

Signatureglobal (India) Private Limited

Registered Office:

13TH Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
Connaught Place, New Delhi Central, Delhi 110001

Annual Report

2020-21

BOARD'S REPORT

To,
The Members
Signatureglobal (India) Private Limited

Your Directors have pleasure in presenting the 21st Board's Report together with the Audited Statement of Accounts and the Auditors' Report of your Company for the financial year ended, 31st March, 2021.

1. FINANCIAL HIGHLIGHTS

Particulars	Consolidated		Standalone	
	2020-21 Current Year	2019-20 Previous Year	-2020-21 Current Year	2019-20 Previous Year
Revenue from operation and other income	3,77,17,22,540	3,687,676,387	3,81,15,00,644	2,899,555,644
Operating Profit/(Loss) before Depreciation	(62,52,08,479)	(149,473,957)	8,96,74,470	13,436,685
Less: Depreciation	10,23,79,530	30,660,703	9,43,41,727	74,066,059
Profit/ (Loss) before Tax	(72,75,88,009)	(180,134,660)	(46,67,257)	(60,629,374)
Less: Exceptional Items	54,927,372			
Less: Provision for Tax -Current Tax	7,96,55,595	50,747,442	6,51,61,353	11,304,086
Deferred Tax	(16,54,77,043)	(86,042,058)	(8,69,12,486)	(52,205,160)
Income tax earlier years	(20,56,914)	10,694,644		-
MAT Credit Entitlement	(7,39,314)	(5,433,751)		-
Deferred tax earlier years	-			-
Net Profit / (loss) before minority interest and share of profit /(loss) in associates	(69,38,97,705)	(150,100,937)	1,70,83,876	(19,728,300)
Minority Interest	84,51,510	(12,368,381)		-
Share of loss/Profit in associates (net)	(3,21,232)	4,502,626		-
Total Profit/ (loss) for the year	(68,57,67,427)	(157,966,692)	1,70,83,876	(19,728,300)

2. FINANCIAL AND STATE OF COMPANY'S AFFAIRS

Consolidated

Real Estate project can be estimated reliably and that revenue should be recognized as per the prescribed accounting standards of ICAI for real estate transaction, your Company has achieved total revenue from operations of Rs. 3,50,51,42,645/- as compared to Rs. 3,47,38,84,507/- in the previous year registering an increase of 0.90%. Overall, the Company incurred a loss of Rs.68,57,67,427/- as compared to loss of Rs. 15,79,66,692/- in the previous financial year.

Standalone

During the year under review, your Company has achieved total revenue from operations of Rs. 2,67,60,16,902/- as compared to Rs. 2,14,33,18,285/- in the Previous Year registering an increase of 24.85%. The Company incurred a profit of Rs. 1,70,83,876 as compared to the loss of Rs. 19,728,300 /- in the previous year.

3. EXTRACT OF ANNUAL RETURN

(Section 92 read with Rule 12 of The Companies (Management and Administration) Rules, 2014)

In terms of Section 134(3)(a) of the Companies Act, 2013 read with Rules 12(1) of the Companies (Management and Administration) Rules, 2014, the extract of the Annual Return of the Company for the financial year 2020-21 is attached as 'Annexure A' to this Report.

4. COMPOSITION OF BOARD OF DIRECTORS AND CHANGES AMONG THEM DURING THE YEAR UNDER REVIEW AND TILL THE DATE OF REPORT

During the year ended 31st March, 2021 and till the date of this report, following were Director on the board of the Company;

S. No.	Name of Director(s)	DIN	Date of Appointment	Date of Resignation
1.	Mr. Pradeep Kumar Aggarwal	00050045	02/11/2017	-
2.	Mr. Ravi Aggarwal	00203856	05/11/2015	-
3.	Mr. Kundan Mal Agarwal	00043115	02/04/2021	-

* Mr. Kundan Mal Agarwal was appointed as Independent Director of the Company at the extra ordinary general meeting held on 02/04/2021

5. CHANGE IN THE NATURE OF BUSINESS IF ANY

There has been no Change in the nature of Business of the company during the financial year under review.

6. SHARE CAPITAL

AUTHORISED SHARE CAPITAL

The Authorised Share Capital of the Company was Rs. 13,52,00,000/- (Rupees Thirteen Crores Fifty Two Lakhs Only). During the year under review there was no change in Authorised Share Capital of the company.

