

## **INDEPENDENT AUDITOR'S REPORT**

### **To the Partners of Prestige MRG Eco Ventures**

#### **Opinion**

We have audited the accompanying Special Purpose Financial Statements of **Prestige MRG Eco Ventures** ("the Firm"), which comprise the Balance sheet as at March 31, 2024, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and Statement of Changes in partner's fund for the year then ended, and notes to the Special purpose Financial Statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "Special Purpose Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Special Purpose Financial Statements give the information required in a manner so required and give a true and fair view in conformity with the basis of accounting described in note no 2.2 of basis of accounting to the Special Purpose Financial Statements to the extent applicable for preparation of consolidated Financial Statements of Prestige Estates Projects Limited, ultimate controlling enterprise the accounting principles generally accepted in India, of the state of affairs of the Firm as at March 31, 2024, its profit including other comprehensive income, its cash flows and the changes in partner's fund for the year ended on that date.

#### **Basis for Opinion**

We conducted our audit of the Special Purpose Financial Statements in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Special Purpose Financial Statements' section of our report. We are independent of the firm in accordance with the 'Code of Ethics' issued by the ICAI together with the ethical requirements that are relevant to our audit of the Special Purpose Financial Statements, 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 our audit opinion on the Special Purpose Financial Statements.

**Emphasis of Matter**

These Special Purpose Financial Statements have been prepared in accordance with basis of accounting described in note no 2.2 to the Special Purpose Financial Statements and is intended solely for the information and use of the Board of Directors of Prestige Estates Projects Limited for preparation of Consolidated Financial Statements of Prestige Estates Projects Limited for the year ended March 31, 2024. It should not be used for any other purpose or provided to other parties.

**Responsibilities of Management for the Special Purpose Financial Statements**

Management of the Firm is responsible for the preparation of the Special Purpose Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in partner's fund of the firm in accordance with the basis of preparation described in note no 2.2 to the Special Purpose Financial Statements and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records and design, implementation and maintenance of internal control, relevant to the preparation of the Special Purpose Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Special Purpose Financial Statements, management is responsible for assessing the Firm'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 Firm or to cease operations, or has no realistic alternative but to do so.

The Management is also responsible for overseeing the Firm's financial reporting process.

**Auditor's Responsibilities for the Audit of the Special Purpose Financial Statements**

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

to influence the economic decisions of users taken on the basis of these Special Purpose 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 Special Purpose 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, but not for the purpose of expressing an opinion on the effectiveness of the Firm's internal control.
- 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 Firm's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Special Purpose Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Firm to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Special Purpose Financial Statements, including the disclosures, and whether the Special Purpose Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with management of the Firm, 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 the management 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.

*for MUV & Co.*

Chartered Accountants

Firm Registration Number: 019097S

**Manjunath N** Digitally signed  
by Manjunath N

**Manjunath N**

Partner

Membership No. 253286

UDIN: 24253286BKCB DJ5034

Place : Bengaluru

Date : May 27, 2024

PRESTIGE MRG ECO VENTURES  
BALANCE SHEET AS AT 31 MARCH 2024

Rs.

Particulars	Note No.	As at 31 March 2024	As at 31 March 2023
<b>A. ASSETS</b>			
<b>(1) Non Current assets</b>			
(a) Property, plant and equipment	4	1,35,50,00,000	94,80,00,000
(b) Capital work in progress	5	3,01,28,725	-
		<b>1,38,51,28,725</b>	<b>94,80,00,000</b>
<b>(2) Current assets</b>			
(a) Inventories	6	1,66,01,000	-
(b) Financial asset			
(i) Cash and cash equivalents	7	56,10,626	-
(c) Other current assets	8	2,01,659	-
		<b>2,24,13,285</b>	-
<b>Total</b>		<b>1,40,75,42,010</b>	<b>94,80,00,000</b>
<b>B. FUNDS AND LIABILITIES</b>			
<b>(1) FUNDS</b>			
<b>Partner's fund</b>			
(a) Partners Capital Account	9	10,00,000	10,00,000
(b) Partners Current Account	10	1,40,62,88,967	94,69,95,000
		<b>1,40,72,88,967</b>	<b>94,79,95,000</b>
<b>(2) Current liabilities</b>			
(a) Financial liabilities			
(i) Other financial liabilities	11	2,05,769	5,000
(b) Other current liabilities	12	47,274	-
		<b>2,53,043</b>	<b>5,000</b>
<b>Total</b>		<b>1,40,75,42,010</b>	<b>94,80,00,000</b>

