

B S R & Co. LLP

Chartered Accountants

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Independent Auditor's Report

To the Members of Innovent Spaces Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Innovent Spaces Private Limited (the "Company") which comprise the balance sheet as at 31 March 2022, and the statement of profit and loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

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

Other Information

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

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

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

Management's and Board of Directors' Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/ loss and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making

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Independent Auditor's Report (Continued)

Innovent Spaces Private Limited

judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Independent Auditor's Report (*Continued*)

Innovent Spaces Private Limited

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 2 A. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The balance sheet, the statement of profit and loss and the statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors as on 31 March 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2022 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- B. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - a. The Company does not have any pending litigations which would impact its financial position.
 - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - d (i) The management has represented that, to the best of their knowledge and belief, as disclosed in the Note 35 (e) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (ii) The management has represented that, to the best of their knowledge and belief, as disclosed in the Note 35 (e) to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall:
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the

Independent Auditor's Report (Continued)

Innovent Spaces Private Limited

representations under sub-clause (i) and (ii) above contain any material misstatement.

e. The Company has neither declared nor paid any dividend during the year.

C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company is not a public company. Accordingly, the provisions of Section 197 of the Act are not applicable to the Company.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Lokesh Khemka

Lokesh Khemka

Partner

Place: Bangaluru

Date: 28 September 2022

Membership No.: 067878

ICAI UDIN:22067878AWHIAW4508

Annexure A to the Independent Auditor's Report on the Financial Statements of Innovent Spaces Private Limited for the year ended 31 March 2022

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (i) (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified in a phased manner over a period of three years. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.
- (c) The Company does not have any immovable property (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The Company is a service company, primarily rendering the business of leasing of shared workspaces of fully or partially equipped premises. Accordingly, it does not hold any physical inventories. Accordingly, clause 3(ii)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. In our opinion, the quarterly returns or statements filed by the Company with such banks or financial institutions are in agreement with the books of account of the Company except as follows:

(Amount in Lakhs)

Qtr	Name of bank	Particulars	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Whether return /statement subsequently rectified
Q1	Deutsche Bank	Salary, Office expenses and Rent	6,758.38	6,753.45	4.93	No
		Advance	568.10	250.85	317.25	No

Annexure A to the Independent Auditor's Report on the Financial Statements of Innovent Spaces Private Limited for the year ended 31 March 2022 (Continued)

Qtr	Name of bank	Particulars	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Whether return /state ment subsequen tly rectifi ed
		Payment				
Q2	Deutsche Bank	Salary, Office expenses and Rent	7,455.56	6,301.67	1,153.89	No
		Advance Payment	817.50	264.17	553.33	No
Q3	Deutsche Bank	Salary, Office expenses and Rent	8,300.82	6,556.89	1,743.93	No
		Advance Payment	828.96	274.32	554.64	No
Q4	Deutsche Bank	Salary, Office expenses and Rent	8,451.42	7,615.04	836.38	No
		Advance Payment	112.06	288.03	(175.97)	No

Also refer Note no.36 of the financial statements.

- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not

Annexure A to the Independent Auditor's Report on the Financial Statements of Innovent Spaces Private Limited for the year ended 31 March 2022 (Continued)

prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.

- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Provident Fund, Income-Tax or Cess or other statutory dues have not been regularly deposited by the Company with the appropriate authorities and there has been serious delays in large number of cases in respect of income tax. As explained to us, the Company did not have any dues on account of Duty of Customs and Employees State Insurance.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Income-Tax or Cess or other statutory dues were in arrears as at 31 March 2022 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that the Company has not used funds raised on short-term basis for long-term purposes except with respect to negative working capital position arising on account of trade payables and creditors for capital goods balance amounting to Rs. 5,370 Lakhs. The Company has invested the money in property, plant and equipments..
- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2022. Accordingly, clause 3(ix)(e) is not applicable.
- (f) The Company does not hold any investment in any subsidiary, associate or joint venture (as defined under the Act) during the year ended 31 March 2022. Accordingly, clause 3(ix)(f) is not applicable.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination

Annexure A to the Independent Auditor's Report on the Financial Statements of Innovent Spaces Private Limited for the year ended 31 March 2022 (Continued)

of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) The Company is a private limited company and accordingly the requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion and according to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting

B S R & Co. LLP

**Annexure A to the Independent Auditor's Report on the Financial Statements
of Innovent Spaces Private Limited for the year ended 31 March 2022
(Continued)**

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

- (xx) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Lokesh Khemka

Lokesh Khemka

Partner

Place: Bangaluru

Membership No.: 067878

Date: 28 September 2022

ICAI UDIN:22067878AWHIAW4508

Annexure B to the Independent Auditor's Report on the financial statements of Innovent Spaces Private Limited for the year ended 31 March 2022

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Innovent Spaces Private Limited ("the Company") as of 31 March 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2022, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

Annexure B to the Independent Auditor's Report on the financial statements of Innovent Spaces Private Limited for the year ended 31 March 2022 (Continued)

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

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Lokesh Khemka

Lokesh Khemka

Partner

Place: Bangaluru

Date: 28 September 2022

Membership No.: 067878

ICAI UDIN:22067878AWHIAW4508

Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Balance Sheet

(All amounts in Lakhs, except share data and per share data, and unless otherwise stated)

	Notes	As at 31 March 2022	As at 31 March 2021
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2	102.02	102.03
Reserves and surplus	3	3,036.48	4,918.75
		3,138.50	5,020.78
Share application money pending allotment		9,919.98	-
Non-current liabilities			
Long-term borrowings	4	4,292.34	7,163.39
Other long-term liabilities	5	12,117.57	13,122.74
Long term provisions	6	382.42	213.53
		16,792.33	20,499.66
Current liabilities			
Short-term borrowings	7	3,399.33	8,091.32
Trade payable			
Total outstanding dues of micro enterprises and small enterprises	8	808.73	299.35
Total outstanding dues of creditors other than micro enterprises and small enterprises	8	2,404.38	2,761.86
Other current liabilities	9	16,056.51	8,112.98
Short-term provisions	10	104.88	35.87
		22,773.83	19,301.38
TOTAL		52,624.64	44,821.82
ASSETS			
Non-current assets			
Property, plant and equipment and intangible assets			
Property, plant and equipment	11	25,376.97	22,999.45
Intangible assets	11	159.36	209.64
Capital work in progress	11	2,166.55	234.39
Intangible assets under development	11	420.36	346.52
Non-current investments	12	210.00	-
Long-term loans and advances	13	4,054.18	3,095.79
Other non-current assets	14	13,547.79	11,644.03
		45,935.21	38,529.82
Current assets			
Current investments	15	-	216.06
Trade receivables	16	2,740.12	2,495.79
Cash and bank balances	17	34.18	252.90
Short-term loans and advances	18	2,910.80	2,424.82
Other current assets	19	1,004.33	902.43
		6,689.43	6,292.00
TOTAL		52,624.64	44,821.82

Significant accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report attached of even date

for **BSR & Co. LLP**

Chartered Accountants

Firm registration number: 101248W/W-100022

Lokesh Khemka

Lokesh Khemka

Partner

Membership No: 067878

Place: Bengaluru

Date: 28 September 2022

for and on behalf of the Board of Directors of

Innovent Spaces Private Limited

Rishi Das

Rishi Das

Director

DIN - 00420103

Place: Bengaluru

Date: 28 September 2022

Meghna Agarwal

Meghna Agarwal

Director

DIN - 0044181

Place: Bengaluru

Date: 28 September 2022

Anshuman Das

Anshuman Das

Director

DIN - 00420772

Place: Bengaluru

Date: 28 September 2022



Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Statement of Profit and Loss

(All amounts in Lakhs, except share data and per share data, and unless otherwise stated)

	Notes	For the year ended 31 March 2022	For the year ended 31 March 2021
INCOME			
Revenue from operations	20	35,143.22	29,448.59
Other income	21	175.41	315.56
Total income		35,318.63	29,764.15
EXPENSES			
Purchase of traded goods		1,077.82	276.60
Employee benefits expense	22	3,049.24	2,487.25
Finance costs	23	2,360.35	2,209.58
Depreciation and amortisation expense	11	3,873.78	3,681.49
Other expenses	24	26,839.71	22,659.87
Total expenses		37,200.90	31,314.79
Loss before tax		(1,882.27)	(1,550.64)
Tax expense			
Current tax		-	-
Deferred tax	32	-	-
Loss for the year		(1,882.27)	(1,550.64)
Loss per equity share of Rs 1 each: -Basic and Diluted (in Rs)	27	(114.45)	(94.29)