PAID UP CAPITAL

The paid up equity share capital as on March 31, 2021 was Rs. 5,68,79,400/- (Rupees Five Crores Sixty Eight Lakhs Seventy Nine Thousand Four Hundred Only). There was no change in the Paid up share capital of the Company during the year under review.

7. DEBENTURES

During the year under review the following debentures were redeemed and allotted including the period from the end of the financial year 31st March, 2021 till the date of this report:

Name of Lender	No of Non-Convertible Debentures /Compulsory Convertible Debentures	No Redeemed/Allotted NCDs/CCDs	of Partial Fully /Allotment Redemption Redemption
INTERNATIONAL FINANCE CORPORATION	1000	1000	Allotment
INTERNATIONAL FINANCE CORPORATION	500	500	Allotment
HDFC CAPITAL AFFORDABLE REAL ESTATE FUND-2	38000	38000	Full Redemption
HDFC CAPITAL AFFORDABLE REAL ESTATE FUND-2	200000	54950	Partial Redemption
HDFC CAPITAL AFFORDABLE REAL ESTATE FUND-2	57600	57600	Full Redemption
HDFC CAPITAL AFFORDABLE REAL ESTATE FUND-1	36180	36180	Allotment

8. INFORMATION ABOUT SUBSIDIARY/ JV/ ASSOCIATE COMPANY

A statement containing the salient features of the Financial Statements of the subsidiaries, joint ventures and associate companies of the Company in Form AOC-1 as annexure B as required under Rule 5 of the Companies (Accounts) Rules, 2014 forms part of the notes to the financial statements.

The highlights of performance of subsidiaries, associates and joint venture companies and their contribution to the overall performance of the Company

Details of the Companies which are or ceased to be its Subsidiary/ JV/ Associate Company at the financial year ended March, 2021.

S. No	Name	Status (Subsidiary/ JV/ Associate Company)	% of Shares Held	Date of becoming Subsidiary/ JV/ Associate Company during the year
1.	Signatureglobal Developers Private Limited	Wholly-Owned Subsidiary	100%	07-Oct-14
2.	Signature Builders Private Limited	Subsidiary	69.92%	08-June-15
3.	Indeed Fincap Private Limited (Formerly Known as Charles (India) Private Limited)	Subsidiary	Subsidiary {Company holds 63.69% shares	24-Mar-2009
4.	JMK Holdings Private Limited	Wholly-Owned Subsidiary	100%	18-Dec-2015
5.	Signature Infrabuild Private Limited	Wholly-Owned Subsidiary	100%	01-July-2016
6.	Fantabulous Town Developers Private Limited	Wholly-Owned Subsidiary	100%	25-June-2016
7.	Maa Vaishno Net Tech Private Limited	Wholly-Owned Subsidiary	100%	25-July-2016
8.	Sternal Buildcon Private Limited	Wholly-Owned Subsidiary	100%	24- July-2017
9.	Forever Buildtech Private Limited	Wholly-Owned Subsidiary	100%	20-May-2017
10.	Rose Building Solutions Private Limited	Wholly-Owned Subsidiary	100%	11-December-2017

11.	Signatureglobal Homes Private Limited	Wholly-Owned Subsidiary	100%	31- March-2018
12.	Signatureglobal Business Park Private Limited	Wholly-Owned Subsidiary	100%	30-Apr-2019

9. TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

Since there was no dividend declared, hence the provisions of Section 125 of the Companies Act, 2013 do not apply.

10. DIVIDEND

No dividend was declared by the Directors of the Company for the financial year ended 31st March 2021.

11. TRANSFER TO RESERVES IN TERMS OF SECTION 134 (3) (J) OF THE COMPANIES ACT, 2013

For the financial year ended 31st March, 2021, the Company has proposed not to carry any amount to General Reserve Account.

12. PUBLIC DEPOSITS

The Company has not accepted any public deposits during the financial year under review.

13. CORPORATE SOCIAL RESPONSIBILITY

The Company had spent an amount of Rs. 56,66,726 /- (Rupees Fifty Six Lakhs Sixty Six Thousand Seven Hundred and Twenty Six Only) on CSR activities for this purpose The annual report on our CSR activities is appended as **Annexure 'C'** to the board's report.

