| Due to Others | 394,287,169 | 485,838,122 |
| | **432,680,745** | **498,531,156** |

The amounts due to Micro, Small and Medium Enterprises as defined in the "The Micro, Small and Medium Enterprises Development Act, 2006" has been determined to the extent such parties have been identified on the basis of the information available with the company. Amount is outstanding over a period of 45 days.

| | | |
|---|---|---|
| a) **Principal amount due** to suppliers registered under the MSMED Act and remaining unpaid as at year end. | 34,798,040 | 11,860,776 |
| b) **Interest due** to suppliers registered under the MSMED Act and remaining unpaid as at year end. | 2,763,278 | 832,258 |
| c) Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year | 34,376,545 | 28,655,406 |
| d) Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year | - | - |
| e) Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year | - | - |
| f) Interest due and payable towards suppliers registered under MSMED Act, for payments already made | 2,763,278 | 832,258 |
| g) Further interest remaining due and payable for earlier years | 832,258 | - |

## 7 OTHER CURRENT LIABILITIES

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Current maturity of Long term borrowings (refer note no. 4) | 781,422,546 | 1,177,018,123 |
| Advances from Customers | 34,182,814 | 82,964,426 |
| Maintenance Corpus Fund | 53,339,693 | 72,036,390 |
| Unearned Revenue from Customers (Progress billings less Revenue recognised till date) | 793,903,172 | 141,644,017 |
| Payables for Employee Related Expenses | 488,868 | 1,596,257 |
| Payables for Other Expenses | 1,373,283 | 33,895,100 |
| Liability for Capital Goods | 378,379 | 3,677,393 |
| Rent Deposit received | 40,275,327 | 8,556,754 |
| Interest accrued and due on borrowings | 4,967,125 | 29,569,656 |
| Joint Venture Payables | 31,582,107 | - |
| Statutory Liabilities | 30,734,804 | 40,963,537 |
| | **1,772,648,118** | **1,591,921,653** |

## 8 PROVISIONS

| | Long Term | | Short Term | |
|---|---|---|---|---|
| | As at March 31, 2020 | As at March 31, 2019 | As at March 31, 2020 | As at March 31, 2019 |
| **Provision for employee benefits** | | | | |
| Provision for Gratuity | 3,774,202 | 2,921,889 | 536,378 | 519,995 |
| Provision for Bonus & Exgratia | - | - | 9,291,076 | 10,178,530 |
| | **3,774,202** | **2,921,889** | **9,827,454** | **10,698,525** |
| **Other Provisions** | | | | |
| Provision for Income Tax (Net of Advance Tax & TDS) | - | - | - | 2,210,352 |
| | - | - | - | **2,210,352** |
| | **3,774,202** | **2,921,889** | **9,827,454** | **12,908,877** |

## 9 PROPERTY - PLANT & EQUIPMENTS

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Tangible & Intangible Assets - details as per sheet attached | **422,607,055** | **439,384,337** |

## 10 CAPITAL WORK IN PROGRESS

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Opening Capital Work in Progress | 126,885,403 | 55,805,315 |
| Add:- Additions during the year | 55,321,025 | 80,407,912 |
| Less:- Transferred to WIP | - | - |
| Less:- Transferred to Fixed Assets | - | 6,957,308 |
| Less:- Transferred to Stock a/c | - | 2,534,016 |
| Less:- Transferred to Expenses a/c | 3,241,008 | 36,500 |
| **Closing Captial Work in Progress** | **178,765,420** | **126,685,403** |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN No 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LTD