Significant accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report attached of even date

for **BSR & Co. LLP**

Chartered Accountants

Firm registration number: 101248W/W-100022

for and on behalf of the Board of Directors of
Innovent Spaces Private Limited

Lokesh Khemka

Lokesh Khemka

Partner

Membership No: 067878

Place: Bengaluru

Date: 28 September 2022

Rishi Das

Rishi Das

Director

DIN - 00420103

Place: Bengaluru

Date: 28 September 2022

Meghna Agarwal

Meghna Agarwal

Director

DIN - 0644181

Place: Bengaluru

Date: 28 September 2022

Anshuman Das

Anshuman Das

Director

DIN - 00420772

Place: Bengaluru

Date: 28 September 2022

Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Cash flow statement

(All amounts in Lakhs, except share data and per share data, and unless otherwise stated)

	For the year ended 31 March 2022	For the year ended 31 March 2021
Cash flow from operating activities		
Loss before tax	(1,882.27)	(1,550.64)
Adjustments for:		
Depreciation and amortisation expense	3,873.78	3,681.48
Reversal of provision for impairment of Property, plant and equipment	(58.80)	(223.28)
(Reversal)/Provision for doubtful debts	(59.31)	207.14
Property, plant and equipment written off	23.03	-
Profit on redemption of investments	(25.83)	-
Deposits written off	20.31	-
Provision for doubtful advances and deposits	423.24	-
Finance costs	2,360.35	2,209.58
Lease equalisation on rental expenses	77.38	667.57
Loss on sale off of property, plant and equipment and other intangible assets (net)	5.68	183.10
Lease equalisation on rental income	267.81	(1,287.45)
Operating cash flow before working capital changes	5,025.37	3,887.50
Changes in working capital		
Increase in trade receivables	(185.02)	(1,547.60)
Decrease/ (increase) in loans and advances and other assets	(3,398.57)	1,690.19
Increase in trade payables	151.90	960.44
(Decrease)/ Increase in other liabilities and provisions	3,354.94	(1,097.90)
Cash generated from operations	4,948.62	3,892.63
Income taxes paid (net)	(517.88)	(34.80)
Net cash generated from operating activities	4,430.74	3,857.83
Cash flow from investing activities:		
Purchases of property, plant and equipment and intangible assets	(4,223.98)	(5,339.26)
Proceeds from sale of property plant and equipment	1.57	-
Investment in mutual funds	(210.00)	-
Sale of investments in mutual funds	241.89	-
Net cash used in investing activities	(4,190.51)	(5,339.26)
Cash flow from financing activities		
Proceeds from long term borrowings*	16,655.79	3,770.15
Repayment of long term borrowings	(14,308.29)	(731.31)
Proceeds from short term borrowings (net)	9.43	211.21
Interest payment	(2,817.03)	(1,860.65)
Net cash generated from financing activities	(460.10)	1,389.40
Net decrease in cash and cash equivalents	(219.87)	(92.02)
Cash and cash equivalents at the beginning of the year	252.21	344.23
Cash and cash equivalents at the end of the year (refer note 16)	32.34	252.21
Note:		
Components of cash and cash equivalents (refer note 16)		
Cash in hand	9.79	4.14
Balances with banks	22.55	248.07
	32.34	252.21

(*) Includes borrowing which has been converted into share application money pending allotment of Rs. 9919.98 (31 March 2021: Nil)

Significant accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report attached of even date

for **BSR & Co. LLP**

Chartered Accountants

Firm registration number: 101248W/W-100022

Lokesh Khemka**Lokesh Khemka**

Partner

Membership No: 067878

Place: Bengaluru

Date: 28 September 2022

for and on behalf of the Board of Directors of

Innovent Spaces Private Limited**Rishi Das****Rishi Das**

Director

DIN - 00420103

Place: Bengaluru

Date: 28 September 2022

Meghna**Meghna Agarwal**

Director

DIN - 06944181

Place: Bengaluru

Date: 28 September 2022

Anshuman Das**Anshuman Das**

Director

DIN - 00420772

Place: Bengaluru

Date: 28 September 2022



Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements

1 Significant accounting policies

1.1 Background

Innovent spaces Private Limited ("the Company") was incorporated on 14 January 2015 as a private limited company. The Company has its registered office at Bengaluru, Karnataka. The Company is primarily engaged in the business of leasing of network of shared work spaces of fully or partly equipped premises.

1.2 Basis of preparation of financial statements

These financial statements are prepared and presented in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises mandatory accounting standards as prescribed under section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Accounts) Rules, 2014 and other provisions of the Act. The financial statements are presented in Indian Rupees ("INR"), except otherwise stated.

As per amendment to schedule III division 1 of the Act, the financial statements are prepared and presented in Indian Rupees rounded off in lakhs unless otherwise stated.

1.3 Going concern

Going concern basis of accounting – Management continues to have a reasonable expectation that the Company has adequate resources to continue in operation for at least 12 months and that the going concern basis of accounting remains appropriate. Accordingly, these financial statements have been prepared on a going concern basis. The company has incurred losses of Rs. 1,882.27 in the current year and Rs. 1,550.64 in the previous year and has a net current liability position of Rs. 16,084.39 as on the reporting date. The appropriateness of going concern assumption by the Company is based on the fact that it has generated positive operating cash flows in current year and expects to continue in the future periods and its ability to raise funding of Rs. 22,500.00 through preference shares (subsequent to the year end), new financing facilities / replace existing facilities, believes it will be able to continue to generate sufficient cash to meet its obligations as they fall due. These financial statements, do not, therefore, include any adjustments relating to recoverability and classification of asset amounts or to amounts and classification of liabilities that may be necessary if the Company is unable to continue as a going concern.

1.4 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India requires management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements. Such estimates and assumptions are based on management's evaluation of relevant facts and circumstances as on the date of financial statements. The actual outcome may diverge from these estimates.

Estimates and assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

1.5 Current/Non-current classification

All assets and liabilities are classified into current and non-current.

Assets

An asset is classified as current when it satisfies any of the following criteria:

- it is expected to be realised in, or is intended for sale or consumption in, the company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is expected to be realised within 12 months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets.

All other assets are classified as non-current.

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- it is expected to be settled in the company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is due to be settled within 12 months after the reporting date; or
- the company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non-current.

1.6 Operating cycle

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. Based on the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months.

1.7 Revenue recognition

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

a) Rental income

Rental income from property leased under operating lease is recognized in the statement of profit and loss on a straight-line basis over the lock-in period of the leases. Lease incentives and other charges like maintenance and electricity charges granted are recognized as an integral part of the total rental income. Fees for other services are recognised as per the contractual terms when the services are provided.

b) Overages

Overages consist of other chargeable services like rent of conference room, parking charges, and allied activities. Income from overages is recognised in the statement of Profit and Loss when the services are provided.

c) Interest income

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the rate applicable. Dividend income from investments is recognised when the shareholder's right to receive payment has been established and gain/loss is recognised on redemption of the investments.

d) Liquidated damages

Liquidated damages are recognised on termination of the lease by the customer during the lock-in period in accordance with the terms of agreement.



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Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (Continued)**1.8 Property, plant and equipment****a) Recognition and measurement**

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation. The cost of property, plant and equipment includes freight, duties, taxes (excluding the refundable taxes) and other incidental expenses related to the acquisition or construction of the respective assets.

Cost incurred includes any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Borrowing costs directly attributable to acquisition or construction of those property, plant and equipment which necessarily take a substantial period of time to get ready for their intended use are capitalised. Other borrowing costs are expensed as incurred.

Amount paid towards acquisition or construction of fixed asset until the date of capitalisation are shown as capital work in progress.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date and the cost of the property, plant and equipment not ready for their intended use before such date, are disclosed as capital advance.

Subsequent expenditure relating to property, plant and equipment is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of the item can be measured reliably.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in statement of profit and loss.

b) Depreciation

Depreciation on property, plant and equipment is provided on the straight-line method over the useful life and in the manner prescribed in Schedule III to the Act. And the asset value which is lessor than Rs 5000, will be depreciated fully. However, where the management's estimate of the remaining useful life of the assets on a review subsequent to the time of acquisition is different, then depreciation is provided over the remaining useful life based on the revised useful life.

Pursuant to this policy, Management's estimates of useful life of the following assets are as follows:

Asset Category	Estimated useful life	Useful life as per Schedule III
Leasehold Building	10 years	Lease term
Plant & Machinery	10 years	10 years
Furniture and Fixtures	10 years	10 years
Computers	3 years	3 years
Vehicle	8 years	8 years
Office and kitchen equipment	5 years	5 years
Electrical Equipment	10 years	10 years

Pro-rata depreciation is provided on all property, plant and equipment purchased or sold during the year.

1.9 Intangible assets

Intangible assets are recorded at their acquisition cost less accumulated amortisation. Computer software and Trade Mark & Copy Right are amortised over 3 years.

Intangible assets under development pertains to development of internally generated software for the operations of the Company. Cost of the asset is recognised only with respect to the cost of the development stage upon fulfilling of the criteria's referred to in the provisions of Accounting Standard - 26. Cost pertaining to preliminary stage (research phase) has been charged off to statement of profit and loss.