See accompanying notes to the Financial Statements

**As per our report of even date**

for **MUV & Co.**

Chartered Accountants

ICAI Firm Registration No.0190975

**Manjunath N**  
Digitally signed by  
Manjunath N

**Manjunath N**

Partner

Membership No.253286

Place: Bengaluru

Date: May 27, 2024

For and on behalf of Prestige MRG Eco Ventures

**SAMEERA** Digitally signed  
by SAMEERA  
**NOAMAN** NOAMAN

**Village De Nandi Private Limited**

Managing Partner

(Represented by Mrs.  
Sameera Noaman)

Place: Bengaluru

Date: May 27, 2024

**Korangrapady**  
**Prakash Shetty**

Digitally signed by  
Korangrapady Prakash  
Shetty  
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**Present Infra Private Limited**

Managing Partner

(Represented by Mr.Korangrapady  
Prakash Shetty)

Place: Bengaluru

Date: May 27, 2024

**PRESTIGE MRG ECO VENTURES**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2024**

Rs.

Particulars	Note No.	Year ended 31 March 2024	Period ended 31 March 2023
<b>Income</b>			
Revenue from operations	13	1,24,46,413	-
<b>Total income</b>		<b>1,24,46,413</b>	-
<b>Expenses</b>			
(Increase)/ Decrease in inventory	14	(1,66,01,000)	-
Plantation Expenses		1,15,92,858	-
Other expenses	15	1,60,588	5,000
<b>Total expenses</b>		<b>(48,47,554)</b>	<b>5,000</b>
<b>Profit / (loss) before tax</b>		<b>1,72,93,967</b>	<b>(5,000)</b>
Less : Tax expense			
Current tax		-	-
Deferred tax		-	-
<b>Profit / (loss) for the year</b>		<b>1,72,93,967</b>	<b>(5,000)</b>
<b>Transferred to partners current account</b>			
M/s. Village De Nandi Private Limited		86,46,984	(2,500)
M/s. Present Infra Private Limited		81,28,164	(2,250)
M/s. Goldfinch Buildtech Private Limited		5,18,819	(250)

See accompanying notes to the Financial Statements

**As per our report of even date**

for **MUV & Co.**

Chartered Accountants  
ICAI Firm Registration No.019097S

**Manjunath N** Digitally signed  
by Manjunath N

**Manjunath N**  
Partner  
Membership No.253286

Place: Bengaluru  
Date: May 27, 2024

For and on behalf of Prestige MRG Eco Ventures

**SAMEERA** Digitally signed  
by SAMEERA  
**NOAMAN** NOAMAN

**Village De Nandi Private Limited**  
Managing Partner  
(Represented by Mrs.  
Sameera Noaman)

Place: Bengaluru  
Date: May 27, 2024

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**Prakash Shetty** Korangrapady Prakash  
Shetty  
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**Present Infra Private Limited**  
Managing Partner  
(Represented by Mr.Korangrapady  
Prakash Shetty)

Place: Bengaluru  
Date: May 27, 2024

**PRESTIGE MRG ECO VENTURES  
STATEMENT OF CHANGES IN PARTNER'S FUND**

Rs.