SCHEDULE OF PROPERTY - PLANT & EQUIPMENTS AS AT 31ST MARCH 2020

Schedule - 9

| | Land | Buildings | Furniture and Fixtures | Interior work | Art | Vehicles - Car | Vehicles - Bike | Plant & Machinery | Air Conditioner | Office Equipment | Telephone Devices | Computer | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cost or Valuation | | | | | | | | | | | | | |
| At April 1, 2018 | 224,419,124 | 79,855,886 | 19,425,682 | 38,534,189 | 2,853,229 | 148,662,839 | 120,414 | 59,822,480 | 5,581,195 | 9,527,570 | 1,665,674 | 8,933,154 | 599,401,434 |
| Additions | - | - | 8,974,263 | 33,809,483 | - | 6,323,037 | 345,500 | 10,651,432 | 951,228 | 6,046,458 | 252,630 | 1,570,166 | 68,924,197 |
| Disposals | - | - | - | - | - | - | - | - | - | - | - | - | - |
| At March 31,2019 | 224,419,124 | 79,855,886 | 28,399,945 | 72,343,672 | 2,853,229 | 154,985,876 | 465,914 | 70,473,912 | 6,532,423 | 15,574,028 | 1,918,304 | 10,503,320 | 668,325,631 |
| Additions | - | - | 5,374,157 | 5,943,039 | 3,744,499 | 9,829,884 | - | 6,972,096 | 1,983,629 | 926,810 | - | 759,697 | 35,533,811 |
| Disposals | - | - | - | - | - | 6,607,832 | - | - | - | - | - | 47,495 | 6,655,327 |
| At March 31,2020 | 224,419,124 | 79,855,886 | 33,774,102 | 78,286,711 | 6,597,728 | 158,207,928 | 465,914 | 77,446,008 | 8,516,052 | 16,500,838 | 1,918,304 | 11,215,522 | 697,204,116 |
| Depreciation | | | | | | | | | | | | | |
| At April 1, 2018 | - | 14,456,354 | 9,348,676 | 20,164,283 | 2,411,934 | 95,801,010 | 57,901 | 27,910,843 | 3,404,137 | 5,000,094 | 1,240,620 | 6,265,776 | 186,061,628 |
| Additions | - | 3,185,301 | 3,745,647 | 6,735,342 | 176,691 | 16,918,255 | 54,872 | 7,310,739 | 1,173,418 | 2,560,346 | 222,941 | 2,076,989 | 44,160,542 |
| Disposals | - | - | - | - | - | - | - | - | - | - | - | - | - |
| At March 31,2019 | - | 17,641,655 | 13,094,323 | 26,899,625 | 2,588,625 | 112,719,266 | 112,773 | 35,221,582 | 4,577,555 | 7,560,440 | 1,463,561 | 8,342,765 | 230,222,170 |
| Additions | - | 3,030,160 | 4,856,519 | 13,155,697 | 957,466 | 12,973,320 | 91,447 | 8,569,180 | 1,239,288 | 3,716,924 | 233,088 | 1,523,845 | 50,346,933 |
| Disposals | - | - | - | - | - | 5,328,211 | - | - | - | - | - | 41,110 | 5,369,322 |
| Writeback | - | - | - | - | - | - | - | - | - | - | - | - | - |
| At March 31,2020 | - | 20,671,815 | 17,950,842 | 40,055,322 | 3,546,091 | 120,364,374 | 204,220 | 43,790,762 | 5,816,843 | 11,277,364 | 1,696,649 | 9,825,499 | 275,199,781 |
| Net Block | | | | | | | | | | | | | |
| At March 31,2019 | 224,419,124 | 62,214,231 | 15,305,622 | 45,444,047 | 264,605 | 42,266,610 | 353,141 | 35,252,330 | 1,954,867 | 8,013,588 | 454,743 | 2,160,555 | 438,103,462 |
| At March 31,2020 | 224,419,124 | 59,184,071 | 15,823,260 | 38,231,389 | 3,051,638 | 37,843,553 | 261,694 | 33,655,246 | 2,699,209 | 5,223,474 | 221,655 | 1,390,023 | 422,004,336 |

Intangible Assets - Computer Software

| | Gross Block | Amortization | Net Block |
|---|---|---|---|
| At April 1, 2018 | 3,867,135 | 3,212,524 | |
| Additions | 1,458,860 | 832,596 | |
| Disposals | - | - | |
| At March 31,2019 | 5,325,995 | 4,045,120 | 1,280,875 |
| Additions | 56,735 | 734,890 | |
| Disposals | - | - | |
| Writeback | - | - | |
| At March 31,2020 | 5,382,730 | 4,780,010 | 602,720 |

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

## 11 NON CURRENT INVESTMENTS

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **Trade Investments (valued at cost) (unquoted)** | | |
| **Investment in Equity Instruments** | | |
| Investment in Radiance Real Estate Consultancy FZ-LLC (Dubai FZE Co)* (Wholly owned Subsidiary) *(Refer Note 28) | 149,508,460 | 225,874,550 |
| 1,000 Equity Shares (March 31, 2019 - 999) of Rs. 100 each fully paid up in Radiance EPC Private Limited* (Wholly owned Subsidiary) *(Refer Note 28) (Mr. KS Manian is the registered owner for 1 share in Radiance EPC Private Limited for which beneficial interest is declared in favour of M/s. Radiance Realty Developers India Limited with effect from 01st July 2017.) | 100,000 | 99,900 |
| 1,000 Equity Shares (March 31, 2019 - Nil) of Rs. 100 each fully paid up in Manian Power P Limited* (Wholly owned Subsidiary) *(Refer Note 28) (Mrs. Ranjini Manian is the registered owner for 1 share in Manian Power Private Limited for which beneficial interest is declared in favour of M/s. Radiance Realty Developers India Limited with effect from 27th May 2019.) | 100,000 | - |
| **Investment in Preference Shares (Valued at Cost less Provision for diminution)** | | |
| 11,50,000 Non-Cumulative Redeemable Preferential Shares (March 31, 2019 - 11,50,000) of Rs. 100 each fully paid up in Manian Power Private Limited* (Wholly owned Subsidiary) *(Refer Note 28) | 115,000,000 | 115,000,000 |
| Provision for diminution in the value of Investment - Manian Power Private Limited | (50,300,000) | (50,300,000) |
| **Investment in Joint Venture / LLP** | | |
| Investment in NAPC Radiance Contracting LLP | 510,000 | 510,000 |
| **Aggregate amount of unquoted investments** | **214,918,460** | **291,184,450** |

## 12 LONG TERM LOANS AND ADVANCES

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **Unsecured Considered Good** | | |
| Loans to Related Parties* *(Refer Note 28) | 5,225,750 | 308,136,575 |
| Security Deposit | 6,576,835 | 6,576,835 |
| Rental Advance | 31,134,223 | 24,778,560 |
| | **42,936,808** | **339,491,970** |