1.10 Impairment of assets

The Company periodically assesses whether there is any indication that an asset or a group of assets comprising a cash generating unit may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. For an asset or group of assets that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost. An impairment loss is reversed only to the extent that the carrying amount of asset does not exceed the net book value that would have been determined if no impairment loss had been recognized.

1.11 Foreign exchange transactions

Foreign exchange transactions are recorded in Indian rupees at the rates of exchange prevailing on the dates of the respective transactions. Exchange difference arising on foreign exchange transactions settled during the year are recognised in the profit and loss account for the year.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rate on that date; the resultant exchange differences are recognised in the profit and loss account. Non-monetary items are measured in terms of historical cost denominated in a foreign currency and are reported using the exchange rate at the date of transactions.

1.12 Taxation

Income-tax expense comprises of current tax (i.e. amount of tax for the year determined in accordance with Indian Income tax laws) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the year). The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted at the balance sheet date.

Current Tax

Current Tax is determined at the amount of tax payable in respect of taxable income for the year as per the Income-tax Act, 1961. Current tax asset and current tax liability are offset only when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle the asset and liability on net basis.



Minimum Alternate Tax (MAT)

Minimum Alternative Tax ("MAT") under the provisions of the Income-tax Act, 1961 is recognised as current tax in the statement of profit and loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Deferred Tax

Deferred Tax Assets and Liabilities are recognised for the future tax consequences of timing differences between the book profit and tax profit. Deferred Tax Assets and Liabilities, other than on carry forward losses and unabsorbed depreciation under tax laws, are recognised when it is reasonably certain that there will be future taxable income. Deferred Tax Asset on carry forward losses and unabsorbed depreciation, if any, is recognised when it is virtually certain supported by convincing evidence that sufficient future taxable income will be available.

Deferred Tax Assets/ Liabilities are reviewed as at each balance sheet date and written-down or written-up to reflect the amount that is reasonably/ virtually certain (as the case may be) to be realised.

Deferred Tax Assets and Liabilities are measured using substantively enacted tax rates. The effect on Deferred Tax Assets and Liabilities of a change in tax rates is recognised in the statement of profit and loss in the period of substantive enactment of the change.

Tax impact of timing difference which arise during the tax holiday period are recognised only to the extent of those differences which are reversed after the tax holiday period.

1.13 Provisions and contingent liabilities

The Company recognises a provision when there is a present obligation as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation.

1.14 Cash flow statement

Cash flow statement is reported using the indirect method, whereby net profit/(loss) before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows arising from operating, investing and financing activities of the company are segregated.

1.15 Earnings/(loss) per share

The basic earnings / (loss) per share is computed by dividing the net profit / (loss) attributable to equity shareholders for the year by the weighted average number of equity shares outstanding during the year. The number of shares used in computing diluted earnings/ (loss) per share comprises the weighted average shares considered for deriving basic earnings/ (loss) per share and also the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and which either reduces earnings per share or increase loss per share are included.

1.16 Employee benefits

a) Short-term employee benefits

Employee benefits payable wholly within twelve months of receiving employee services are classified as short-term employee benefits. These benefits include salaries and wages, bonus and ex-gratia. Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid e.g., under short-term cash bonus, if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the amount of obligation can be estimated reliably.

b) Defined benefit plans

Gratuity: The Company's gratuity plan is a defined benefit plan. The present value of gratuity obligation under such defined benefit plans is determined based on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation. The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities/bonds as at the balance sheet date, having maturity periods approximating to the terms of related obligations. Actuarial gains and losses are recognised immediately in the profit and loss account. Gains or losses on the curtailment or settlement of any defined benefit plan are recognised when the curtailment or settlement occurs.

c) Compensated Absences

Benefits under the Company's compensated absences scheme constitute other long term employee benefits. The obligation in respect of compensated absences is provided on the basis of an actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognizes each period of service as giving rise to an additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plan, is based on the market yields as at balance sheet date on Government securities, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognized immediately in the statement of profit and loss. To the extent the Company does not have an unconditional right to defer the utilization or encashment of the accumulated compensated absences, the liability determined based on actuarial valuation is considered to be a current liability.

d) Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Company makes specified monthly contributions towards Government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees.



Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (Continued)

1.17 Leases

Leases under which the Company assumes substantially all the risks and rewards of ownership are classified as finance leases. Such assets acquired are capitalised at fair value of the asset or present value of the minimum lease payments at the inception of the lease, whichever is lower.

For operating leases, lease payments (excluding cost for services, such as insurance and maintenance) are recognised as an expense in the statement of profit and loss on a straight line basis over the lease term. The lease term is the non-cancellable period for which the sub-lessee has agreed to take on lease the asset together with any further periods for which the sub-lessee has the option to continue the lease of the asset, with or without further payment, which option at the inception of the sub-lease it is reasonably certain that the sub-lessee will exercise.

1.18 Initial direct costs

Initial direct costs incurred specifically to earn revenues from an operating lease are recognised as an expense in the statement of profit and loss over the lock-in period of the leases.

1.19 Cash and cash equivalents

Cash and cash equivalents include cash in hand and balance in bank in current accounts. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents

1.20 Segment reporting

The primary reporting of the Company has been performed on the basis of business segments. The Company's sole business segment is sub-leasing of network of shared work spaces of fully or partly equipped premises and its principal geographical segment is India. Accordingly, the amounts appearing in these financial statements relate to this primary business segment. Further, the Company generates its income only in India and accordingly, no disclosures are required under secondary segment reporting.

1.21 Employee share based payments

The Company has created a stock options pool of its own shares for the employees of the Company. The Company measures and discloses such cost using intrinsic value method. The compensation cost is amortized over the vesting period of the stock option on a straight line basis.

The grant date fair value of equity settled share-based payment awards granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period that the employees unconditionally become entitled to the awards. The amount recognised as expense is based on the estimate of the number of awards for which the related service and non-market vesting conditions are expected to be met, such that the amount ultimately recognised as an expense is based on the number of awards that do meet the related service and non-market vesting conditions at the vesting date. For share-based payment awards with non-vesting conditions, the grant date fair value of the share-based payment is measured to reflect such conditions and there is no true-up for differences between expected and actual outcomes.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

1.22 Investments

Investments are assets held by an enterprise for earning income by way of dividends, interest, and rentals, for capital appreciation, or for other benefits to the investing enterprise. A current investment is an investment that is by its nature readily realisable and is intended to be held for not more than one year from the date on which such investment is made. A long term investment is an investment other than a current investment. The carrying amount for current investments is the lower of cost and fair value and any adjustment is passed to Statement of Profit and Loss.

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Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (continued)

2 Share capital

(All amounts in Lakhs, except share data and per share data, and unless otherwise stated)

Particulars	As at	
	31 March 2022	31 March 2021
Authorised capital		
70,00,000 (31 March 2021 : 70,00,000 shares of Rs. 1 each) equity shares of Rs.1 each	70.00	70.00
9,00,000 (31 March 2021 :9,00,000 shares of Rs. 10 each) 0.001% Series A compulsorily convertible preference share of Rs.10 each	90.00	90.00
3,00,000 (31 March 2021 : Nil shares of Rs. 10 each) 0.001% Series B compulsorily convertible preference share of Rs.10 each	30.00	-
Issued, subscribed and fully paid up		
1,644,608 (31 March 2021 : 16,44,608 shares of Rs. 1 each) equity shares of Rs. 1 each	16.44	16.45
8,55,792 (31 March 2021 : 8,55,792 shares of Rs. 10 each) 0.001% Series A compulsorily convertible preference shares of Rs. 10 each	85.58	85.58
	102.02	102.03

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

	As at		As at	
	31 March 2022		31 March 2021	
	No of shares	Amount	No of shares	Amount
At the beginning of the year	16,44,608	16.45	16,44,608	16.45
Issued during the year	-	-	-	-
At the end of the year	16,44,608	16.45	16,44,608	16.45

Reconciliation of 0.001% Series A compulsorily convertible preference shares outstanding at the beginning and at the end of the reporting year

	As at		As at	
	31 March 2022		31 March 2021	
	No of shares	Amount	No of shares	Amount
At the beginning of the year	8,55,792	85.58	8,55,792	85.58
Issued during the year	-	-	-	-
At the end of the year	8,55,792	85.58	8,55,792	85.58

(b) Equity shareholders holding more than 5% of shares along with the number of shares held at the end of the year is as given below:

Name of the share holder	As at		As at	
	31 March 2022		31 March 2021	
	No of shares	% of holding	No of shares	% of holding
Equity shares, fully paid				
Rishi Das	4,08,312	24.83%	6,57,744	39.99%
Anshuman Das	8,16,624	49.65%	8,16,624	49.65%
Meghna Agarwal	4,08,312	24.83%	1,58,880	9.66%

(c) Compulsorily convertible preference shareholders holding more than 5% of shares along with the number of shares held at the end of the year is as given below:

Name of the share holder	As at		As at	
	31 March 2022		31 March 2021	
	No of shares	% of holding	No of shares	% of holding
0.001% Compulsorily Convertible Preference shares, fully paid				
Aravali Investment Holdings	8,37,200	97.83%	8,37,200	97.83%

d) Share holding of promoters at the end of the year - Equity shares

Promoter name	As at		As at	
	31 March 2022		31 March 2021	
	No. of shares	% of total shares	No. of shares	% of total shares
Rishi Das	4,08,312	24.83%	6,57,744	39.99%
Anshuman Das	8,16,624	49.65%	8,16,624	49.65%
Meghna Agarwal	4,08,312	24.83%	1,58,880	9.66%
Total	16,33,248	99.31%	16,33,248	99.31%

(e) Share holding of promoters at the end of the year - Compulsorily convertible preference shares

Promoter name	As at		As at	
	31 March 2022		31 March 2021	
	No. of shares	% of total shares	No. of shares	% of total shares
Rishi Das	-	0.00%	-	0.00%
Anshuman Das	-	0.00%	-	0.00%
Meghna Agarwal	-	0.00%	-	0.00%
Total	-	-	-	-



Handwritten signature of Rishi Das

Handwritten signature of Meghna Agarwal



Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (continued)**(f) The rights, preferences and restrictions attached to equity shares**

The Company has only one class of share referred to as equity shares having par value of Rs 1. Each holder of the equity share, as reflected in the records of the Company as of the date of the shareholder meeting, is entitled to one vote in respect of each share held for all matters submitted to vote in the shareholders' meeting.

The dividend proposed (if any) by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. The Company has not declared any dividends during the current and the previous year.

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

(g) The rights, preferences and restrictions attached to 0.001% compulsorily convertible preference shares

The company has only series A compulsorily convertible preference shares having face value of INR 10 per share which is fully paid up. The series A compulsorily convertible preference shareholders are eligible for one vote per share held, and are entitled to a preferential dividend at the rate of 0.001% per annum and are cumulative and shall accrue from year to year whether or not paid, and accrued dividends shall be paid in full (together with dividends accrued from prior years) and in preference to any dividend or distribution payable upon shares of any other class or series in the same fiscal year. In the event of liquidation, the series A compulsorily convertible preference shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their shareholding. The series A compulsorily convertible preference shares may be converted into Equity Shares at any time at the option of the holder of the Series A compulsorily convertible preference share in the manner and extent and be subject to the restrictions and limitations as contained in the share holders agreement.

(h) There have been no buy back of shares or issue of shares pursuant to contract without payment being received in cash from the date the Company was incorporated immediately preceding the reporting date.

During the financial year 2019-20, the Company had allotted 15,41,820 Equity shares as bonus in the ratio of 15:1 and 8,02,305 compulsorily convertible preference shares as bonus in the ratio of 15:1.

3 Reserves and surplus

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Deficit in Statement of Profit and Loss		
Opening balance	(4,880.17)	(3,329.53)
Add: Loss for the year	(1,882.27)	(1,550.64)
Closing balance	(6,762.44)	(4,880.17)
Securities premium		
Opening balance	9,798.92	9,798.92
Less: Utilized for issue of shares	-	-
Closing balance	9,798.92	9,798.92
Total	3,036.48	4,918.75

4 Long-term borrowings

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Debentures		
Secured		
- 15.80% non-convertible debenture of Rs 1,000,000 each (refer note 4.1)	2,020.00	-
	2,020.00	-
Loans		
Secured		
- from banks (refer note 4.2 & 4.3)	259.62	330.88
	259.62	330.88
Unsecured		
- from related parties (refer note 25 and 4.4)	2,012.72	6,162.51
- from others (refer note 4.4)	-	670.00
	2,012.72	6,832.51
Total	4,292.34	7,163.39

4.1 Terms of the Non-Convertible Debentures (NCD)

During the year the company has issued 400 Non-Convertible debenture with the below terms and conditions.

4.1.(a) - Terms & conditions

15.80% Non Transferable, Secured, 200 Non-Convertible debenture Series B-tranche 1 of Rs. 10,00,000 each and 200 Non-Convertible debenture Series B-tranche 2 of Rs 10,00,000 each, having no voting rights, issued to Spark Equitized Credit Solutions Fund I. The Company has appointed Vistara ITCL (India) Limited as the debenture trustee, who acts as a debenture trustee for the debenture holders. The proceeds of the loan shall be utilized towards repayment of existing financial indebtedness of the company, as agreed with the Debenture Holder.

4.1.(b) - Interest rate

The NCDs shall carry cash coupon of 15.80% per annum payable monthly.

4.1.(c) - Redemption tenor

Non-Convertible Debentures Series B tranche -1 & Series B tranche -2 are repayable on 36th monthly instalment (35 equal monthly instalments of Rs. 110.00 each & 36th instalment of Rs. 150.00) beginning from 30 October 2021.



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Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (continued)

4.1 Terms of the Non-Convertible Debentures (NCD)

4.1.(d) - Security

- Shares in dematerialized form are pledged to the extent of 13 % of controlling interest of the Company on fully diluted basis. The pledge increases to 26% only in the case of an event of default as per executed debenture trust deed dated 05 October 2021.
- First charge and pari passu (until repayment of Series B debentures, after which the charge shall be exclusive) charge by way of hypothecation over the Innoprop Spaces Pvt. Ltd. controlled account as per deed of hypothecation dated 05 October 2021.
- Second charge on fixed assets and current assets of the Company as per deed of hypothecation dated 05 October 2021.
- Personal Guarantee of Mr. Anshuman Das and Mr. Rishi Das.
- Corporate Guarantee from Innoprop Spaces Private Limited
- Creation of cash collateral of Rs. 210.00 deposit in a mutual fund with the lien and set off marked in favour of the debenture holder.

4.1.(e) 15.80% Non Transferable, Secured, 200 Non-Convertible debenture series B-tranche 1 & 200 Non-Convertible debenture series B-tranche 2 with an outstanding of Rs. 3,340.00 (31 March 2021: Nil) includes current maturities of long-term debt Rs. 1,320.00 (31 March 2021: Nil)

4.2 Terms of the Vehicle Loan

(a) Audi vehicle loan fully drawn with an outstanding of Rs. 23.90 (31 March 2021: Rs. 37.45) (including current maturities of long-term debt of Rs. 13.54 (31 March 2021: 12.56)) carrying interest rate of 8.71% per annum, re-payable in 62 equal monthly instalments of Rs. 1.26 each beginning and 63rd instalment of Rs. 0.66 from 01 November 2018, primarily secured by exclusive hypothecation of the vehicle.

(b) Mercedes Benz vehicle loan fully drawn with an outstanding of Rs. 43.46 (31 March 2021: Nil) (including current maturities of long-term debt of Rs. 13.88 (31 March 2021: Nil)) carrying interest rate of 7.30% per annum, re-payable in 39 equal monthly instalments of Rs. 1.38 each beginning from 05 December 2021, primarily secured by exclusive hypothecation of the vehicle.

(c) Alcazar vehicle loan fully drawn with an outstanding of Rs. 22.93 (31 March 2021: Nil) (including current maturities of long-term debt of Rs. 4.12 (31 March 2021: Nil)) carrying interest rate of 7.10% per annum, re-payable in 60 equal monthly instalments of Rs. 0.46 each beginning from 05 February 2022, primarily secured by exclusive hypothecation of the vehicle.

4.3 Terms of the Guaranteed Emergency Credit Line (GECL)

Repayment terms	12 Month principal Moratorium period from the date of disbursement. Post Moratorium repayment to be done in 36 equal monthly instalments for principal and interest repayment.
Rate of Interest	RBLR 7.10% + Spread 1.00% = 8.10%
Security	(i) Extension of Secondary Charge over existing Current Assets and Collateral Securities Including Mortgages/ Lines/ hypothecations which may have been created in favour of the Bank; (ii) Creation of Charge/hypothecation over the Current assets acquired through this Loan;
Outstanding as at 31 March 2022 and 31 March 2021	Loan outstanding of Rs. 315.12 (31 March 2021: Rs 360.15) includes Rs 114.25 (31 March 2021: Rs 54.17) of current maturities of long term debt.