Particulars	Partners Fund		Total Partners Fund
	Partners Capital Account	Partners Current Account	
<b>As at beginning of the period</b>	-	-	-
Profit/(loss) for the period	-	(5,000)	(5,000)
Other comprehensive income for the period, net of income tax	-	-	-
Contribution	10,00,000	94,80,00,000	94,90,00,000
Drawings	-	(10,00,000)	(10,00,000)
<b>As at 31 March 2023</b>	<b>10,00,000</b>	<b>94,69,95,000</b>	<b>94,79,95,000</b>
Profit/(loss) for the period	-	1,72,93,967	1,72,93,967
Other comprehensive income for the period, net of income tax	-	-	-
Contribution	-	77,90,70,000	77,90,70,000
Drawings	-	(33,70,70,000)	(33,70,70,000)
<b>As at 31 March 2024</b>	<b>10,00,000</b>	<b>1,40,62,88,967</b>	<b>1,40,72,88,967</b>

See accompanying notes to the Financial Statements

**As per our report of even date**

for **MUV & Co.**

Chartered Accountants

ICAI Firm Registration No.0190975

**Manjunath N** Digitally signed  
by Manjunath N

**Manjunath N**

Partner

Membership No.253286

Place: Bengaluru

Date: May 27, 2024

For and on behalf of Prestige MRG Eco Ventures

**SAMEERA** Digitally signed  
by SAMEERA  
**NOAMAN** NOAMAN

**Village De Nandi Private Limited**

Managing Partner

(Represented by Mrs. Sameera  
Noaman)

Place: Bengaluru

Date: May 27, 2024

**Korangrapady  
Prakash Shetty**

Digitally signed by  
Korangrapady Prakash  
Shetty  
Date: 2024.05.27  
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**Present Infra Private Limited**

Managing Partner

(Represented by Mr.Korangrapady  
Prakash Shetty)

Place: Bengaluru

Date: May 27, 2024

PRESTIGE MRG ECO VENTURES  
STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2024

Rs.

Particulars	Year ended 31 March 2024	Period ended 31 March 2023
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net profit before taxation	1,72,93,967	(5,000)
Operating profit before working capital changes	1,72,93,967	(5,000)
Adjustments for		
(increase) / decrease in inventories	(1,66,01,000)	-
Increase / (decrease) in other financial liabilities	2,48,043	5,000
Increase / (decrease) in other current assets	(2,01,659)	-
<b>Cash generated from operations</b>	<b>7,39,351</b>	-
Direct tax (paid) / refund	-	-
<b>Net cash generated from/(used in) operating activities - A</b>	<b>7,39,351</b>	-
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Capital expenditure on Property, plant and equipment	(3,01,28,725)	-
<b>Net cash from / (used in) investing activities -B</b>	<b>(3,01,28,725)</b>	-
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Capital account contribution from partners	-	-
Current account contribution from partners	37,20,70,000	-
Drawings by partner	(33,70,70,000)	-
<b>Net cash from / (used in) financing activities -C</b>	<b>3,50,00,000</b>	-
<b>Net Increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>56,10,626</b>	-
Cash & cash equivalents opening balance	-	-
<b>Cash &amp; cash equivalents closing balance</b>	<b>56,10,626</b>	-

See accompanying notes to the Financial Statements

As per our report of even date

for MUV & Co.

Chartered Accountants

ICAI Firm Registration No.0190975

Manjunath N Digitally signed  
by Manjunath N

Manjunath N

Partner

Membership No.253286

Place: Bengaluru

Date: May 27, 2024

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Village De Nandi Private Limited

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(Represented by Mrs. Sameera  
Noaman)

Place: Bengaluru

Date: May 27, 2024

Korangrapady Digitally signed by  
Korangrapady Prakash  
Shetty  
Date: 2024.05.27 11:06:18  
+05'30'

Present Infra Private Limited

Managing Partner

(Represented by Mr.Korangrapady  
Prakash Shetty)

Place: Bengaluru

Date: May 27, 2024

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**1 Background Information**

M/s. Prestige MRG Eco Ventures ("the Firm") was incorporated on 29th March 2023 as a Partnership firm under the Indian Partnership Act 1932 (the "Act"). The Firm is reconstituted on 1st January 2024, resulting in additional contribution by partner and change in profit sharing ratio. The objective of the firm is:

- i. plantation, cultivation of agricultural produced and selling the same in the market, and
- ii. real estate development and related activity.