## 13 OTHER NON CURRENT ASSETS

| | Non Current Portion | | Current Portion | |
|---|---|---|---|---|
| | As at March 31, 2020 | As at March 31, 2019 | As at March 31, 2020 | As at March 31, 2019 |
| Preliminary Expenses* | - | - | - | 13,874 |
| Unbilled Revenue (Revenue recognised less Progress billings made till date) | - | - | 195,390,135 | 203,707,742 |
| Deposits with original maturity more than 12 months (held for guarantee with bank) (refer note no. 17) | 32,754,202 | 65,899,375 | - | - |
| | **32,754,202** | **65,899,375** | **195,390,135** | **203,721,616** |

*Preliminary expenses are being written off over a period of 10 years in equal instalments

## 14 INVENTORIES

| | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **(a) Land at Cost** | | |
| Opening Stock of Land at cost | 66,889,590 | 66,461,778 |
| Add :- Addition during the year | 402,201 | 427,812 |
| Less:- Transfer to WIP a/c | (0) | - |
| Less:- Sale of Land at cost | - | - |
| **Closing Stock of Land at Cost** | **67,291,791** | **66,889,590** |
| **(b) Constructed premises held for sale at cost** | | |
| Opening constructed premises held for sale | 228,545,306 | 65,830,904 |
| Add:- Transfer from construction work in progress | 17,651,135 | 202,805,938 |
| Add:- Other additions | 3,242,858 | 49,245,034 |
| Less: Sale of constructed premises | 217,939,228 | 89,336,570 |
| **Closing stock of unsold constructed premises** | **31,500,071** | **228,545,306** |
| **(c) Construction Materials at Site at Cost** | | |
| Opening construction materials | 69,817,216 | 81,435,627 |
| Add: Purchase of materials | 547,769,261 | 663,079,108 |
| Less: Consumption of materials | 557,720,013 | 874,697,519 |
| **Closing construction materials** | **59,866,464** | **69,817,216** |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| | | |
|---|---|---|
| (d) Closing work in progress at cost (under broad heads) | | |
| Land & Land related Expenses | 1,948,876,118 | 1,752,796,613 |
| Approval Charges | 151,668,568 | 48,886,112 |
| Construction Expenses | 497,246,681 | 424,527,959 |
| Material Purchase | 460,014,699 | 435,782,751 |
| Consultancy & Professional Charges | 33,369,967 | 27,191,145 |
| Finance Charges | 423,732,419 | 234,927,503 |
| Other Expenses | 3,421,553 | 3,421,553 |
| | **3,518,330,005** | **2,927,533,636** |
| **Total (a + b + c + d)** | **3,676,988,331** | **3,292,785,748** |

| 15 TRADE RECEIVABLES * | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Unsecured Considered Good unless stated otherwise | | |
| Debts outstanding for a period exceeding six months from the date they are due for payment | 85,315,950 | 80,116,287 |
| Other receivable | 535,295,313 | 310,805,915 |
| *(Refer Note 28) | | |
| | **620,611,263** | **390,922,202** |

| 16 DEFERRED TAX ASSETS / (LIABILITIES) (NET) | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Deferred Tax Assets | | |
| Fixed Assets: Impact of difference between tax depreciation and depreciation / amortization charged for the financial reporting | 22,317,941 | 17,719,925 |
| Disallowances under section 43 B on account of gratuity | 1,255,241 | 1,002,277 |
| Disallowances under section 43 B on account of bonus | 2,705,561 | 2,963,988 |
| Disallowances under section 43 B on account of ICDS Interest | - | - |
| Provision for Diminution in Value of Investment | - | - |
| **Deferred Tax Asset / (Liabilities)** | **26,278,743** | **21,686,190** |

| 17 CASH AND BANK BALANCES | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| **Cash & Cash Equivalents** | | |
| Balances with banks: | | |
| Current Accounts | 40,014,138 | 62,851,762 |
| Deposit Account | 11,007,559 | 14,792,630 |
| Cash On Hand | 391,626 | 323,052 |
| | **51,413,323** | **77,967,444** |
| **Other Bank Balance** | | |
| Deposits with original maturity for morethan 3 months but less than 12 months (held for guarantee with bank) | 9,489,135 | 8,757,311 |
| Deposits with original maturity for morethan 12 months (held for guarantee with bank) | 32,754,202 | 65,899,375 |
| | **42,243,337** | **74,656,686** |
| Less:- Amount disclosed under the head "other non current assets" (refer note no.13) | 32,754,202 | 65,899,375 |
| | **60,902,458** | **86,724,755** |

| 18 SHORT TERM LOANS AND ADVANCES * | As at March 31, 2020 | As at March 31, 2019 |
|---|---|---|
| Unsecured considered good | | |
| Balance with Government Authorities (Net of tax provisions) | 8,425,577 | - |
| Loans & advances to related parties | | |
| Unsecured, considered good | 358,002,613 | 9,166,297 |
| Advance for Land | 121,122,118 | 197,064,618 |
| Advance to Vendors | 82,747,213 | 37,810,558 |
| Staff Advance | 5,800,842 | 8,840,290 |
| Prepaid Expenses | 24,807,463 | 14,233,010 |
| Other Loans and Advances | 22,100,500 | 18,059,080 |
| Joint Venture Receivables | - | 15,580,717 |
| Interest accrued but not due on deposits | 614,698 | 487,082 |
| *(Refer Note 28) | | |
| | **623,621,024** | **301,241,651** |