4.4 Terms of the loan

Amount in Lakhs

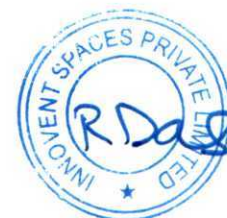
Loans from	Related party			Others
	Mr. Anshuman Das	Mr. Rishi Das	HirePro & Careernet	
Secured/Unsecured	Unsecured	Unsecured	Unsecured	Unsecured
Purpose	Fitout and interior works	Fitout and interior works	Fitout and interior works	Fitout and interior works
Loan to be re-paid by	31-Mar-25	31-Mar-25	31-Mar-23	31-Mar-23
Interest	15% per annum with effect from 1 April 2019	15% per annum with effect from 1 April 2019	12% per annum with effect from 1 April 2021	15% per annum on compounded basis.
Outstanding as at 31 March 2021	2,097.53	4,064.98	-	670.00
Interest accrued but not due as at 31 March 2021	277.90	124.50	-	19.28
Outstanding as at 31 March 2022	944.53	1,068.19	80.02	-
Interest accrued but not due as at 31 March 2022	-	-	-	-

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5 Other long term liabilities

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Lease deposits	8,805.29	9,839.28
Lease equalisation reserve	3,312.28	3,283.45
Total	12,117.57	13,122.74

6 Long term provisions

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Provision for gratuity (refer note 28)	210.43	112.64
Provision for compensated absences	171.99	100.89
Total	382.42	213.53

7 Short-term borrowings

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Secured		
- Short-term loan from banks (refer note 7.1 & 36)	1,853.51	1,844.09
- Current maturities of long term borrowings (refer note 7.2 & 4)	1,465.80	6,247.23
Unsecured		
- Current maturities of long term borrowings from related party (refer note 4.4 & 25)	80.02	-
Total	3,399.33	8,091.32

7.1 Terms of Short-term borrowings:

- a. Short term loan from banks includes working capital loan from Deutsche Bank with an outstanding of Rs. 1,853.51 (31 March 2021: Rs. 1,844.09) against sanctioned limits of Rs. 1,950.00 (31 March 2021: Rs. 1,950.00), carrying interest linked to the Bank's MCLR, is renewable at every 12 months, primarily secured by
- Exclusive hypothecation of stocks, book debts of the company both present and future;
 - Mortgage of properties of certain directors by depositing title deeds and;
 - Personal guarantee given by certain directors of the Company.
- b) The facility is repayable on demand
- c) The interest on the facility is MCLR plus 4.07% (31 March 2021: MCLR plus 3.70%).

7.2 Terms of the Non-Convertible Debentures (NCD)

The company in the previous year had issued 600 Non-Convertible debenture with the below terms and conditions.

7.2.(a) - Terms & conditions

14% Non Transferable, Secured, 300 Non-Convertible debenture-tranche 1 of Rs 10,00,000 each, having no voting rights, issued to S S Theatres LLP and 14% Non Transferable, Secured, 100 Non-Convertible debenture-tranche 2 of Rs. 10,00,000 each & 200 Non-Convertible debenture-tranche 3 of Rs 10,00,000 each, having no voting rights, issued to Spark Equitized Credit Solutions Fund I. The Company has appointed Vistara ITCL (India) Limited as the debenture trustee, who acts as a debenture trustee for the debenture holders. The proceeds of the loan has been utilized towards security deposits to be placed with landlords towards securing additional leasable square foot (SFT) for growth and any other purpose including capex as agreed with the Debenture Holder.

7.2.(b) - Interest rate

The NCDs shall carry cash coupon of 14.0% per annum payable monthly.

7.2.(c) - Redemption terms

Redemption of tranche-1 on or prior to end of 30th month/beginning of 31st month (including 6 months extension provided subsequent to year end) from the date of allotment with the lock in period of 18 months, at a redemption premium of Rs. 225.00 (including additional redemption premium of Rs. 44.00 for the extended period)(i.e. 30 September 2021)

Redemption of tranche-2 - at the end of 30th month/beginning of 31st month from completion date, along with a redemption premium of Rs. 77.00 (i.e. 30 September 2021). Redemption of tranche-3 -at the end of 36th month/beginning of 37th month from completion date, along with a redemption premium of Rs. 188.00 (i.e. 30 March 2022).

7.2.(d) - Security

- For tranche-1, tranche-2 and tranche-3 - Pledge of shares in dematerialized form, to the extent of 26% of controlling interest of the Company on fully diluted basis. Once the sanction letter for term finance for at least Rs. 8,000.00 accepted by the Company, the pledge drops to 20% (Drop applicable only in the case of term lender/s requiring pledge of shares of the Company to an extent of minimum 51%).
 - For tranche-1 - First Charge on fixed assets worth Rs. 3,000.00 to S S Theatres and current assets of the Company as per deed of hypothecation dated 20 April 2019.
 - For tranche-2 and tranche-3 - Second charge on fixed assets worth Rs. 3,000.00 and current assets of the Company as per deed of hypothecation dated 20 April 2019.
 - Personal Guarantee of Mr. Anshuman Das and Mr. Rishi Das.
 - Corporate Guarantee from Innoprop Spaces Private Limited
 - Investment of 216.05 has been made in mutual fund as lien against non-convertible debenture until the full and final settlement of outstanding dues
- 7.2.(e) Of the balance Rs Nil (previous year, Rs 180.51) pertains to Provision for premium on redemption account

8 Trade payable

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Total outstanding dues of micro enterprises and small enterprises(MSME) (refer note 34)	808.73	299.35
Total outstanding dues of creditors other than micro enterprises and small enterprises (refer note below)	2,404.38	2,761.86
Total	3,213.11	3,061.21

Note : Of the above, Nil (31 March 2021: Rs. 90.95) pertains to related parties. Refer note 25.

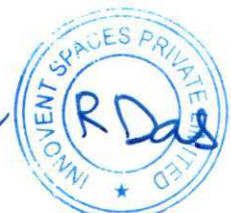
Ageing for trade payables as at 31 March 2022 is as follows

Particulars	Amount in Lakhs						
	Unbilled	Not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	99.02	517.82	191.16	0.73	-	-	808.73
(ii) Others	420.94	989.69	986.83	3.62	3.30	-	2,404.38
	519.96	1,507.51	1,177.99	4.35	3.30	-	3,213.11



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8 Trade payable (Continued)

Ageing for trade payables as at 31 March 2021 is as follows

Particulars	Outstanding for following periods from due date of payment							Amount in Lakhs
	Unbilled	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	
(i) MSME	85.28	118.51	95.56	-	-	-	299.35	
(ii) Others	666.80	1,050.55	1,015.05	29.46	-	-	2,761.86	
	752.08	1,169.05	1,110.61	29.46	-	-	3,061.21	

9 Other current liabilities

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Lease Deposits (refer note a below)	9,232.64	5,113.43
Book overdraft	27.04	27.75
Advance from customers	42.23	127.32
Unearned revenue	286.70	186.52
Interest accrued but not due on borrowings (refer note b below)	-	456.68
Lease equalisation reserve	1,479.03	884.38
Other payables		
- for salary	21.23	7.10
- for statutory dues	323.25	598.19
- for purchase of fixed assets	4,359.77	705.25
- to related parties	284.62	6.36
Total	16,056.51	8,112.98

Note a : Of the above, Rs. 368.20 (31 March 2021: Rs. 367.00) pertains to related parties. Refer note 25.

Note b : Of the above, Nil (31 March 2021: Rs. 402.39) pertains to related parties. Refer note 25.

10 Short-term provisions

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Provision for gratuity (refer note 28)	41.72	7.92
Provision for compensated absences	63.16	27.95
Total	104.88	35.87

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11 Property, plant and equipment and Intangible assets

Particulars	Property, plant and equipment						Intangible assets			Capital Work In Progress (CWIP)(C)	Intangible assets under development (IAUD) (D)	Total (C+D)		
	Leasehold Building	Plant & Machinery	Furnitures and Fixtures	Computers	Office equipments	Vehicle	Total (A)	Computer Software	Trade Mark & Copy Right				Total (B)	Total (A + B)
Gross block:														
Balance as at 1 April 2020	17,198.47	4,919.07	3,407.77	1,936.71	522.93	67.62	28,052.57	241.38	7.65	249.03	28,301.60	1,099.25	317.41	1,416.66
Additions	2,058.95	677.81	391.66	208.81	39.82	-	3,377.05	86.22	-	86.22	3,463.27	187.09	105.84	292.93
Deletions/ Transfer	130.49	43.18	16.21	10.45	1.61	-	201.94	-	-	201.94	1,051.95	76.73	1,128.68	
Balance as at 31 March 2021 (A)	19,126.93	5,553.70	3,783.22	2,135.07	561.14	67.62	31,227.68	327.60	7.65	335.25	31,562.93	234.39	346.52	580.91
Balance as at 1 April 2021	19,126.93	5,553.70	3,783.22	2,135.07	561.14	67.62	31,227.68	327.60	7.65	335.25	31,562.93	234.39	346.52	580.91
Additions	2,891.06	1,199.42	705.02	479.17	733.83	78.09	6,086.59	62.90	-	62.90	6,149.49	2,009.78	117.24	2,127.02
Deletions/ Transfer	-	-	22.44	-	-	-	22.44	-	-	22.44	77.62	43.40	121.02	
Balance as at 31 March 2022 (B)	22,017.99	6,753.12	4,465.80	2,614.24	1,294.97	145.71	37,291.83	390.50	7.65	398.15	37,689.98	2,166.55	420.36	2,586.91
Accumulated depreciation:														
Balance as at 1 April 2020	2,806.95	681.06	486.96	740.99	147.51	12.57	4,875.13	37.54	5.47	43.01	4,918.14	-	-	-
Charge for the year	2,047.05	526.17	349.96	570.97	96.27	8.45	3,598.88	80.88	1.73	82.60	3,681.49	-	-	-
(Reversal)/Provision for impairment (refer note 1 below)	(223.28)	-	-	-	-	-	(223.28)	-	-	-	(223.28)	-	-	-
Disposals	11.17	5.27	2.19	3.21	0.66	-	22.50	-	-	22.50	-	-	-	-
Balance as at 31 March 2021 (C)	4,619.55	1,201.96	833.83	1,308.75	243.12	21.02	8,228.24	118.41	7.20	125.61	8,353.85	-	-	-
Balance as at 1 April 2021	4,619.55	1,201.96	833.83	1,308.75	243.12	21.02	8,228.24	118.41	7.20	125.61	8,353.85	-	-	-
Adjustment*	83.75	(6.55)	(23.80)	(51.66)	(1.74)	-	(0.00)	-	-	(0.00)	-	-	-	-
Charge for the year	1,967.25	613.95	408.43	574.60	184.66	11.72	3,760.61	112.73	0.45	113.17	3,873.78	-	-	-
(Reversal)/Provision for impairment (refer note 1 below)	(58.80)	-	-	-	-	-	(58.80)	-	-	-	(58.80)	-	-	-
Disposals	-	-	15.19	-	-	-	15.19	-	-	15.19	-	-	-	-
Balance as at 31 March 2022 (D)	6,444.25	1,822.46	1,250.87	1,935.02	429.52	32.75	11,914.86	231.14	7.65	238.79	12,153.65	-	-	-
Net block balance as at														
31 March 2021 (A-C)	14,507.38	4,351.74	2,949.39	826.32	318.02	46.60	22,999.45	209.19	0.45	209.64	23,209.08	234.39	346.52	580.91
31 March 2022 (B-D)	15,573.74	4,930.66	3,214.93	679.23	865.44	112.97	25,376.97	159.36	-	159.36	25,536.33	2,166.55	420.36	2,586.91

