MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Balance sheet as at March 31, 2022

(Rs. in Lacs)

Particulars	Notes	As at March 31, 2022	As at March 31, 2021
ASSETS			
Non-current assets			
Property, plant and equipment	3	0.27	0.62
Investment Property	4	43,072.05	43,355.38
Financial assets			
(i) Trade receivables	5	64.75	95.69
(ii) Other financial assets	5	54.16	54.16
Other non current assets	6	510.40	236.95
		43,701.63	**43,742.80**
Current assets			
Inventories	7	30.27	45.21
Financial assets	8		
(i) Trade receivables		60.76	87.66
(ii) Cash and cash equivalents		109.21	117.38
(iii) Bank balances other than (ii) above		368.00	368.00
(iv) Other financial assets		695.73	665.83
Other current assets	9	128.68	113.00
		1,392.65	**1,397.08**
TOTAL ASSETS		**45,094.28**	**45,139.88**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10 (i)	6,506.00	6,506.00
Other equity	10 (ii)	27,799.50	27,092.56
Total equity		**34,305.50**	**33,598.56**
Non-current liabilities			
Financial liabilities			
(i) Borrowings	11	7,585.60	7,931.32
Provisions	12	0.32	0.10
Deferred tax liabilities	13	391.19	38.31
Other non-current liabilities	14	1,422.15	1,397.62
		9,399.26	**9,367.35**
Current liabilities			
Financial liabilities	15		
(i) Borrowings		534.13	377.24
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises		85.71	15.88
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		587.28	803.17
(iii) Other financial liabilities		90.13	341.57
Other current liabilities	17	91.52	635.71
Provisions	16	0.75	0.40
		1,389.52	**2,173.97**
TOTAL LIABILITIES		**10,788.78**	**11,541.32**
TOTAL EQUITY AND LIABILITIES		**45,094.28**	**45,139.88**

Summary of significant accounting policies — 2
Other notes on accounts — 3-39
The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of Max Towers Private Ltd

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Archit Goyal
(Chief Financial Officer)

Neha Yadav
(Company Secretary)

New Delhi, dated the
13th May, 2022

Place :
Date:

MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Statement of profit and loss for the year ended March 31, 2022

(Rs. in Lacs)

Particuars	Notes	For the year ended March 31, 2022	For the year ended March 31, 2021
INCOME			
Revenue from operations	18	3,018.73	2,070.58
Other income	19	142.48	163.54
Total income		3,161.21	2,234.12
EXPENSES			
Cost of material consumed, construction & other related project cost	20	-	-
Employee benefits expense	21	82.92	56.98
Finance costs	22	843.16	929.76
Depreciation and amortization expense	23	848.16	838.54
Other expenses	24	329.03	1,157.63
Total expenses		2,103.27	2,982.91
(Loss)/Profit before tax		**1,057.93**	**(748.79)**
Tax expenses			
- Current tax		-	-
- Adjustment of tax relating to earlier periods		77.82	(68.28)
- Deferred tax		275.06	(150.56)
Total tax expense		**352.88**	**(218.84)**
(Loss)/Profi after tax		**705.05**	**(529.95)**
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss		(0.01)	(1.96)
Income tax effect		0.00	0.49
Other comprehensive income not to be reclassified to profit or loss		-	-
Income tax effect			
Other comprehensive income for the year		(0.01)	(1.47)
Total comprehensive income/(loss) for the year		705.04	(531.42)
Earnings per equity share (Nominal Value of share Rs 10/-) (refer note 26)			
Basic (Rs.)		1.08	(0.81)
Diluted (Rs.)		0.22	(0.16)

Summary of significant accounting policies	2
Other notes on accounts	3-39

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of
Max Towers Private Ltd

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K.K.Mankeshwar & Co. Chartered Accountants

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Bishwajit Das
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(Director)
(DIN 00329411)

Archit Goyal
(Chief Financial Officer)

Neha Yadav
(Company Secretary)

Place :
Date:

MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Statement of cash flows for the year ended March 31, 2022