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RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| 19 REVENUE FROM OPERATIONS * | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Revenue from Real Estate Development | 2,512,313,561 | 2,847,741,821 |
| Revenue from Contracts works | 168,473,632 | 237,017,483 |
| Revenue from Interior works | 50,217,937 | 63,394,825 |
| Revenue from Maintenance Services | 34,934,217 | 15,462,082 |
| Revenue from Brokerage & Commission | 3,185,260 | 5,716,863 |
| Revenue from Co-Working (HQ10) Space Rentals | 81,440,781 | 23,480,571 |
| Revenue from Project Management Consultancy | 32,252,229 | - |
| Employee deputation Charges | 2,164,434 | 45,400,000 |
| *(Refer Note 28) | | |
| | 2,884,982,051 | 3,038,213,645 |

| 20 OTHER INCOME * | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Interest Income on | | |
| Bank deposits | 5,167,569 | 4,812,427 |
| Other Advances | 45,004,026 | 42,260,025 |
| Other Income | | |
| Profit / (Loss) on Sale of Asset | - | - |
| Profit / (Loss) on Sale of Investments - Radiance Dubai FZE | 7,593,610 | - |
| Trade payables written back | 8,540,974 | 4,921,081 |
| Share of Profit from NAPC Radiance JV | 5,359,891 | 3,148,306 |
| Other Income | 80,509 | 1,305,130 |
| *(Refer Note 28) | 71,746,579 | 56,446,969 |

| 21 COST OF MATERIAL AND CONSTRUCTION EXPENSES | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| a. Expenses relating to Real Estate Development Business | | |
| Land Cost | 657,455,949 | 996,767,541 |
| Land related expenses | 10,442,861 | 9,827,821 |
| Approval charges | 136,889,141 | 47,440,585 |
| Construction expenses | 604,960,504 | 749,871,329 |
| Purchase of Materials | 547,769,261 | 663,079,108 |
| Consultancy &Professional charges | 24,949,952 | 24,777,790 |
| Other Expenses | 3,242,857 | 49,245,032 |
| Finance Charges | 316,879,139 | 188,870,950 |
| | 2,302,589,664 | 2,729,880,156 |
| b. Expenses relating to Other Businesses | | |
| Contracts Works Expenses | 138,066,978 | 223,159,553 |
| Interior Expenses | 32,312,660 | 46,544,778 |
| Maintenance Services Expenses | 39,419,778 | 20,171,719 |
| Co-Working (HQ10) Business Expenses | 6,734,544 | 2,776,524 |
| | 216,533,960 | 292,652,574 |
| | 2,519,123,624 | 3,022,532,730 |

| 22 CHANGE IN INVENTORIES OF CONSTRUCTED PREMISES HELD FOR SALE, WORK IN PROGRESS AND CONSTRUCTION MATERIAL | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| **Inventory at the beginning of the period** | | |
| - Land | 66,889,590 | 66,461,778 |
| - Construction Material | 69,817,216 | 81,435,627 |
| - Work in Progress | 2,927,533,636 | 2,437,621,975 |
| - Constructed Premises for Sale | 228,545,306 | 65,830,904 |
| | 3,292,785,748 | 2,651,350,284 |
| **Inventory at the end of the year** | | |
| - Land | 67,291,791 | 66,889,590 |
| - Construction Material | 59,866,464 | 69,817,216 |
| - Work in Progress | 3,518,330,005 | 2,927,533,636 |
| - Constructed Premises for Sale | 31,500,071 | 228,545,306 |
| | 3,676,988,331 | 3,292,785,748 |
| **(Increase) / decrease in Inventories** | (384,202,583) | (641,435,464) |

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RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

## 23 EMPLOYEE BENEFITS EXPENSE

| | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Salaries, Wages and Bonus* | 172,711,773 | 145,798,450 |
| Contribution to Provident Fund & Other Fund* | 6,093,337 | 6,279,048 |
| Gratuity * | 723,551 | 3,541,261 |
| Recruitment & Training | 1,464,431 | 1,562,278 |
| Staff Welfare | 9,977,984 | 10,228,967 |
| *(includes payment to key management personnel - Refer Note. 28) | | |
| | **190,971,076** | **167,410,004** |

## 24 FINANCE CHARGES

| | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Interest on Borrowings | 381,312,864 | 271,038,028 |
| Less:- Transfer to Work in Progress | 316,879,139 | 188,870,950 |
| Less:- Transfer to Capital Work In Progress | 11,457,928 | 6,761,033 |
| | **52,975,797** | **75,406,043** |
| Interest on Hire purchase Loans | 2,957,529 | 3,927,464 |
| Interest on Debentures | 649 | 647 |
| Bank Charges & Commission | 621,148 | 1,386,551 |
| | **56,555,123** | **80,720,705** |