(*) Amount is less than Rs. 100. Hence, shown as zero

Note 1: The Management has assessed each buildings as a separate CGU for the purpose of impairment analysis. During the current year, the management has estimated the recoverable amount of each one of the CGU based on a valuation done in accordance with discounted cash flow method. As a result of the valuation, reversal of impairment loss of Rs. 58.80 (31 March 2021: Rs. 223.28) was recognised in the statement of profit and loss for one of the CGU - "Property Apex". In determining value in use for the CGU, the assumptions used were as follows:

Assumption	Discount rate	
	31-Mar-22	31-Mar-21
Discount rate	12.20%	16.73%

Note 2:

Ageing for CWIP as at 31 March 2022 is as follows

CWIP	Amount in INR for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	2,166.34	-	0.21	-	2,166.55
Projects temporarily suspended	-	-	-	-	-

Ageing for CWIP as at 31 March 2021 is as follows

CWIP	Amount in INR for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	185.25	49.15	-	-	234.39
Projects temporarily suspended	-	-	-	-	-

Ageing for IAUD as at 31 March 2022 is as follows

IAUD	Amount in INR for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	117.24	92.37	210.75	-	420.36
Projects temporarily suspended	-	-	-	-	-

Ageing for IAUD as at 31 March 2021 is as follows

IAUD	Amount in INR for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	105.84	240.69	-	-	346.52
Projects temporarily suspended	-	-	-	-	-

Note 3: There are no capital work-in-progress and Intangible assets under development whose completion is overdue or has exceeded its cost compared to its original plan as at March 31, 2022



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Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (continued)

12 Non-current Investments

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Investments in non-trade quoted mutual funds*		
853,851.88 units (previous year Nil units) of Axis Short term - Growth-Regular plan	210.00	-
Total	210.00	-

The aggregate market value of the quoted investments as at 31 March 2022 is Rs. 212.86 (31 March 2021: Nil).

* On lien against Non-Convertible debentures. Refer note 4.

13 Long-term loans and advances

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Unsecured, considered good		
Advance tax, net provision for tax	2,973.65	2,455.77
Capital advances	350.67	104.60
Prepaid expenses	687.58	496.26
Loans and advances to employees	42.28	39.16
Total	4,054.18	3,095.79

14 Other non-current assets

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Lease deposits	11,445.65	9,244.58
Other deposits	94.74	66.79
Unbilled revenue - rent straightlining	2,007.40	2,332.66
Total	13,547.79	11,644.03

15 Current investments

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Investments in non-trade quoted mutual funds*		
71,597,561 units (previous year : nil) of Aditya Birla Sun Life Liquid Fund - Growth- Direct Plan	-	216.06
Total	-	216.06

The aggregate market value of the quoted investments as at 31 March 2022 is Nil (31 March 2021: Rs. 237.37).

* On lien against Non-Convertible debentures. Refer note 7.

16 Trade receivables

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Unsecured		
-Considered good	2,740.12	2,495.79
-Considered doubtful	220.75	280.06
	2,960.87	2,775.85
Less: Provision for doubtful debt	220.75	280.06
Total	2,740.12	2,495.79

Note : Of the above, Rs. 16.30 (31 March 2021: Rs 79.59) pertains to related parties. Refer note 25.

Ageing for trade receivables- Current outstanding as at 31 March 2022 is as follows

Particulars	Outstanding for following periods from due date of payment							Total
	Unbilled	Not due	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	-	346.20	1,208.65	217.30	234.39	177.61	4.80	2,188.95
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	3.05	40.68	-	43.73
(iii) Disputed Trade Receivables considered good	-	-	15.98	61.65	91.69	21.13	-	190.45
(iv) Disputed Trade Receivables considered doubtful	-	-	75.38	6.85	94.75	0.04	-	177.02
(v) Trade receivables - unbilled	360.72	-	-	-	-	-	-	360.72
	360.72	346.20	1,300.01	285.80	423.88	239.46	4.80	2,960.87



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16 Trade receivables (continued)

Ageing for trade receivables- Current outstanding as at 31 March 2021 is as follows

Particulars	Outstanding for following periods from due date of payment							Amount in Lakhs
	Unbilled	Not due	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables - considered good	-	172.56	1,136.48	420.30	240.18	14.04	0.04	1,983.60
(ii) Undisputed Trade Receivables - considered doubtful	-	-	0.11	71.80	43.99	-	-	115.90
(iii) Disputed Trade Receivables considered good	-	0.03	6.38	69.65	20.63	-	-	96.69
(iv) Disputed Trade Receivables considered doubtful	-	0.26	78.81	84.58	0.51	-	-	164.16
(v) Trade receivables - unbilled	415.50	-	-	-	-	-	-	415.50
Total	415.50	172.85	1,221.78	646.33	305.31	14.04	0.04	2,775.85

17 Cash and bank balances

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Cash and cash equivalents		
Cash in hand	9.79	4.14
Balances with banks		
-in current account	22.55	248.07
Other bank balances		
-in deposit account*	1.84	0.69
Total	34.18	252.90

* Lien marked against bank guarantee for Internet Service Provider license.

18 Short-term loans and advances

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Unsecured, considered good		
Balance with government authorities	1,952.72	1,617.79
Prepaid expenses	758.75	591.65
Employee advances	90.79	90.69
Other advances (refer note below)	108.54	124.69
Unsecured, considered doubtful		
Balance with government authorities	346.90	-
Other advances	12.08	-
Less: Provision for doubtful advances	358.98	-
Total	2,910.80	2,424.82

Note : Of the above, Nil (31 March 2021: Rs 106.82) pertains to related parties. Refer note 25.

19 Other current assets

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Unsecured, considered good		
Unbilled revenue- Rent Straightlining	936.42	878.96
Lease deposits	64.26	20.31
Other deposits	3.65	3.16
Unsecured, considered doubtful		
Lease deposits	64.26	-
Less: Provision for doubtful deposits	64.26	-
Total	1,004.33	902.43

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Innovent Spaces Private Limited

CIN: U45400KA2015PTC133523

Notes to financial statements (continued)**20 Revenue from operations**

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Rental income (refer note 30 (b))	27,853.57	24,434.46
Electricity charges	1,761.13	1,452.68
Maintenance charges	2,740.54	2,301.56
Others	2,787.98	1,259.89
Total	35,143.22	29,448.59

21 Other income

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Profit on redemption of investments	25.83	-
Interest income on income tax refund	31.47	86.24
Reversal of provision for impairment of Property, plant and equipment	58.80	223.28
Provision for doubtful debts written back	59.31	-
Miscellaneous income	-	6.04
Total	175.41	315.56

22 Employee benefits expense

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Salaries and wages	2,923.95	2,365.44
Contribution to provident and other funds (refer note 28)	76.23	74.58
Staff welfare expenses	49.06	47.23
Total	3,049.24	2,487.25

23 Finance cost

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Interest expense on borrowings		
- From banks and financial institutions	187.05	166.85
- From others	2,003.78	1,645.40
Provision of premium on redemption of debentures	98.83	191.52
Other borrowing cost	70.69	205.81
Total	2,360.35	2,209.58