(Rs. in Lacs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Cash flow from operating activities		
(Loss)/Profit before tax	1,057.93	(748.79)
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation of property, plant and equipment	0.35	0.58
Depreciation on investment property	847.81	837.96
Loss on disposal of property, plant and equipment	-	291.49
Interest income	(111.16)	(67.12)
Interest income on deposits	-	(22.83)
Liabilities written back	-	(11.04)
Finance costs	843.16	929.76
Operating profit before working capital changes	**2,638.09**	**1,210.01**
Working capital adjustments:		
Movements in provisions, gratuity and leave encashment	0.57	(20.47)
Increase in other current finanacial liabilities	(251.46)	15.95
Increase in Trade Receivables	57.85	65.82
Increase in other non current assets	7.79	7.12
Increase in other non current liabilities	24.53	563.68
Increase in inventories	14.94	33.15
Increase in other equity	1.91	-
Decrease / (increase) in other current and financial assets	(17.94)	697.50
Increase in trade and other payables	(690.25)	(983.81)
Cash generated from operations	**1,786.04**	**1,588.95**
Income tax paid	(280.03)	(106.14)
Net cash flows used in operating activities	**1,506.01**	**1,482.81**
Cash flow from investing activities		
Proceeds from sale of investment property	-	3.65
Purchase of investment property	(565.69)	(1,724.18)
Interest received	95.31	69.34
(Loan)/repayment (to)/from Holding Company	-	1,252.23
Net cash flows used in investing activities	**(470.38)**	**(398.96)**
Cash flow from financing activities		
Proceed/(Repayment) of short-term borrowings	92.06	95.49
Repayment of long-term borrowings	(292.69)	(258.86)
Interest paid	(843.16)	(929.76)
Net cash flows from financing activities	**(1,043.79)**	**(1,093.13)**
Net (decrease)/increase in cash and cash equivalents	(8.17)	(9.28)
Cash and cash equivalents at the beginning of the year	485.38	494.66
Cash and cash equivalents at year end	**477.21**	**485.38**

Components of cash and cash equivalents :-

(Rs. in Lacs)

	As at March 31, 2022	As at March 31, 2021
Balances with banks:		
On current accounts	108.04	117.21
Deposits with remaining maturity for less than 12 months	368.00	368.00
Cash on hand	1.17	0.17
	477.21	**485.38**

Particulars	As at 1st April, 2021	Net Cash Flows	Others	As at 31st March, 2022
Non-current borrowings	7,931.32	(357.53)	11.81	7,585.60
Current maturities of Borrowings	281.75	64.83	-	346.58
Total	**8,213.06**	**(292.69)**	**11.81**	**7,932.18**

Particulars	As at 1st April, 2020	Net Cash Flows	Others	As at 31st March, 2021
Non-current borrowings	8,471.92	(552.19)	11.59	7,931.32
Current maturities of Borrowings	348.30	(66.55)	-	281.75
Total	**8,820.22**	**(618.75)**	**11.59**	**8,213.06**

K.K Mankeshwar & Co.
Chartered Accountants

MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Statement of cash flows for the year ended March 31, 2022

Summary of significant accounting policies	2
Contingent liabilities, commitments and litigations	29
Other notes on accounts	3-39

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
13th May, 2022

For and on behalf of the Board of Directors of Max Towers Private Ltd

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Archit Goyal
(Chief Financial Officer)

Neha Yadav
(Company Secretary)

Place:
Date:

MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Statement of changes in equity for the year ended March 31, 2022

a) Equity share capital

Particulars	Nos.	(Rs. In Lacs)
As at March 31, 2020	6,50,60,000	6,506.00
Add: Equity share issued during the year (refer note 10)	-	-
As at March 31, 2021	6,50,60,000	6,506.00
Add: Equity share issued during the year (refer note 10)	-	-
As at March 31, 2022	6,50,60,000	6,506.00

b) Other equity

(Rs. in Lacs)

Particulars	Retained Earnings	Other Equity	CCD	Total equity
As at March 31, 2020	1,400.12	204.35	26,020.00	27,624.47
Profit/(Loss) for the year	(529.95)			(529.95)
Other comprehensive income/(Loss) for the year		(1.96)		(1.96)
Addition on account of equity created on guarantee fee		(0.00)		(0.00)
Equity component of compulsorily convertible debentures				-
As at March 31, 2021	870.17	202.39	26,020.00	27,092.56
Profit/(Loss) for the year	705.05			705.05
Other comprehensive income/(Loss) for the year		(0.01)		(0.01)
Addition on account of equity created on guarantee fee		1.91		1.91
Equity component of compulsorily convertible debentures				-
As at March 31, 2022	1,575.22	204.29	26,020.00	27,799.50

Summary of significant accounting policies 2
Contingent liabilities, commitments and litigations 26
Other notes on accounts 3-39

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
15th May, 2022

For and on behalf of the Board of Directors of
Max Towers Private Ltd

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Archit Goyal
(Chief Financial Officer)

Neha Yadav
(Company Secretary)

Place
Date

MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Notes forming part of the financial statements

1 Corporate Information

Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd),.(the Company) is a company registered under Companies Act, 2013 and incorporated on 27th October 2016. The Company engaged in the business of Real Estates development.Registered office of the Company is located at Max Towers, L-12, C- 001/A/1 Sector- 16B Noida Gautam Buddha Nagar UP 201301, India.