## 25 OTHER EXPENSES

| | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| **Marketing Expenses** | | |
| Advertisement | 206,040,462 | 131,032,664 |
| Business Promotion | 9,846,517 | 14,388,643 |
| **Administration Expenses** | | |
| Rent | 68,959,593 | 32,367,505 |
| Rates and Taxes | 14,058,028 | 4,261,492 |
| Electricity Charges | 10,589,023 | 5,216,240 |
| Travelling & Conveyance | 36,582,739 | 19,681,899 |
| Internet charges | 4,302,676 | 2,114,206 |
| Telephone Charges | 2,176,396 | 2,057,290 |
| Insurance Premia | 817,876 | 34,825 |
| Office Maintenance | 6,492,398 | 4,632,167 |
| Professional Fees | 17,447,463 | 13,155,329 |
| Vehicle Maintenance | 5,938,399 | 6,798,917 |
| Printing & Stationery | 2,500,557 | 1,722,290 |
| Repairs and Maintenance | | |
| - Building | 516,453 | 1,864,870 |
| - Computer | 704,155 | 859,403 |
| - Others | 7,528,694 | 2,402,418 |
| Completed Project Expenses | 14,197,695 | 7,016,182 |
| Membership Fee | 1,122,354 | 323,948 |
| Security Charges | 4,308,200 | 2,451,674 |
| Donation | 2,627,000 | 95,000 |
| Payment to Auditors (refer note below) | 1,461,000 | 1,450,000 |
| General Expenses | 1,244,361 | 2,108,481 |
| Corporate Social Responsibility Expenses | 5,295,461 | 2,239,723 |
| Loss on sale of Assets | 411,074 | - |
| Sundries written off | 70,503 | 2,132,836 |
| Preliminary Expenses written off | 13,874 | 13,874 |
| | **425,052,951** | **260,421,876** |

**Payment to Auditors**

| | | |
|---|---|---|
| As auditor | | |
| Statutory Audit Fee | 900,000 | 900,000 |
| Tax Audit Fee | 100,000 | 100,000 |
| In other Capacity | | |
| Taxation Matters | - | - |
| Company law matters | - | - |
| Other services | 461,000 | 450,000 |
| | **1,461,000** | **1,450,000** |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

## 26 EARNINGS PER SHARE (AS 20)

| | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Profit before exceptional and extraordinary item and tax | 98,146,618 | 160,017,623 |
| Less: Taxes | 30,502,816 | 98,849,243 |
| Profit after tax | 67,643,802 | 61,168,380 |
| Add: Interest on Debenture | 649 | 647 |
| Less: Tax on above | 189 | 188 |
| Net Profit | 67,644,262 | 61,168,839 |
| Face Value of Equity Shares | 100 | 100 |
| Number of Equity Shares | 99,824 | 99,824 |
| Number of Shares to be issued upon conversion | 56 | 56 |
| Total number of Equity Shares after conversion | 99,880 | 99,880 |
| Basic Earnings Per Share | 677.63 | 612.76 |
| Diluted Earnings Per Share | 677.25 | 612.42 |

Dividends on Preference shares are not considered for EPS as the Preference share holders have waived their right. to receive the same.

## 27 DETAILS OF BORROWING COST CAPITALISED AS PER AS16

| | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Borrowing costs capitalised during the year | | |
| - as part of work in progress for residential property development | 316,879,139 | 188,870,950 |
| - as part of Capital Work in Progress | 11,457,928 | 6,761,033 |
| | **328,337,067** | **195,631,983** |

## 28 RELATED PARTIES

As per Accounting Standard -AS 18, "Related Parties Disclosure" notified by the Companies (Accounting Standard) Rules, 2006 the required information is given below.

| | |
|---|---|
| a. Subsidiary Companies | Radiance Real Estate Consultancy FZ-LLC (w.e.f 20.08.20) (previously "Radiance Real Estate Consultancy FZE)<br>Radiance EPC Private Limited<br>NAPC Radiance Contracting LLP<br>Manian Power Private Limited (w.e.f 27.05.2019) |
| b. Associate Companies | NIL |
| c. Joint Ventures | NAPC Radiance Joint Venture |
| d. Significant Influence | NIL |
| e. Trust | Radiance Realty Developers Employees Gratuity Trust |
| f. Key Management Personnel | Mr. Varun Manian, Managing Director<br>Mr. S. Sankaranarayanan, Director (upto 31.01.2020)<br>Mr. N. Srinivasan, Director (Upto 11.07.2018)<br>Mr. Ganesan Panchapagesan (w.e.f 02.12.2019)<br>Mr. K. Srinivasan, Chief Financial Officer<br>Ms. Thejaswini, Company Secretary<br>Ms. G. Manju Devi, Company Secretary (upto 01.04.2018) |
| g. Relatives of Key Management Personnel | Mr. K.S. Manian (Father of Mr. Varun Manian)<br>Ms. Rohini Manian (Sister of Mr. Varun Manian) |
| h. Enterprises influenced by Key Management Personnel / relatives of key management personnel | Radiance Facility Management Services P Limited<br>Radiance Media Private Limited<br>Manian Power Private Limited (upto 26.05.2019)<br>V.M.Aviation Private Limited<br>HCK NAPC Mines & Ores Private Limited<br>NAPC Limited<br>V.V. Realty Private Limited |

| Details of transactions entered into with Related Parties | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| **TRANSACTIONS DURING THE YEAR** | | |
| Income from Real Estate Developments | | |
| Mr. Varun Manian | - | 138,181 |
| Mr. K.S Manian | - | (3,628,717) |
| Mr. Srinivasan Krishnamurthy | - | (4,437,464) |
| Ms. Rohini Manian | 1,967,649 | 1,695,557 |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 000990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2020