14. MEETINGS OF THE CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

During the Financial Year 2020-21, the Company held 2 Corporate Social Responsibility Committee meetings which is summarized below:

S. No.	Date of Meeting	Member Strength	No. of Members Present
1.	22/06/2020	2	2
2.	31/03/2021	2	2

15. MATERIAL CHANGES AND COMMITMENTS

The Company has executed Debenture Purchase Agreement dated 14.06.2021 with HDFC Capital Real Estate Affordable Fund -1 (HDFC) and ICICI Prudential Real Estate AIF-1 (ICICI) for transfer

100,000 Compulsory Convertible Debentures that were earlier issued to ICICI, which eventually purchased by HDFC.

Except as disclosed elsewhere in this report, no material changes and commitments which could affect the Company's financial position have occurred between the end of the financial year of the Company and date of this report.

16. BUSINESS RISK MANAGEMENT

All markets have ups and downs tied to the economy, interest rates, inflation or other market trends. Investors can't eliminate market shocks, but they can hedge their bets against booms and busts with a diversified portfolio and strategy based on general market conditions.

The risks in real estate sector cannot be completely eliminated. Rather, they must be managed to ensure that it is compensated for with a commensurate return. Thus, at a conceptual level the process is fairly straightforward: identify risks, manage risks and price the residual risks. These residual risks are those that cannot be managed since they are caused by uncontrollable or are random, or that are strategically not managed since they are either insignificant, or the cost-benefit equation does not justify the effort.

The main objective of this policy is to ensure sustainable business growth with stability and to promote a pro-active approach in reporting, evaluating and resolving risks associated with the business. In order to achieve the key objective, the policy establishes a structured and disciplined approach to Risk Management, in order to guide decisions on risk related issues.

In today's challenging and competitive environment, strategies for mitigating inherent risks in accomplishing the growth plans of the Company are imperative. The common risks inter alia are: Regulations, competition, Business risk, Technology obsolescence, Investments, retention of talent and expansion of facilities.

Business risk, inter-alia, further includes financial risk, political risk, fidelity risk, legal risk.

As a matter of policy, these risks are assessed and steps as appropriate are taken to mitigate the same.

17. INTERNAL CONTROL SYSTEM AND THEIR ADEQUACY:

Adequate internal control systems commensurate with the nature of the Company's business, size and complexity of its operations are in place and have been operating satisfactorily. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, timely feedback on achievement of operational and strategic goals, compliance with policies, procedure, applicable laws and regulations. Internal control systems are designed to ensure that all assets and resources are acquired economically, used efficiently and adequately protected.

18. DIRECTORS AND KMP

During the Financial Year under review there has been no change in the constitution of Board of Directors.

19. DELARATION BY INDEPENDENT DIRECTOR

The Company has received necessary declaration from Independent Director under Section 149(7) of the Companies Act, 2013, that he meets the criteria of independence laid down in Section 149(6) of the Companies Act, 2013.

20. ANNUAL EVALUATION BY THE BOARD

Since the company is neither a Listed Company nor a public company having paid up capital of rupees twenty five crore or more, hence this clause is not applicable to the Company.

21. PARTICULARS OF EMPLOYEES:

The information required pursuant to Section 197 read with Rule, 5 of The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company is not applicable to the company.

The particulars of the employees who are covered by the provisions contained in Rule 5(2) and rule 5(3) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are also not applicable to the Company.

22. VIGIL MECHANISM

The Company has formulated Vigil Mechanism Policy to provide Vigil Mechanism for employees including Directors of the Company to report genuine concerns and to ensure strict compliance with ethical and legal standards across the Company. The provisions of this Policy are in line with the provisions of the Section 177(9) of the Companies Act, 2013.

During the period under review the company has not received complaint from any of its employee or directors under the vigil mechanism policy of the Company.

23. MEETINGS OF THE BOARD OF DIRECTORS

During the Financial Year 2020-21, the Company held 24(Twenty Four) meetings of the Board of Directors as per Section 173 of Companies Act, 2013 which is summarized below. The provisions of Companies Act, 2013 and Secretarial Standards were adhered to while considering the time gap between two meetings.