The financial statements were authorised for issue in accordance with a resolution of the directors on May 13, 2022.

2 Significant accounting policies

2.1 Basis of preparation

These separate financial statement of the Company have been prepared in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of division II of Schedule III to the Companies Act 2013 (Ind AS Compliant Schedule III), as applicable to these separate financial statement.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value

(i) Certain financial assets and liabilities that are measured at fair value

Financial Statement are presented in INR and all values are rounded to nearest Lacs (INR 00,000) except when otherwise stated

2.2 Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

(i) Expected to be realized or intended to be sold or consumed in normal operating cycle
All other assets are classified as non-current.
A liability is current when:
(i) It is expected to be settled in normal operating cycle
The Company classifies all other liabilities as non-current.

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

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

b. Property, Plant and Equipment

Under the previous GAAP (Indian GAAP), all assets were carried in the Balance Sheet at cost, less accumulated depreciation and accumulated

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of CENVAT credit and VAT credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

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

The company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Capital work- in- progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on prorata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	Useful lives estimated by
Furniture and fixtures	10 Years
Office equipment	5 Years

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Computers	3 Years
Vehicles	8 Years

c. Investment property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

d. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible 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 assets are disposed off.

Intangible assets with finite useful life are amortized on a straight line basis over their estimated useful life of 3-6 years.

e. Impairment of non financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the After impairment, depreciation is provide on the revised carrying amount of the asset over its remaining economic life.

An assessments is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its

f. Financial Instruments

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

(i) Financial assets

The Company classified its financial assets in the following measurement categories :-

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss,

Subsequent measurement

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

(i) Debt instruments at amortized cost

(ii) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

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A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(i) Business model test : The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and

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

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instruments at Fair value through profit and loss

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI,

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

-the rights to receive cash flows from the asset have expired, or

-the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement and either;

(a) the Company has transferred the rights to receive cash flows from the financial assets or

(b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Inventories

Inventories comprise completed units for sale and property under construction (Work in progress):

(A) Completed Unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.

(B) Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure

- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

The Company follows “simplified approach” for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. the Company uses a provision matrix to determine impairment loss allowance on the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analyzed.

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

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of trade receivables. The

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made

(ii) Financial liabilities

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Chartered Accountants

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

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

Trade Payables

These amounts represents liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at fair value and subsequently measured at amortised cost using EIR method.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ loss are not subsequently transferred to profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

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

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it

Derecognition

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

Offsetting of financial instruments

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

g. Revenue Recognition

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

(i) Revenue is recognised over time if either of the following conditions is met:

a. Buyers take all the benefits of the property as real estate developers construct the property.

b. Buyers obtain physical possession of the property

c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit; the buyer does not

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the

(ii) Revenue from shared services

Revenue from shared services is recognized over the period of contract, as and when services are rendered.

(iii) Revenue from project management consultancy / secondment

Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of services rendered.

(iv) Gain on sale of investments

On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

(v) Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in the period in which it is incurred.

(vi) All other incomes and expenditures are accounted for on accrual basis.

h. Taxes

Current income tax

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Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporay differences

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

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

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

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

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

i. **Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to

j. **Leases**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets.

Company as a lessee

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

Finance leases are capitalized at the commencement of the lease at the inception date at fair value of the leased property or, if lower, at the present

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term unless the

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating

k. **Provision and Contingent liabilities**

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

l. **Retirement and other employee benefits**

Provident fund

The Company contributed to employees provident fund benefits through a trust "Max Financial Services Limited Provident Fund Trust" managed

Gratuity

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Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the
Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net
Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/assets). The Company recognized the following changes
(i) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non routine settlements.
(ii) Net interest expenses or income

Compensated Absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit .The Company measures

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long term employee benefit for measurement

Short-term obligations

Liabilities for wages and salaries, including non monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. the liabilities are presented as current employee benefit obligations in the balance sheet.

Long term incentive plan

Employees of the Company receives defined incentive, whereby employees render services for a specified period. Long term incentive is measured on accrual basis over the period as per the terms of contract.

m. Cash and cash equivalents

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

n. Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

o. Foreign currencies

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the
Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of

Measurement of foreign currency items at the balance sheet date
Foreign currency monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange
Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the
Exchange differences arising on settlement or translation of monetary items are recognized as income or expense in the period in which they arise

p. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at
(i) In the principal market for the asset or liability, or
(ii) In the absence of a principal market, in the most advantageous market for the asset or liability
The principal or the most advantageous market must be accessible by the Company.
The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability,
A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy,
(i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
(ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observabl
(iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have
This note summarises accouting policy for fair value. Other fair value related disclosures are given in the relevant notes.
- Disclosures for valuation methords, significant estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity shares
- Financial instruments (including those carried at amortised cost)

2.3 Recent accounting pronouncements

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Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below:

Ind AS 16

Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognized in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

Ind AS 37

Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labor, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.