The profit/ loss sharing ratio between the partners is as follows:

Particulars	As at 31 March 2024	As at 31 March 2023
M/s. Village De Nandi Private Limited	50.00%	50.00%
M/s. Present Infra Private Limited	47.00%	45.00%
M/s. Goldfinch Buildtech Private Limited	3.00%	5.00%
	<b>100.00%</b>	<b>100.00%</b>

**2 Material accounting policies**

**2.1 Statement of compliance**

These special purpose financial statements of the firm are prepared in accordance with Indian Accounting Standards ("Ind AS"), to the extent applicable for the purpose of preparation of Consolidated financial statement of Prestige Estates Projects Limited. The Ind AS are prescribed under section 133 of the Act read with 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).

**2.2 Basis of preparation and presentation**

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest Rupees, unless otherwise stated.

**2.3 Changes in accounting policies**

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year.

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective for annual periods beginning on or after 1 April 2023. The firm has applied these amendments for the first-time.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates, changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments had no impact on the firm's special purpose financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments had an impact on the firm's disclosures of accounting policies, but not on the measurement, recognition

**PRESTIGE MRG ECO VENTURES**

**NOTES FORMING PART OF FINANCIAL STATEMENTS**

or presentation of any items in the firm's special purpose financial statements.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

- (iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12  
The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases.

The amendments had no impact on the firm's special purpose financial statements.

**2.4 Use of Estimates**

The preparation of the financial statements in conformity with Ind AS requires the partner to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The partner believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by Management of the Firm are as below:

- Useful lives of Property, plant and equipment and Investment properties.
- Impairment of Property, plant and equipment, Investment properties and intangible assets other than goodwill
- Fair value measurements
- Net realisable value of inventory

**2.5 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the firm takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

**2.6 Revenue Recognition**

The stock of harvested products (i.e. Coffee and Pepper) are valued at Fair value, that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

**Interest income**

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.7 Property, plant and equipment**

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately.

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 Firm and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management of the Firm.

**2.8 Capital work-in-progress**

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable interest.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

**2.9 Inventories**

Finished Goods are stated at lower of cost and net realizable value. Cost of Finished Goods comprise direct material (i.e. Coffee and Pepper) harvested from own gardens ("agricultural produce") and appropriate portion of variable and fixed overhead expenditure. Cost of inventories also include all other costs incurred in bringing the inventories to their present location and condition.

Agricultural produce is measured at the fair value less cost to sell at the point of harvest. Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.9 Provisions and contingencies**

A provision is recognised when the Firm has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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

**2.10 Financial Instruments**

**A Initial recognition**

The firm recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

Management is of the view that Financial assets such as Refundable deposits, Current account in partnership firms and other advances arises under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

**B Subsequent measurement**

**Non-derivative financial instruments**

**Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the firm has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

**Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

**Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

## PRESTIGE MRG ECO VENTURES

### NOTES FORMING PART OF FINANCIAL STATEMENTS

#### **Derecognition of financial instruments**

The firm derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from The firm's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

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

The firm recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.

#### **2.11 Operating cycle and basis of classification of assets and liabilities**

- a. The real estate development projects undertaken by the firm is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as short-term (i.e. current) since they are payable over the term of the respective projects.
- b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

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

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

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

All other assets are classified as non-current.

A liability is current when:

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

#### **2.12 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.

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

#### **2.13 Statement of cash flows**

Statement of Cash flows is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method.

### **3 Recent accounting pronouncements**

There are no standards that are notified and not yet effective as on the date.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**4 Property, plant and equipment**

	Rs.	
Particulars	Land	Total
<b><u>Gross Block</u></b>		
<b>At the beginning of year</b>	-	-
Additions	94,80,00,000	94,80,00,000
Adjustments/Deletions	-	-
<b>As at 31 March 2023</b>	<b>94,80,00,000</b>	<b>94,80,00,000</b>
Additions	40,70,00,000	40,70,00,000
Adjustments/Deletions	-	-
<b>As at 31 March 2024</b>	<b>1,35,50,00,000</b>	<b>1,35,50,00,000</b>
<b><u>Accumulated Depreciation</u></b>		
<b>At the beginning of year</b>	-	-
Charge for the period	-	-
Deletion	-	-
<b>As at 31 March 2023</b>	-	-
Charge for the year	-	-
Deletion	-	-
<b>As at 31 March 2024</b>	-	-
<b><u>Net Block</u></b>		
<b>As at 31 March 2023</b>	<b>94,80,00,000</b>	<b>94,80,00,000</b>
<b>As at 31 March 2024</b>	<b>1,35,50,00,000</b>	<b>1,35,50,00,000</b>