S.No	Date of Meeting	Board Strength	No. of Director Present
1.	12/05/2020	2	2
2.	24/06/2020	2	2
3.	03/07/2020	2	2
4.	13/07/2020	2	2
5.	18/08/2020	2	2
6.	24/08/2020	2	2
7.	03/09/2020	2	2
8.	07/09/2020	2	2
9.	10/09/2020	2	2
10.	22/09/2020	2	2
11.	30/09/2020	2	2
12.	29/10/2020	2	2
13.	11/11/2020	2	2
14.	13/11/2020	2	2
15.	09/12/2020	2	2
16.	17/12/2020	2	2

17.	22/12/2020	2	2
18.	28/12/2020	2	2
19.	05/01/2021	2	2
20.	02/02/2021	2	2
21.	11/02/2021	2	2
22.	01/03/2021	2	2
23.	10/03/2021	2	2
24.	26/03/2021	2	2

24. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that:

- a) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) The Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;
- c) The Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) The Directors had prepared the annual accounts on a going concern basis; and
- e) Company being unlisted sub clause (e) of section 134(3) is not applicable.
- f) The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

25. DETAILS IN RESPECT OF FRAUD REPORTED BY AUDITOR OTHER THAN WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT

There was no fraud reported in the Company during the Financial Year ended 31st March, 2021. This is also being supported by the report of the auditors of the Company as no fraud has been reported in their audit report for the Financial Year ended 31st March, 2021.

26. AUDITOR AND AUDITORS' REPORT

M/s Walker Chandiook & Co LLP, Chartered Accountants ((Firm Registration No. 001076N/N500013 Statutory Auditors of the Company, appointed at the Annual General Meeting ("AGM") held on 29/09/2017 for the period of 5 years and hold office from AGM held in 2017 till the conclusion of the AGM to be held in 2022, for the Financial Year 2021-22

Further the Auditors' Report for the financial year ended, 31st March, 2021 is annexed herewith for your kind perusal and information.

27. BOARD'S COMMENTS ON QUALIFICATION, RESERVATION & ADVERSE REMARKS OR DISCLAIMER MADE BY

Statutory Auditors

Observations made by the Statutory Auditors in their Report are self-explanatory and therefore, do not call for any further comments under section 134(3)(f) of the Companies Act, 2013.

Cost Auditors

The Cost audit of the Company has not been conducted for the Financial Year ended 2020-21 as per the provisions of Section 148 of the Companies Act, 2013 are not applicable on the Company.

Secretarial Auditors

Pursuant to the provisions of Section 204 of the Companies Act, 2013, the Board appointed M/s Deepak Sharma & Associates, Company Secretaries, as Secretarial Auditor of the Company for the financial year 2020-21. The report in respect of the Secretarial Audit carried out for the financial year 2020-21 in the Form MR-3 forms part of this Report as **Annexure 'D'** and does not contain any qualification, reservation or adverse remarks.

28. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

During the year under review the particulars of loans, guarantees given/made during the financial year is governed by the provisions of Section 186 of the Companies Act, 2013 have not been furnished as Company is engaged in the business of providing infrastructural facilities viz a viz real estate development/Housing as defined under Schedule VI read with sub section (11) of section 186 of the Companies Act, 2013. Hence, the provision of section 186 of the Companies act, 2013 is not applicable upon the Company.

29. PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES PURSUANT TO THE SECTION 188 (1) OF THE COMPANIES ACT, 2013:

During the year under review all contracts / arrangements / transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis. During the year, the Company had not entered into any contract / arrangement / transaction with related parties which could be considered immaterial in accordance with the policy of the Company on materiality of related party transactions

Further all the necessary details of transaction entered with the related parties as defined under Section 188 of the Companies Act, as defined under Section 2 (76) of the said Act are attached herewith in Form No. AOC-2 for your kind perusal and information. (**Annexure-E**).

30. REMUNERATION POLICY

The provisions of Section 178 of the companies Act, 2013 and rules thereto relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters.

31. DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

As per the requirement of The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 ('Act') and rules made there under, your Company has adopted a Sexual Harassment Policy for women to ensure healthy working environment without fear of prejudice, gender bias and sexual harassment.

The Board states that there were no cases or complaints filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

32. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE OUTGO

The disclosure to be made under sub section (3) (m) of Section 134 of the Companies Act 2013 read with Rule (8) (3) of the Companies (Accounts) Rules, 2014 by your Company are explained as under:

- a) **Conservation of Energy & Technology Absorption:** Since the Company is not engaged in any manufacturing activity, issues relating to conservation of energy and technology absorption are not quite relevant to its functioning.
- b) **Export Activities:** There was no export activity in the Company during the year under review. The Company is not planning any export in the near future as well.
- c) **Foreign Exchange Earning & Outgo:** There was no foreign exchange earning & outgo during the year.