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24 Other expenses

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Rent (refer note 30 (a))	18,288.39	16,468.58
Power and fuel	1,962.04	1,431.06
Security expenses	885.20	725.84
Legal and professional charges*	241.35	163.05
House keeping expenses	1,182.17	1,004.04
Office expenses	171.29	145.78
Internet and website expenses	315.18	273.71
Rates and taxes	3.76	102.74
Repairs and maintenance		
- buildings	1,632.42	1,005.11
- plant & machinery	74.19	29.10
- others	83.37	92.83
Other service cost	582.11	29.77
Communication	17.86	19.28
Travelling and conveyance	144.50	81.52
Printing and stationery	35.78	9.47
Brokerage expenses	635.46	566.69
Business promotion	10.30	8.58
Insurance	47.93	50.44
Books and subscription	52.16	46.52
Provision for doubtful debts	-	207.14
Loss on sale off of property, plant and equipment and other intangible assets (net)	5.68	183.10
Property, plant and equipment written off	23.03	-
Deposits written off	20.31	-
Provision for doubtful advances and deposits	423.24	-
Miscellaneous expenses	1.98	15.52
Total	26,839.71	22,659.87

(*) Auditors remuneration excluding Goods and Service Tax (included in legal and professional charges)

Particulars	As at	
	31 March 2022	31 March 2021
Audit fee	20.00	18.00
Out of pocket expenses	0.80	0.72
	20.80	18.72

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25 Related party disclosures

(1) Names of related parties and related party relationship

(A) Shareholders in the company with whom no transactions have taken place during the year

Aravali Investment Holdings, Mauritius

(B) Other related parties with whom transactions have taken place during the year

Associates, companies and firms under common control

Careernet Technologies Private Limited, India

Innoprop Spaces Private Limited, India

Cuisines Enterprises, India

RAAS Group, India

Grub Group, India

Ankalan web solutions Private Limited, India

Hirepro consulting private limited, India

Key management personnel (KMP)

Rishi Das

Anshuman Das

Meghna Agarwal

(2) Details of transactions entered into with related parties along with balances as at year end are as given below:

Transactions during the year

	<i>Amount in Lakhs</i>	
	As at 31 March 2022	As at 31 March 2021
Loans from related parties		
Rishi Das	1,177.50	2,720.00
Anshuman Das	808.00	690.00
Careernet Technologies Private Limited	7,000.00	-
Hirepro Consulting Pvt Ltd	3,500.00	-
Loans repaid to related parties		
Rishi Das	4,174.30	551.96
Anshuman Das	1,961.00	167.84
Hirepro Consulting Pvt Ltd	500.00	-
Conversion of loans to share application money pending allotment		
Careernet Technologies Private Limited	6,999.98	-
Hirepro Consulting Pvt Ltd	2,920.00	-
Security deposit from related party		
Careernet Technologies Private Limited	1.20	-
Interest accrued on loan from related parties		
Rishi Das	595.26	402.59
Anshuman Das	364.93	300.95
Careernet Technologies Private Limited	227.78	-
Hirepro Consulting Pvt Ltd	11.72	-
Rent expenses		
Careernet Technologies Private Limited	178.61	290.50
Innoprop Spaces Private Limited	631.93	-
Reimbursement of expenses		
Innoprop Spaces Private Limited	5.66	0.13
Grub Group	221.88	-
Purchase of Goods/ Services received		
Careernet Technologies Private Limited	5.72	6.10
Innoprop Spaces Private Limited	22.52	6.00
Grub Group	64.93	24.27

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25 Related party disclosures (continued)

Transactions during the year (continued)

	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Sale of Goods/ Services provided		
Innoprop Spaces Private Limited	146.16	6.00
Careernet Technologies Private Limited	17.33	-
Hirepro Consulting Pvt Ltd	14.15	-
Grub Group	-	2.15
Ankalan web solutions Private Limited	-	5.63
Rental income		
Careernet Technologies Private Limited	178.66	293.92
Professional Fees		
Careernet Technologies Private Limited	10.11	-
Managerial remuneration		
Rishi Das	120.00	91.20
Meghana Agrawal	102.00	76.76

Managerial remuneration mentioned above does not include gratuity and compensated absences payable to the directors as the same are actuarially determined for the Company as a whole and separate figures for the directors are not available.

Balances receivable from and payable to related parties

	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Long-term borrowings		
Rishi Das	1,068.19	4,064.99
Anshuman Das	944.53	2,097.53
Short Term Borrowing		
Careernet Technologies Private Limited	0.02	-
Hirepro Consulting Pvt Ltd	80.00	-
Other current liabilities- Lease deposits		
Careernet Technologies Private Limited	368.20	367.00
Other current liabilities- Interest Accrued but not due		
Rishi Das	-	124.50
Anshuman Das	-	277.90
Other current liabilities - Advance from customers		
Careernet Technologies Private Limited*	0.00	-
Other current liabilities - Other Payable		
Innoprop Spaces Pvt. Ltd	284.61	-
Trade Payables		
Careernet Technologies Private Limited	-	84.59
Grub Group	-	6.36
Trade Receivables		
Innoprop Spaces Private Limited	2.21	-
Cuisines Enterprises	4.67	4.67
Ankalan web solutions Pvt. Ltd	9.41	16.05
Careernet Technologies Private Limited	-	51.36
Grub Group	-	7.51
Short-term loans and advances		
Innoprop Spaces Private Limited	-	106.82

(*) Amount is less than Rs. 1,000. Hence, shown as zero

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26 Contingent liabilities and capital commitments

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account and not provided for	153.83	20.02
Total	153.83	20.02

There are no contingent liabilities as on 31 March 2022 (31 March 2021: Nil).

27 Earnings per share (EPS)

Particulars	Amount in Lakhs except share data	
	As at 31 March 2022	As at 31 March 2021
Loss for the year	(1,882.27)	(1,550.64)
Less: Preference dividend*	(0.00)	(0.00)
Loss for the year attributable to equity shareholders	(1,882.28)	(1,550.64)
Adjusted weighted average number of equity shares of Rs 1 (31 March 2021: Rs 1) each used for calculation of basic earnings per share	16,44,608	16,44,608
Loss per share basic	(114.45)	(94.29)

(*) The Company has potential dilutive shares, however the same is anti-dilutive in nature, therefore no adjustments made to basic loss per share. & Amount is less than Rs. 1,000. Hence, shown as zero

28 Employee Benefits

(a) Defined contribution plans

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards provident fund, which is a defined contribution plan. The Company has no obligations other than to make the specified contributions. The contributions are charged to the statement of profit and loss. The amount recognized as expense towards contribution to provident fund for the year ended 31 March 2022 aggregates to Rs. 76.23 (31 March 2021: Rs 74.58)

(b) Defined benefit plans

The Company has a defined benefit gratuity plan for its employees. Under this plan, every employee who has completed at least five years of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service. Gratuity is thus paid to the employees on separation in accordance with the provisions of Payment of Gratuity Act, 1972. The scheme is unfunded and hence the disclosure with respect to plan assets as per AS-15 is not applicable to the Company.

The following tables summarises the components of net benefit expense recognized in the Statement of profit and loss and amounts recognized in the Balance Sheet for the respective plans.

The principal assumptions used in determining gratuity obligations for the company's plans are shown below:

Particulars	As at	
	31 March 2022	31 March 2021
Discount rate	6.40%	6.05%
Employee turnover	22.00%	22.00%
Retirement age	60.00%	60 years
Mortality rate (age in years)	Indian Lives (2012-14) Table	Assured Indian Lives (2012-14) Table
Salary escalation rate	15.00%	12.00%

Expense recognized in Statement of Profit and Loss

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Current service cost	54.92	36.16
Interest cost on benefit obligation	7.06	4.71
Expected return on plan assets	-	-
Net actuarial loss recognized in the year	73.99	5.17
Net benefit expense	135.97	46.04

Reconciliation of present value of the obligation and the fair value of the plan assets

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Present value of defined benefit obligation		
- Current	41.72	7.92
- Non-current	210.43	112.64
Liability recognized in the balance sheet	252.15	120.56

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

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Opening defined benefit obligation	120.56	77.43
Current service cost	54.93	36.17
Interest cost	7.05	4.71
Benefits paid	(4.38)	(2.91)
Net actuarial loss (gain) recognized in the year (refer note (a) & (b) below)	73.99	5.16
Closing defined benefit obligation	252.15	120.56



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28 Employee Benefits (continued)

Notes:

History of defined benefit obligations and experience (gains) and losses**(a) Net actuarial loss (gain) recognized on plan liabilities**

2021-22		
2020-21	73.99	-
2019-20	5.16	5.17
2018-19	(11.15)	(11.15)

(b) Defined benefit obligation

2021-22		
2020-21	252.15	-
2019-20	120.56	120.56
2018-19	77.43	77.43
	45.84	45.84

29 Segment information

The Company's sole business segment is primarily, the business of leasing of network of shared work spaces of fully or partly equipped premises and its principal geographical segment is India. Consequently, the Management believes that there are no reportable segments as required under AS 17 - "Segment reporting".