- i. Partners of the firm have contributed the immovable properties as part of their capital contribution and title deeds are in the name of the partners.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**5 Capital work-in-progress (including Investment property under construction)**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
<b>Opening balance</b>	-	-
Add: Addition during the year	3,01,28,725	-
Less: transferred to Investment property & property, plant and equipment	-	-
<b>Closing balance</b>	<b>3,01,28,725</b>	-
<b>i Composition of Capital work-in-progress</b>		
Investment property under construction	3,01,28,725	-
Others	-	-
<b>Total</b>	<b>3,01,28,725</b>	-
<b>ii Ageing schedule</b>		
<b>Amounts in Capital work-in-progress for the period of</b>		
Less than 1 year	3,01,28,725	-
More than 1 year and less than 2 years	-	-
More than 2 year and less than 3 years	-	-
More than 3 years	-	-
<b>Total</b>	<b>3,01,28,725</b>	-
iii	There are no projects whose completion is overdue under capital work-in-progress.	
iv	There are no projects where activities has been suspended under capital work-in-progress.	
v	The Management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.	

**6 Inventories**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
Stock of spices	1,66,01,000	-
	<b>1,66,01,000</b>	-

**7 Cash & Cash equivalents**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
<b>Balances with banks</b>		
- in current accounts	56,10,626	-
	<b>56,10,626</b>	-

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**8 Other current assets**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
<b>To others - unsecured, considered good</b>		
Advance paid to suppliers	2,01,659	-
	<b>2,01,659</b>	<b>-</b>

**9 Partner's Capital Account**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
M/s. Village De Nandi Private Limited	5,00,000	5,00,000
M/s. Present Infra Private Limited	4,70,000	4,50,000
M/s. Goldfinch Buildtech Private Limited	30,000	50,000
	<b>10,00,000</b>	<b>10,00,000</b>

**10 Partner's Current Account**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
M/s. Village De Nandi Private Limited	38,01,44,484	(5,02,500)
M/s. Present Infra Private Limited	93,06,05,914	85,25,47,750
M/s. Goldfinch Buildtech Private Limited	9,55,38,569	9,49,49,750
	<b>1,40,62,88,967</b>	<b>94,69,95,000</b>

**Movement in Partner's Current account is as under**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
<b>M/s. Village De Nandi Private Limited</b>		
At the beginning of the period	(5,02,500)	-
Add: Share of Profit/ (Loss)	86,46,984	(2,500)
Add: Receipts	37,20,00,000	-
Less: Payments	-	-
Less: Transfer to Capital	-	5,00,000
Outstanding at the end of the period	<b>38,01,44,484</b>	<b>(5,02,500)</b>
<b>M/s. Present Infra Private Limited</b>		
At the beginning of the period	85,25,47,750	-
Add: Share of Profit/ (Loss)	81,28,164	(2,250)
Add: Contribution in the form of PPE	40,70,00,000	85,30,00,000
Add: Receipts	-	-
Less: Payments	33,70,50,000	-
Less: Transfer to Capital	20,000	4,50,000
Outstanding at the end of the period	<b>93,06,05,914</b>	<b>85,25,47,750</b>

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**M/s. Goldfinch Buildtech Private Limited**

At the beginning of the period	9,49,49,750	-
Add: Share of Profit/ (Loss)	5,18,819	(250)
Add: Contribution in the form of PPE	-	9,50,00,000
Add: Receipts	50,000	-
Add: Transfer from capital	20,000	-
Less: Payments	-	-
Less: Transfer to Capital	-	50,000
Outstanding at the end of the period	<b>9,55,38,569</b>	<b>9,49,49,750</b>