2.3 Significant accounting judgements, estimates and assumptions

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant

(a) Determining the lease term of contracts with renewal and termination options - Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it

The Company included the renewal period as part of the lease term for leases of plant and machinery with shorter non-cancellable period (i.e., three

Property lease classification – Company as lessor

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of

(a) Defined benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various

(b) Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active

(c) Impairment of Financial assets

The impairment provisions of financial assets are based on assumptions about risk of default and expected loss rates. the Company uses judgement

(d) Impairment of non-Financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual

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MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Notes forming part of the financial statements

3. **Property, plant and equipment**

(Rs in Lacs)

Particulars	Office equipment	Computers and data processing units	Total
At cost			
As at March 31, 2020	0.88	2.18	3.06
Additions	-	-	-
Disposals	-	-	-
As at March 31, 2021	0.88	2.18	3.06
Additions	-	-	-
Disposals	-	-	-
As at March 31, 2022	0.88	2.18	3.06
			-
Depreciation			-
As at March 31, 2020	0.38	1.48	1.86
Additions	0.17	0.41	0.58
Disposals	-	-	-
As at March 31, 2021	0.55	1.89	2.44
Additions	0.17	0.18	0.35
Disposals	-	-	-
As at March 31, 2022	0.72	2.07	2.79
			-
Net carrying amount			-
As at March 31, 2022	0.16	0.11	0.27
As at March 31, 2021	0.33	0.29	0.62

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MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Notes forming part of the financial statements

4. Investment Property

(Rs in Lacs)

	Max Towers	Investment property under work -in - progress	Total
At cost			
As at March 31, 2020	43,587.47	-	43,587.47
Additions	1,620.18	99.40	1,719.58
Disposals	304.22	-	304.22
As at March 31, 2021	44,903.43	99.40	45,002.83
Additions	663.88	-	663.88
Disposals	-	99.40	99.40
As at March 31, 2022	45,567.31	-	45,567.31
Amortization			
As at March 31, 2020	818.56	-	818.56
Additions	837.96	-	837.96
Disposals	9.07	-	9.07
As at March 31, 2021	1,647.45	-	1,647.45
Additions	847.81	-	847.81
Disposals	-	-	-
As at March 31, 2022	2,495.26	-	2,495.26
Net carrying amount			
As at March 31, 2022	43,072.05	-	43,072.05
As at March 31, 2021	43,255.98	99.40	43,355.38

Notes:

(i) Contractual obligations

Refer note 29 for disclosure of contractual commitments for the acquisition of investment properties

(ii) Capitalised borrowing cost

During the year company has capitalised borrowing cost of Rs Nil (Previous year Rs Nil) under investment property

(iii) Amount recognised in profit and loss for investment properties	For the year ended March 31, 2022	For the year ended March 31, 2021
Rental income	2,758.01	1,705.92
Less: Direct operating expenses generating rental income	411.95	1,214.61
Profit from leasing of investment properties	2,346.06	491.31
Less: depreciation expense	848.16	838.54
Profit from leasing of investment properties after depreciation	1,497.90	(347.23)

(iv) Fair value

Fair value hierarchy and valuation technique

The fair value of investment property has been determined by the company internally, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, and discount rate of 12.00%.

Reconciliation of fair value:

	(Rs in Lacs)
Opening balance as at 1 April 2021	Rs 43500 to 49000 lacs
Increase of Fair value	NA
Decline in fair value	NA
Closing balance as at 31 March 2022	Rs 43500 to 49000 lacs

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate

(v) Leasing Arrangements

Certain investment properties are leased to tenants under long term operating leases with rentals payable monthly (refer note 38).

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MAX TOWERS PRIVATE LTD (Formerly known as Wise Zone Builders Private Ltd)
Notes forming part of the financial statements

(Rs. in Lacs)

	Particuars	As at March 31, 2022	As at March 31, 2021
5.	**Non Current financial assets**		
	(i) Trade receivables		
	Unsecured :-		
	Trade receivables - considered good	64.75	95.69
		64.75	**95.69**
	(ii) Other financial assets		
	Security deposits	54.16	54.16
		54.16	**54.16**
6.	**Other non current assets (unsecured considered good)**		
	Deferred guarantee fee	69.49	77.28
	Capital advances	5.81	4.60
	Tax deducted at source recoverable	435.10	155.07
		510.40	**236.95**
7.	**Inventories**		
	Construction Materials	30.27	45.21
		30.27	**45.21**

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