| | | |
|---|---|---|
| Income from Employees Deputation | | |
| NAPC Limited | 2,164,434 | 45,400,000 |
| Income from Project Management Consultancy | | |
| NAPC Limited | 32,252,229 | - |
| Income from Contract Works | | |
| NAPC Limited | 134,880,412 | 213,231,887 |
| NAPC Radiance Joint Venture | 33,593,220 | 23,785,596 |
| Income from Joint Venture (Share of Profit) | | |
| NAPC Radiance Joint Venture | 5,359,891 | 3,148,306 |
| Interest Income from Enterprises Influenced by Key Management Personnel | | |
| Radiance Media Private Limited | 39,504,547 | 31,902,750 |
| NAPC Limited | 586,849 | - |
| Maintenance / Manpower charges paid to | | |
| Radiance Facility Management Services P Limited | 52,610,176 | 40,438,466 |
| Labour Welfare Expenses for Projects | | |
| Radiance EPC Private Limited | 10,079,552 | 6,951,100 |
| Interest on Debentures | | |
| V.M.Aviation Private Limited | 649 | 647 |
| Interest Paid to Key Management Personnel | | |
| Mr. Varun Manian | 5,633,282 | - |
| Interest Paid to Enterprises Influenced by Key Management Personnel | | |
| V.V. Realty Private Limited | 1,041,536 | - |
| Remuneration paid to Key Management Personnel (excluding Gratuity Contributions) | | |
| Mr. Varun Manian | 17,058,600 | 11,688,600 |
| Mr. S. Sankaranarayanan | 1,066,714 | 966,194 |
| Mr. N. Srinivasan | - | 362,499 |
| Mr. Ganesan Panchapagesan | 339,244 | - |
| Mr. K. Srinivasan | 3,722,357 | 3,671,633 |
| Ms. Thejaswini | 738,951 | 590,008 |
| Ms. Manju Devi | - | 25,000 |
| Remuneration paid to Relative of Key Management Personnel | | |
| Mr. K.S. Manian | 14,400,000 | 10,839,600 |
| Fresh Investment in Equity Share of Subsidiary Company | | |
| Radiance Real Estate Consultancy FZ-LLC | - | - |
| Manian Power Private Limited | 100,000 | - |
| NAPC Radiance Contracting LLP | - | 510,000 |
| Proceeds from Divestment in Equity Share of Subsidiary Company | | |
| Radiance Real Estate Consultancy FZ-LLC | 83,959,700 | |
| Repayment of Preference Shares | | |
| K.S.Manian | - | 50,000,000 |
| Advances given to Subsidiary Company | | |
| Radiance EPC Private Limited | - | 3,504,033 |
| Manian Power Private Limited | 251,702 | - |
| Repayment of Advances given by Subsidiary Company | | |
| Radiance EPC Private Limited | 6,059,899 | - |
| Advances given to Enterprises Influenced by Key Management Personnel | | |
| Radiance Media Private Limited | 51,838,560 | 107,653,356 |
| Manian Power Private Limited | - | 27,545 |
| VM Aviation Private Limited | 1,338,755 | 2,438,682 |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| | | |
|---|---|---|
| Advances (ICD) received from Enterprises Influenced by Key Management Personnel | | |
| V.V. Realty Private Limited | 10,000,000 | - |
| Unsecured Loan received from Key Management Personnel | | |
| Mr. Varun Manian | 122,262,757 | 31,823,066 |
| **AMOUNTS DUE (TO) / FROM RELATED PARTIES** | | |
| Loans & advances outstanding as at the end of the year | | |
| a. Subsidiary Companies | | |
| Radiance Real Estate Consultancy FZ-LLC | 3,425,902 | 3,425,902 |
| Radiance EPC Private Limited | 5,125,750 | 11,185,649 |
| Manian Power Private Limited | 299,331 | - |
| NAPC Radiance Contracting LLP | 68,527 | 63,065 |
| b. Enterprises Influenced by Key Management Personnel | | |
| Radiance Media Private Limited | 348,689,486 | 296,850,926 |
| Radiance Realty Developers Employees Gratuity Trust | 300,912 | 100,000 |
| Manian Power Private Limited | - | 47,629 |
| VM Aviation Private Limited | 4,518,301 | 3,179,546 |
| NAPC Limited | 26,990,773 | 42,047,635 |
| NAPC Radiance Joint Venture | 32,234,946 | 27,498,282 |
| Payables outstanding as at the end of the year | | |
| a. Enterprises influenced by relatives of management personnel | | |
| Radiance Facility Management Services P Limited | 14,025,393 | 1,440,182 |
| NAPC Limited | - | 21,722,725 |
| Mr. K.S. Manian | - | 1,209,523 |
| Debentures to VM Aviation Private Limited | 64,700,000 | 64,700,000 |
| V.V. Realty Private Limited | 10,000,000 | - |
| Investments in Subsidiaries | | |
| Manian Power Private Limited (Preference Shares) (Net off Provision for diminution in value) | - | 64,700,000 |
| Radiance Real Estate Consultancy FZ-LLC | 149,508,460 | 225,874,560 |
| Radiance EPC Private Limited | 100,000 | 99,900 |
| Manian Power Private Limited (Equity Shares) | 100,000 | - |
| NAPC Radiance Contracting LLP | 510,000 | 510,000 |
| Loan from Key Managerial Personnel (Unsecured) | | |
| Mr. Varun Manian | 704,144,291 | 581,881,534 |

## 29 DISCLOSURE UNDER AS-15 (REVISED) - EMPLOYEE BENEFITS

a Defined Contribution Plan

Retirement benefit in the form of provident fund is a defined contribution scheme. The company contributes to the state owned provident fund plan. The plan envisages contribution by employer and employee. The contribution by employer and employee together with interest are payable at the time of separation from service or retirement whichever is earlier.