30 Leases**(a) Operating lease as lessee**

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Cancellable	2,922.45	1,424.05
Non-cancellable	15,365.94	15,044.53
	18,288.39	16,468.58

The future minimum lease rental payments under non-cancellable operating leases in aggregate are as follows:

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Not later than 1 year	19,146.34	15,242.89
Later than 1 year and not later than 5 years	34,435.99	28,625.27
More than 5 years	345.03	1,334.04
	53,927.36	45,202.20

(b) Operating lease as lessor

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Cancellable	7,213.15	3,561.30
Non-cancellable	20,640.42	20,873.16
	27,853.57	24,434.46

The future minimum lease rental payments under non-cancellable operating leases in aggregate are as follows:

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
Not later than 1 year	23,069.46	18,454.39
Later than 1 year and not later than 5 years	23,343.94	24,455.65
More than 5 years	-	-
	46,413.40	42,910.04

31 There are no expenditure incurred in foreign currency and no earnings in foreign currency for the year ended 31 March 2022 and 31 March 2021. There are no foreign currency denominated payables/receivables at the balance sheet date for the current and previous year.

32 Deferred tax liabilities/Assets

Timing differences arising during the year on account of unabsorbed depreciation, carried forward losses result in a deferred tax asset position. However, in accordance with AS 22 - "Accounting for taxes on income", no deferred tax assets have been recognized in the books in the absence of virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realised.

33 Employee stock option plan ('ESOP')

On 31 May 2018, the board of directors approved the equity settled "ISESOP Scheme 2018" for issue of stock options to various employees (as defined in the policy) of the Company. According to the scheme, the employees will be entitled to options, subject to satisfaction of the prescribed vesting conditions.

The Company has adopted the Guidance note issued by the Institute of Chartered Accountants of India w.e.f 1 April 2018 for accounting of Employee Stock Option Plan (ESOP) scheme. The Company shall measure and disclose cost of Employee stock option using intrinsic value method.

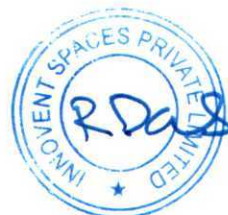
However, during the current and previous year there has been no grants as per the ISESOP Scheme 2018. Hence no cost has been accounted for the year ended 31 March 2022 and 31 March 2021. Accordingly no disclosure has been made of the details of the policy.

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34 Dues to Micro and Small Enterprises

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2022 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material. The Company has not received any claim for interest from any supplier as at the balance sheet date.

Particulars	Amount in Lakhs	
	As at 31 March 2022	As at 31 March 2021
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each year		
- Principal amount due to micro and small enterprises		
Trade Payables	709.71	214.07
Capital creditors	1,199.60	281.26
- Interest due on the above	13.74	33.15
The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	1,512.38	1,128.50
The amount of interest due and payable for the period of delay in making payment (which has been paid but beyond appointed day during the year) but without adding the interest specified under the MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of the year.	13.74	33.15
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.	99.02	85.28

The above disclosures are provided by the Company based on the information available with the Company in respect of the registration status of its vendors/suppliers.

35 Additional regulatory information required by Schedule III

- (a) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under Benami Transactions (Prohibition) Act, 1988 (45 of 1988)
- (b) The Company does not have any material transactions with companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956 during the financial year.
- (c) The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period. However the Company is in process of creating the charge with respect to Axis Bank Car Loan.
- (d) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (e) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).
Further, the Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (f) There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.
- (g) The Company is not declared as wilful defaulter by any bank or financial institution or government or any government authority.
- (h) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
- (i) The Company has not used funds raised on short-term basis for long-term purposes except with respect to negative working capital position arising on account of trade payables and creditors for capital goods balance amounting to Rs. 5,370 Lakhs. The Company has invested the money in property, plant and equipments.

36 Working capital limits statement

The Company has borrowings from banks on the basis of security of current assets. The reconciliation of quarterly statement filed by the Company and books of accounts are as follows:

Qtr	Name of bank	Particulars	Amount in Lakhs			
			Amount as per books of account	Amount as reported in the quarterly return/statement	Amount of difference	Whether return/statement subsequently rectified
Q1	Deutsche Bank	Salary, office expenses and rent	6,758.38	6,753.45	4.93	No
Q1	Deutsche Bank	Advance payment	568.10	250.85	317.25	No
Q2	Deutsche Bank	Salary, office expenses and rent	7,455.56	6,301.67	1,153.89	No
Q2	Deutsche Bank	Advance payment	817.50	264.17	553.33	No
Q3	Deutsche Bank	Salary, office expenses and rent	8,300.82	6,556.89	1,743.93	No
Q3	Deutsche Bank	Advance payment	828.96	274.32	554.64	No
Q4	Deutsche Bank	Salary, office expenses and rent	8,451.42	7,615.04	836.38	No
Q4	Deutsche Bank	Advance payment	112.06	288.03	(175.97)	No

The difference is due to the fact that quarterly expense statement submitted to bank was prepared on payment basis, however the books of accounts have been prepared on an accrual basis.

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37 Operating ratios

Ratio	Numerator	Denominator	As at	As at	YOY change in %	Reason for change
			31 March 2022	31 March 2021		
Current ratio*	Current assets	Current liabilities	0.29	0.33	-10%	
Debt - Equity Ratio	Total debt	Shareholder's equity	2.45	3.04	-19%	
Debt service coverage ratio	Net Profit after taxes + Non-cash operating expenses + Interest + other adjustments like loss on sale of Fixed assets	Interest and lease payments + Principal repayments	0.29	1.50	-80%	Increase in repayments of borrowings in the current year resulting into lower Debt Service coverage Ratio
Return on equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's equity	(0.47)	(0.27)	74%	Reduction in Net worth resulted in lower returns on equity.
Trade receivable turnover ratio	Revenue from operations	Average trade receivables	13.42	14.03	-4%	
Trade payable turnover ratio	Purchases + Other expenses	Average trade payable	8.90	8.89	0%	
Net capital turnover ratio	Net sales = Total sales - sales return	Average working capital = Current assets - Current liabilities	(2.42)	(2.43)	-1%	
Net profit ratio	Profit for the year	Net sales = Total sales - sales return	(0.05)	(0.05)	-2%	
Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth (Total equity - Intangibles assets) + Total Borrowings - Deferred Tax Asset	0.05	0.03	-40%	Reduction in Net worth and Borrowings resulting into higher return on capital employed.
Return on investment	Profit on redemption of investments	Average investment during the year	0.12	-	100%	Investments in Mutual Fund were disposed in FY 2021-22.

Note: The company is a service company, primarily rendering the business of leasing of shared workspaces and there is no inventory. Hence, inventory turnover ratio is not applicable for the company.

(* While calculating current ratio, other current liabilities of Rs. 15,071.45 (31 March 2021 : Rs. 6,703.06) representing lease deposit received, capital creditors and lease equalisation reserve are included in current liabilities. Similarly, other current assets of Rs. 1,000.69 (31 March 2021 : Rs. 899.27) representing lease deposit paid and lease equalisation reserve are included in current assets. Excluding the aforesaid items from the ratio, the current ratio stands at 0.74 (31 March 2021 : 0.43)

38 Disclosure on COVID-19

In March 2020, the World Health Organisation declared COVID-19 to be a pandemic. The Company has adopted measures to curb the spread of infection in order to protect the health of its employees and ensure business continuity with minimal disruption. The Company has considered available internal and external information while finalizing various estimates in relation to its financial statements up to the date of approval of the financial statements by the Board of Directors. The actual impact of the global health pandemic may be different from that which has been estimated, as the COVID-19 situation evolves in India and globally. The Company will continue to closely monitor any material changes to future economic conditions.

39 The Company is not required to contribute towards Corporate Social Responsibility ("CSR") as required by schedule VII of the Act as it has incurred losses before tax during the previous three financial years.

40 Previous year figures have been regrouped / reclassified, where necessary, to confirm to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act 2013 effective from 01 April 2021

As per our report attached of even date

for **B S R & Co. LLP**
 Chartered Accountants
 Firm registration number: 101248W/W-100022

for and on behalf of the Board of Directors of
Innovent Spaces Private Limited



Lokesh Khemka

Lokesh Khemka
 Partner
 Membership No: 067878

Place: Bengaluru
 Date: 28 September 2022

Rishi Das

Rishi Das
 Director
 DIN - 00420103

Place: Bengaluru
 Date: 28 September 2022

Meghna Anshuman Das

Meghna Agarwal
 Director
 DIN - 06944181

Place: Bengaluru
 Date: 28 September 2022

Anshuman Das
 Director
 DIN - 00420772

Place: Bengaluru
 Date: 28 September 2022