33. SHARES

a. BUY BACK OF SECURITIES

The Company has not bought back any of its securities during the year under review.

b. SWEAT EQUITY

The Company has not issued any Sweat Equity Shares during the year under review.

c. BONUS SHARES

During the year under review the Company has not issued any Bonus Shares.

d. PRIVATE PLACEMENT

During the year under review your company has issued and allotted 1500 Secured Redeemable Non-convertible Debentures having face value of Rs. 10,00,000/-each for an aggregate amount not exceeding Rs. 1,50,00,00,000/- by way of private placement.

e. RIGHT ISSUE SHARES

No Right Shares were issued during the year under review.

f. EMPLOYEES STOCK OPTION PLAN

The Company has not provided any Stock Option Scheme to the employees.

34. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

During the year under review order for condonation of delay under section 460(b) of the Companies Act, 2013 in filing of e-form MGT-14 with regard to filing of Special resolution passed at the Extra Ordinary General Meeting held on 04/05/2019 has been filed with Ministry of Corporate Affairs.

35. ACKNOWLEDGEMENT

Your Directors wish to express their grateful appreciation to the continued co-operation received from the Banks, Government Authorities, Customers, Vendors and Shareholders during the year under review.

Your Directors also wish to place on record their deep sense of appreciation for the committed service of the Executives, staff and Workers of the Company.

36. CAUTIONARY STATEMENT

The statements contained in the Board's Report contain certain statements relating to the future and therefore are forward looking within the meaning of applicable securities, laws and regulations.

Various factors such as economic conditions, changes in government regulations, tax regime, other statutes, market forces and other associated and incidental factors may however lead to variation in actual results.

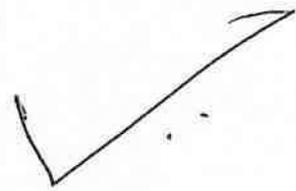
By the order of the Board

For SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED


PRADEEP KUMAR AGGARWAL
DIRECTOR

DIN: 00050045

**34, ROAD NO.61, PUNJABI BAGH WEST, NEW
DELHI 110026**


RAVI AGGARWAL
DIRECTOR

DIN: 00203856

**34, ROAD NO.61, PUNJABI BAGH WEST, NEW
DELHI 110026**

DATE: 08/09/2021

PLACE: NEW DELHI



SIGNATURE GLOBAL Form AOC-1

Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014

AN ISO 9001:2015, 14001:2015, 45001:2018 CERTIFIED COMPANY

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs.)

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Signatureglobal Developers Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 3,00,00,000/-
5.	Reserves & surplus	Rs. 140213157/-
6.	Total assets	Rs. 1,38,67,78,055 /-
7.	Total Liabilities	Rs. 1,38,67,78,055 /-
8.	Investments	Rs.1100/-
9.	Turnover	Rs. 1,53,08,141/-/-
10.	Profit before taxation	Rs. (84644387)/-
11.	Provision for taxation	Rs. (2,23,19,751)/-
12.	Profit after taxation	Rs. (6,23,24,636)/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100% along with nominee shareholdings

Sl. No.	Particulars	Details
1.	Name of the subsidiary	SIGNATURE BUILDERS PRIVATE LIMITED
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 249,900,000/-
5.	Reserves & surplus	Rs. 18,48,11,981/-
6.	Total assets	Rs. 19,69,802,499/-
7.	Total Liabilities	Rs. 19,69,802,499/-
8.	Investments	Rs.1100/-
9.	Turnover	Rs. 29,26,36,818/-
10.	Profit before taxation	

SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED

CIN: U70100DL2000PTC104787

Reg. off. - 1304, 13TH FLOOR DR. GOPAL DAS BHAWAN, 28 BARAKHAMBA ROAD, NEW DELHI- 110001

Corr Add.- GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM HR- 122001

E-MAIL: COMPLIANCE@SIGNATUREGLOBAL.IN, PHONE: 011-49281700

		Rs. (3,50,17,043)/-
11.	Provision for taxation	Rs. (68,95,450)/-
12.	Profit after taxation	Rs. (2,81,19,306)/-
13.	Proposed Dividend	N.A
14.	% of shareholding	69.92%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Indeed Fincap Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 2,69,75,000/-
5.	Reserves & surplus	Rs. 12,26,37,804/-
6.	Total assets	Rs. 93,62,99,877/-
7.	Total Liabilities	Rs. 93,62,99,877/-
8.	Investments	Rs. 22,893,100 /-
9.	Turnover	Rs. 11,42,13,701/-
10.	Profit before taxation	Rs. 7,11,412/-
11.	Provision for taxation	Rs. 6,95,795/-
12.	Profit after taxation	Rs. 15,617/-
13.	Proposed Dividend	N.A
14.	% of shareholding	63.68%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	JMK HOLDINGS PRIVATE LIMITED
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 30,000,000/-
5.	Reserves & surplus	Rs. 22,10,52,206/-
6.	Total assets	Rs. 67,31,25,844/-
7.	Total Liabilities	Rs. 67,31,25,844 /-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 29,19,80,840/-
10.	Profit before taxation	Rs. 2,84,75,906/-
11.	Provision for taxation	Rs. 93,64,303/-
12.	Profit after taxation	Rs. 1,91,11,604/-

13.	Proposed Dividend	N.A
14.	% of shareholding	100%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	SIGNATURE INFRABUILD PRIVATE LIMITED
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 5,00,00,000/-
5.	Reserves & surplus	Rs. (149727100)/-
6.	Total assets	Rs. 2,37,67,19,970 /-
7.	Total Liabilities	Rs. 2,37,67,19,970/-
8.	Investments	Rs. 1100/-
9.	Turnover	1,22,57,768/-
10.	Profit/Loss before taxation	Rs. (10,04,09,815)/-
11.	Provision for taxation	0
12.	Profit /Loss after taxation	Rs. (10,04,09,815)/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Fantabulous Town Developers Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 20,000,000/-
5.	Reserves & surplus	Rs. (8,18,19,485)/-
6.	Total assets	Rs. 54,67,34,252/-
7.	Total Liabilities	Rs. 54,67,34,252/-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 119525596/-
10.	Profit/Loss before taxation	Rs. (45,56,401)/-
11.	Provision for taxation	-
12.	Profit /Loss after taxation	Rs. (45,56,401)/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Maa Vaishno Net Tech Private Limited

2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 20,000,000/-
5.	Reserves & surplus	Rs. (5,62,81,087)/-
6.	Total assets	Rs. 75,85,52,193 /-
7.	Total Liabilities	Rs. 75,85,52,193 /-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 19,50,61,499/-
10.	Profit/Loss before taxation	Rs. 5,63,723/-
11.	Provision for taxation	-
12.	Profit /Loss after taxation	Rs. 5,63,723/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Sternal Buildcon Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 70,000,000/-
5.	Reserves & surplus	Rs. 3,65,75,711/-
6.	Total assets	Rs. 2,92,36,37,353/-
7.	Total Liabilities	Rs. 2,92,36,37,353 /-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 37,33,19,639/- /-
10.	Profit/Loss before taxation	Rs. (9,42,96,690)/-
11.	Provision for taxation	
12.	Profit /Loss after taxation	(9,42,96,690/-)
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Forever Buildtech Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 70,000,000/-
5.	Reserves & surplus	Rs. 14,40,45,662 /-

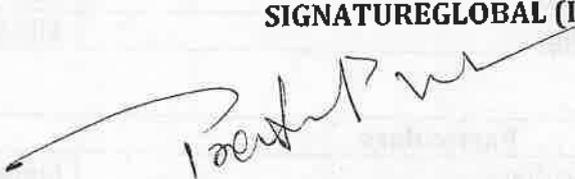
6.	Total assets	Rs. 55,57,64,048/-
7.	Total Liabilities	Rs. 55,57,64,048 /-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 43,44,43,000/-
10.	Profit/Loss before taxation	Rs. 2,37,28,121/-
11.	Provision for taxation	Rs.40,50,986
12.	Profit /Loss after taxation	Rs. 1,96,77,134/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