**11 Other financial liabilities**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
Other liabilities	1,83,281	5,000
Creditors for capital expenditure	22,488	-
	<b>2,05,769</b>	<b>5,000</b>

**12 Other current liabilities**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
Statutory dues payable	47,274	-
	<b>47,274</b>	<b>-</b>

PRESTIGE MRG ECO VENTURES  
NOTES FORMING PART OF FINANCIAL STATEMENTS

13 Revenue from operations

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
Sale of spices	1,24,46,413	-
	<u>1,24,46,413</u>	<u>-</u>

14 (Increase)/ Decrease in inventory

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
Opening stock	-	-
Less: Closing stock	1,66,01,000	-
	<u>(1,66,01,000)</u>	<u>-</u>

15 Other expenses

Particulars	Note No.	Rs.	
		Year ended 31 March 2024	Period ended 31 March 2023
Bank Charges		1,224	-
Rates and taxes		2,700	-
Legal and professional charges		1,13,778	-
Auditor's remuneration	15a	20,000	5,000
Other expenses		22,886	-
		<u>1,60,588</u>	<u>5,000</u>

15a Auditors' Remuneration

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
<b>Payment to Auditors as (Inclusive of applicable taxes) :</b>		
Statutory audit fee	5,000	5,000
Limited review	15,000	-
	<u>20,000</u>	<u>5,000</u>

16 Tax expenses

a Income tax recognised in profit or loss

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
<b>Current tax</b>		
In respect of the current period	-	-
<b>Deferred tax</b>		
In respect of the current period	-	-
	<u>-</u>	<u>-</u>

b Reconciliation of tax expense and accounting profit

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
Profit before tax from continuing operations	1,72,93,967	(5,000)
Applicable Income tax rate	31.20%	31.20%
Income tax expense	53,95,718	(1,560)
Adjustment on account of:		
Tax effect of exempt operating income	(53,95,718)	1,560
Income tax expense recognised in profit or loss	<u>-</u>	<u>-</u>

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**17 Commitments**

Particulars	Year ended 31 March 2024	Period ended 31 March 2023
Capital commitments (Net of advances)	3,09,55,103	-
Bank guarantees	-	-

The firm enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.

The firm has entered into agreements with land owners under which the firm is required to make payments based on the terms/ milestones stipulated under the respective agreements

**18 Contingent liabilities (to the extent not provided for)**

Particulars	Year ended 31 March 2024	Period ended 31 March 2023	Rs.
<b>Claims against firm not acknowledged as debts</b>			
a. Disputed Indirect Taxes	-	-	
b. Disputed Income Tax	-	-	
c. Others	-	-	

The above amounts does not include penalties, if any, that may be levied by the authorities when the disputes are settled.

**19** There are no employees employed by the firm and accordingly there are no employee costs and provision for employee benefits.

**20 Segment information**

The Chief Operating Decision Maker (Partners) reviews the operations of the Firm as a real estate development and related activity, which is considered to be the only reportable segment by the partners. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in these financial statements. The Firm is domiciled in India. The Firm's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Firm are located in India."

**21 Fair values**

None of financial assets are measured at fair values, except from inventory.  
The fair value of the financial assets and liabilities approximate to its carrying amounts.

**22 Financial risk management objectives and policies**

The Firm's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Firm's real estate operations. The Firm's principal financial assets include investments, trade and other receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Firm is exposed to market risk, credit risk and liquidity risk. The Firm's senior management oversees the management of these risks. The senior management ensures that the Firm's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Firm's policies and risk objectives. It is the Firm's policy that no trading in derivatives for speculative purposes may be undertaken. The Management reviews and agrees policies for managing each of these risks, which are summarised below.

**I Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Firm has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

**a. Interest rate risk**

The firm has no borrowings and hence it is not exposed to interest rate risk.