The benefit under this plan vests immediately on rendering of service.

The Company recognised charges of Rs. 56,89,874 & (2018-19: Rs. 57,01,443) for provident fund contribution in the Statement of Profit and Loss."

b Defined Benefit Plans

Company operates gratuity plan through a trust wherein every employee is entitled to the benefit equivalent to fifteen days salary last drawn for each completed year of service. The same is payable on termination of service or retirement whichever is earlier. The benefit vest after five years of continuous service.

The following tables summarize the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the balance sheet for the gratuity plan:

| *Amount Recognized in the Balance Sheet* | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Fair value of plan assets | 8,717,191 | 10,560,044 |
| Present Value of unfunded obligation | 13,027,771 | 14,001,928 |
| **Net asset/(liability) reflected in Balance Sheet** | **(4,310,580)** | **(3,441,884)** |
| Current Liability | 536,378 | 519,995 |
| Non Current Liability | 3,774,202 | 2,921,889 |

*Amount recognised in the Statement of Profit and Loss*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Current Service Cost | 3,158,678 | 4,898,287 |
| Interest Cost | 986,391 | 763,003 |
| Expected return on plan assets | (751,974) | (551,539) |
| Actuarial Losses/(Gains) | (2,669,544) | (1,568,490) |
| Total | 723,551 | 3,541,261 |
| **Amount recognized in the Statement of Profit and Loss** | **723,551** | **3,541,261** |

PADMA RIDHAR & SANTHANAM LLP FIRM REGN. No. CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

*Changes in the present value of defined benefit obligation*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Opening defined benefit obligation | 14,001,928 | 9,909,128 |
| Current service cost | 3,158,678 | 4,898,287 |
| Interest Cost | 986,391 | 763,003 |
| Benefit paid | (2,449,682) | - |
| Actuarial Losses/(Gains) | (2,669,544) | (1,568,490) |
| Total | 13,027,771 | 14,001,928 |
| **Defined benefit obligation recognized in the Balance Sheet** | **13,027,771** | **14,001,928** |

*Changes in the fair value of plan assets*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Opening fair value of plan assets | 10,560,044 | 5,449,481 |
| Expected return on plan assets * | 751,974 | 551,539 |
| Expenses | (145,145) | (231,037) |
| Benefit paid | (2,449,682) | - |
| Contributions by employer | - | 4,790,061 |
| Actuarial gains/(losses) | - | - |
| **Closing fair value of plan assets** | **8,717,191** | **10,560,044** |

* Basis used to determine the overall expected return

The trust formed by the Company manages the investments of gratuity fund in the insurer managed scheme. Expected return on plan assets is determined based on the assessment made at the beginning of the year on the return expected on its existing portfolio and expected yield on the respective assets in the portfolio during the year.

The company has funded a sum of Rs. Nil towards its gratuity plan during the year 2019-20. (for PY 2018-19 - Rs. 47,90,061)

*Major categories of plan assets as a percentage of total plan assets*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Insurer managed funds | 66.91% | 75.42% |

*Changes in the fair value of plan assets*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | Rs. | Rs. |
| Expected return on plan assets | - | - |
| Actuarial gain/(loss) on plan assets | - | - |
| **Actual Return on plan assets** | - | - |

*Principal actuarial assumptions at the balance sheet date*

| | 31/03/2020 | 31/03/2019 |
|---|---|---|
| | % | % |
| Discount rate | 6.36 | 7.72 |
| Salary escalation rate | 5.00 | 7.00 |
| Attrition rate | 30.00 | 20.00 |
| Expected return on plan assets | NIL | NIL |

As per report of actuary, the estimates of future salary increases, considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

## 30 LEASES

During the year, an amount of Rs. 6,89,59,593 has been recognised as expense in the Statement of Profit and Loss in respect of Operating Lease (March, 31, 2019 - Rs. 3,23,67,505)

| **Future Minimum Lease Payments** | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Not Later than one year | 66,340,750 | 57,793,766 |
| Later than one year and not later than five years | 147,013,159 | 169,771,699 |
| Later than five years | 61,123,456 | 67,180,924 |

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No 003990S / S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

| 31 REAL ESTATE PROJECTS IN PROGRESS | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Amount of Project Revenue recognised as revenue during the year | 2,512,313,561 | 2,647,741,821 |
| Aggregate amount of costs incurred and profits recognised (less losses recognised) to date | 11,748,998,196 | 9,238,017,918 |
| Amount of Work in Progress and Value of Inventories | 3,676,988,331 | 3,292,785,748 |
| Excess of Revenue Recognised over actual bills raised (Unbilled Revenue) | 195,390,135 | 203,707,742 |

| 32 CONTINGENT LIABILITIES | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| In respect of guarantees given | 112,504,538 | 62,004,538 |
| On account of income tax matters in dispute | - | - |