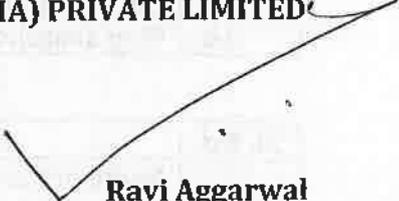
Sl. No.	Particulars	Details
1.	Name of the subsidiary	Signatureglobal Business Park Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 10,00,000/-
5.	Reserves & surplus	Rs.2,65,803/-
6.	Total assets	Rs. 13,37,625/-
7.	Total Liabilities	Rs. 13,37,625/-
8.	Investments	Rs. 1100/-
9.	Turnover	NIL
10.	Profit/Loss before taxation	Rs. 1,83,588/-
11.	Provision for taxation	Rs.48,581/-
12.	Profit /Loss after taxation	Rs.1,35,007/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100.00%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	Signatureglobal Homes Private Limited
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 30,000,000/-
5.	Reserves & surplus	Rs. (19,55,06,340)/-
6.	Total assets	Rs. 5,83,40,90,948/-
7.	Total Liabilities	Rs. 5,83,40,90,948/-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs.93,57,19,406/-
10.	Profit/Loss before taxation	Rs.(17,86,13,955)/-
11.	Provision for taxation	0
12.	Profit /Loss after taxation	Rs.(12,68,05,234)/-
13.	Proposed Dividend	N.A
14.	% of shareholding	100%

Sl. No.	Particulars	Details
1.	Name of the subsidiary	ROSE BUILDING SOLUTIONS PRIVATE LIMITED
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	01/04/2020 to 31/03/2021
3.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Rupees
4.	Share capital	Rs. 4,00,00,000/-
5.	Reserves & surplus	Rs.(10,82,71,233)/-
6.	Total assets	Rs. 51,63,91,174/-
7.	Total Liabilities	Rs. 51,63,91,174/-
8.	Investments	Rs. 1100/-
9.	Turnover	Rs. 13,12,55,227/-
10.	Profit/Loss before taxation	Rs. (1,94,38,735)/-
11.	Provision for taxation	0
12.	Profit /Loss after taxation	Rs. (1,94,38,735)/-
13.	Proposed Dividend	NA
14.	% of shareholding	100.00%

For & on behalf of the Board
SIGNATURE GLOBAL (INDIA) PRIVATE LIMITED


Pradeep Kumar Aggarwal
Director
DIN: 00050045
Address: 34, Road No. 61,
West Punjabi Bagh, New
Delhi- 110026


Ravi Aggarwal
Director
DIN: 00203856
Address: 34, Road No. 61,
West Punjabi Bagh, New
Delhi- 110026

Place: New Delhi
Dated: 08.09.2021

FORM NO. AOC -2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arms length transaction under third proviso thereto.

1. Details of contracts or arrangements or transactions not at Arm's length basis.

SL. No.	Particulars	Details
	Name (s) of the related party & nature of relationship	-
	Nature of contracts/arrangements/transaction	-
	Duration of the contracts/arrangements/transaction	-
	Salient terms of the contracts or arrangements or transaction including the value, if any	-
	Justification for entering into such contracts or arrangements or transactions'	-
	Date of approval by the Board	-
	Amount paid as advances, if any	-
	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	-

2. Details of contracts or arrangements or transactions at Arm's length basis.

SL. No.	Particulars	Details
1.	Name (s) of the related party & nature of relationship	Forever Buildtech Private Limited (FBPL) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction Salient terms of the contracts or arrangements or transaction including the value, if any	1) Business Support Service- FBPL has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Branding Fees – FBPL has paid to the Company for use of Brand Name; 3) Contract Receipts – FBPL has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
2.	Name (s) of the related party & nature	JMK Holdings Private Limited (JMK) &

SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
CIN: U70100DL2000PTC104787

Reg. off. - 13TH FLOOR DR. GOPAL DAS BHAWAN, 28 BARAKHAMBA ROAD, NEW DELHI- 110001
Corr Add.- GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM HR- 122001
E-MAIL: COMPLIANCE@SIGNATUREGLOBAL.IN, PHONE: 011-49281700



	of relationship	Wholly Owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	1) Sale of traded goods- Supply of Ready mix Concrete, steel, cement and others by the Company ; 2) Business Support Service- JMK has paid for Business Support Service (i.e. Rental Income) to the Company; 3) Contract Receipts – JMK has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

Faint text at the bottom of the page, possibly a footer or additional notes.