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**b. Commodity risk**

The firm is exposed to the risk of changes in commodity prices in relation to its agricultural product (i.e. Pepper, Coffee) produced. The commodities are priced using pricing benchmarks. The Firm has a robust framework and governance mechanism in place to ensure that the Firm is adequately protected from the market volatility in terms of price. A 10% increase in prices of open trades would led to approximately Rs. 1,660,100 gain in Statement of Profit and Loss. A 10% decrease in prices would have led to an equal but opposite effect.

**II Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Firm is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits and other financial instruments.

**Financial Instrument and cash deposits**

Credit risk from balances with banks and financial institutions is managed by the Firm's partners in accordance with the Firm's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Firm's Management on an annual basis, and may be updated throughout the year. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Firm's maximum exposure to credit risk for the components of the Balance Sheet at 31 March 2024 and 31 March 2023 is the carrying amounts.

**III Liquidity risk**

Liquidity risk is the risk that the firm will not be able to meet its financial obligations as they become due. The firm manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient funds to meet its liabilities as and when they are due. The firm's partners undertakes this responsibility and supervises the liquidity position at regular intervals.

**23 Capital management**

For the purpose of the Firm's capital management, capital includes Capital account and Current account of the firm. The primary objective of the Firm's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the partners value. The Firm manages its capital structure and makes adjustments in light of changes in economic conditions. To maintain or adjust the capital structure, the firm may adjust the payout to the partners or infuse new partners.

**24 Related party disclosure :**

**(i) Name of related parties and description of relationship**

**Controlling Enterprise**

Village De Nandi Private Limited

**Key Management Personnel**

Present Infra Private Limited

Goldfinch Buildtech Private Limited

Irfan Razack

Prakash Shetty Korangrapady

**(ii) Transactions with Related Parties during the period**

Particulars	Rs.	
	Year ended 31 March 2024	Period ended 31 March 2023
<b>Share of profit/ (loss) to partners</b>		
Village De Nandi Private Limited	86,46,984	(2,500)
Present Infra Private Limited	81,28,164	(2,250)
Goldfinch Buildtech Private Limited	5,18,819	(250)
	<b>1,67,75,148</b>	<b>(4,750)</b>

**PRESTIGE MRG ECO VENTURES**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**(iii) Balance Outstanding as at**

Particulars	Rs.	
	As at 31 March 2024	As at 31 March 2023
<b>Current account balance</b>		
Village De Nandi Private Limited	38,01,44,484	(5,02,500)
Present Infra Private Limited	93,06,05,914	85,25,47,750
Goldfinch Buildtech Private Limited	9,55,38,569	9,49,49,750
	<b>1,40,62,88,967</b>	<b>94,69,95,000</b>

- a) No amount is / has been written back during the period in respect of debts due from or to related party.  
b) Reimbursement of actual expenses in not considered in the above disclosure.

**25 Other Information**

- (i) The Firm does not have any Benami property, where any proceeding has been initiated or pending against the Firm for holding any Benami property.  
(ii) The Firm does not have any transactions with companies struck off.  
(iii) The Firm has not traded or invested in Crypto currency or Virtual Currency during the financial year.  
(iv) The Firm has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:  
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Firm (Ultimate Beneficiaries) or  
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries  
(v) The Firm has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Firm shall:  
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or  
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,  
(vi) The Firm does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961

**As per our report of even date**

**for MUV & Co.**

Chartered Accountants

ICAI Firm Registration No.0190975

**Manjunath N** Digitally signed  
by Manjunath N

**Manjunath N**

Partner

Membership No.253286

Place: Bengaluru

Date: May 27, 2024

**For and on behalf of Prestige MRG Eco Ventures**

**SAMEERA** Digitally signed  
by SAMEERA  
**NOAMAN** NOAMAN

**Village De Nandi Private Limited**

Managing Partner

(Represented by Mrs. Sameera  
Noaman)

Place: Bengaluru

Date: May 27, 2024

**Korangrapady** Digitally signed by  
**Prakash** Korangrapady Prakash  
**Shetty** Shetty  
Date: 2024.05.27  
11:07:04 +05'30'

**Present Infra Private Limited**

Managing Partner

(Represented by Mr.Korangrapady  
Prakash Shetty)

Place: Bengaluru

Date: May 27, 2024