1. The Company has given bank guarantees to Chennai Metropolitan Development authority (CMDA) towards security deposit for our Mercury, Mandarin, ICON & Suprema Projects, which is refundable after completion of the Projects and obtaining completion certificate from CMDA

| 33 EARNINGS IN FOREIGN CURRENCY | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Receipts from Customers | 9,444,092 | 491,330 |
| Receipts from Radiance Dubai FZE | 83,959,700 | - |
| | 93,403,792 | 491,330 |

| 34 EXPENDITURE IN FOREIGN CURRENCY | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Advertisement / Marketing Expenses | 3,325,741 | - |
| Travelling Expenses - Foreign | 5,600,064 | 120,240 |
| **Total Foreign Currency expenditure of the Company** | 8,925,805 | 120,240 |

| 35 VALUE OF IMPORTS CALCULATED ON CIF BASIS | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Construction Materials - Import of Tiles | - | - |
| | - | - |

36 **SEGMENT REPORTING**

Segments have been identified in line with the Accounting Standard on Segment Reporting (AS-17) considering the organisation structure and the differential risks and returns of these segments.

| Business Segment | Year ended March 31, 2020 | Year ended March 31, 2019 |
|---|---|---|
| Revenue from Real Estate Developments | 2,512,313,561 | 2,647,741,821 |
| Other Revenue | 372,668,489 | 390,471,824 |
| | 2,884,982,051 | 3,038,213,645 |

Assets and liabilities used in the Company's business are not identified to any of the reportable segments, as these are used interchangeably between segments. Management believes that it is currently not practicable to provide segment disclosures relating to total assets and liabilities since a meaningful segregation of the available data is onerous.

37 The Company does not have any derivative instruments to hedge against foreign currency exposures.

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No. 003990S/S200018 CHENNAI

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

38 **Income Tax Survey**

The Income Tax department conducted a survey u/s 133A of the Income Tax Act at the Company premises in January, 2019. The survey did not result in any unaccounted wealth / cash being identified during the search. However, the tax authorities insisted and the Company, in order to buy peace with the department agreed to make an offer Rs 10 Crore as additional income on adhoc basis.

To account for the amount offered, it was agreed to make the following disallowances
FY 2016-17 - Rs. 2,01,33,749/ on account of write off of loans considered not directly related to Company's business.
FY 2017-18 - Rs. 5,00,00,000/- adhoc disallowance on account of inadequate supporting vouchers.
FY 2018-19 - Rs. 3,17,27,276/- adhoc disallowance under various heads of expenditure to make up for Rs. 10 crores.

The offer of additional Income and disallowances are adhoc in nature. Hence no accounting entries have been proposed in books However these amounts have been disallowed for tax computation in the respective financial years and the resultant additional tax provisions are as per details below.

FY 2016-17 - Rs. 77,30,000/- (Disclosed under (Excess) / Short provision for Tax of earlier years)
FY 2017-18 - Rs. 2,22,93,000/- (Disclosed under (Excess) / Short provision for Tax of earlier years)
FY 2018-19 - Rs. 93,10,000/- (Added to previous Year Tax Provision)

The Assessment proceedings in respect of financial years 2017-18 & 2018-19 are yet to be completed. Adjustments if any for the tax provision will be made on receipt of final assessment orders.

39 The Board of Directors of the Company have resolved to merge Radiance Realty Developers India Limited, Manian Power Private Limited (Wholly Owned Subsidiary) and Radiance Media Private Limited (an enterprise influenced by Key Management Personnel) for Strategic Business Reasons. The formalities of making application to National Company Law Tribunal (NCLT) / other regulatory authorities will be undertaken in the ensuing financial years and accordingly no further provision is considered necessary in respect of the investments and loans to these entities.

40 **Note on COVID 19 Impact on Financial Statements:**

The Company has considered the possible impact that may arise from COVID-19, a global pandemic, on the carrying amount of its assets including property, plant and equipment and receivables, in developing the assumptions relating to the impact of possible future uncertainties In global economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information including economic forecasts. The Company based on current estimates expects the carrying amount of the above assets will be recovered, net of provisions established. The Company has also assessed the impact of this whole situation on its capital and financial resources, profitability, liquidity position, Internal financial controls etc., and is of the view that based on its present assessment, this situation does not materially impact these financial statements.
However, the Impact assessment of COVID-19 is a continuing process, given the uncertainties associated with its nature and duration. The Company will continue to monitor any material changes to future economic conditions

41 As per Accounting Standards 21 on "Consolidated Financial Statement" and Accounting Standard 23 on "Accounting for investments in Associates in Consolidated Financial Statements", as per the provisions of the Companies Act, 2013 the company has presented consolidated financial statements separately.

42 Previous year's figures have been regrouped, reclassified and recasted wherever considered necessary so as to conform to the current year's figures.

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

S. Rajeshwari
Partner
M.No 024105

PKF SRIDHAR & SANTHANAM LLP FIRM REGN. No 003990S / S200018 CHENNAI

Place : DUBAI
Dated: 30-12-20

For and on behalf of the Board of Directors

Varun Manian
Managing Director
DIN - 00091388

Ganesan Panchabagesan
Director
DIN - 07810642

K. Srinivasan
Chief Financial Officer

Thejaswini
Company Secretary

RADIANCE REALTY DEVELOPERS INDIA LIMITED CHENNAI 600 035

Place : Chennai
Dated: 29/12/2020