SL. No.	Particulars	Details
4.	Name (s) of the related party & nature of relationship	Signature Builders Private Limited (SBPL) & Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	<ol style="list-style-type: none"> 1) Sale of traded goods - Supply of Ready mix Concrete, steel, cement and others by the Company; 2) Business Support Service- SBPL has paid for Business Support Service (i.e. Rental Income) to the Company; 3) Project Management Fees- SBPL has paid the expenses for Project Management Services to the Company; 4) Branding Fees – SBPL has paid to the Company for use of Brand Name; 5) Contract Receipts – SBPL has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
5.	Name (s) of the related party & nature of relationship	Signatureglobal Developers Private Limited (SDPL) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	<ol style="list-style-type: none"> 1) Business Support Service- SDPL has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Purchase of property, Plant & equipment has purchased the Property Plant & equipment from SDPL; 3) Contract Receipts – SDPL has paid for contractor services to the Company; 4) Rent Expenses- The Company has paid Rent expenses of SDPL. 5) Capital Creditor- The Company has purchased machine from SDPL.
	Duration of the contracts/arrangements/transaction	NA

	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
6.	Name (s) of the related party & nature of relationship	Sternal Buildcon Private Limited (Sternal) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	<ol style="list-style-type: none"> 1) Business Support Service- Sternal has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Branding Fees – Sternal has paid to the Company for use of Brand Name; 3) Contract Receipts – Sternal has paid for Contractor services to the Company; 4) Project Management Fees- Sternal has paid the expenses for Project Management Services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
7.	Name (s) of the related party & nature of relationship	Rose Building Solutions Private Limited (Rose) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	<ol style="list-style-type: none"> 1) Business Support Service -Rose has paid for Business Support Service- (i.e. Advertising and Rental Income) to the Company; 2) Contract Receipts – Rose has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
8.	Name (s) of the related party & nature of relationship	Maa Vaishno Net- Tech Private Limited (MVNTPL) & Wholly owned Subsidiary

	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	1) Business Support Service- MVNTPL has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Contract Receipts – MVNTPL has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
9.	Name (s) of the related party & nature of relationship	Fantabulous Town Developers Private Limited (FTDPL) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	1) Business Support Service- FTDPL has paid for Rental Income to the Company; 2) Contract Receipts – FTDPL has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
10.	Name (s) of the related party & nature of relationship	Signature Infrabuild Private Limited (SIPL) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	1) Business Support Service- SIPL has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Project Management Fees- SIPL has paid the expenses for Project Management Services to the Company; 3) Branding Fees – SIPL has paid to the Company for use of Brand

		Name; 4) Contract Receipts – SIPL has paid for Contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
11.	Name (s) of the related party & nature of relationship	Signatureglobal Homes Private Limited (SHPL) & Wholly owned Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	1) Business Support Service- SHPL has paid for Business Support Service (i.e. Rental Income) to the Company; 2) Project Management Fees- SHPL has paid the expenses for Project Management Services to the Company; 3) Branding Fees – SHPL has paid to the Company for use of Brand Name; 4) Contract Receipts – SHPL has paid for contractor services to the Company.
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

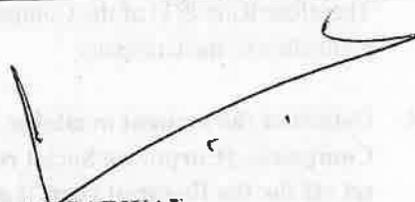
SL. No.	Particulars	Details
12.	Name (s) of the related party & nature of relationship	Indeed Fincap Private Limited (Formerly Known as Charles India Private Limited) (Indeed) & Subsidiary
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	Business Support Service- Indeed has paid for Rental Income to the Company.
	Duration of the	NA

	contracts/arrangements/transaction	
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

SL. No.	Particulars	Details
13.	Name (s) of the related party & nature of relationship	Signatureglobal Securities Private Limited (SSPL) has significant influence of the Company.
	Nature of contracts/arrangements/transaction And Salient terms of the contracts or arrangements or transaction including the value, if any	Purchase of property, Plant & equipment- The Company has purchased the Property Plant & equipment from SSPL .
	Duration of the contracts/arrangements/transaction	NA
	Date of approval by the Board	Not Applicable since the transaction entered is in Ordinary course of Business
	Amount paid as advances, if any	NA

For SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED


PRADEEP KUMAR AGGARWAL
DIRECTOR
DIN: 00050045
34, ROAD NO.61, PUNJABI BAGH WEST,
NEW DELHI 110026


RAVI AGGARWAL
DIRECTOR
DIN: 00203856
34, ROAD NO.61, PUNJABI BAGH WEST,
NEW DELHI 110026

DATE: 08/09/2021
PLACE: NEW DELHI

“ANNEXURE –C”

THE ANNUAL REPORT ON CSR ACTIVITIES

1. Brief outline on CSR Policy of the Company.

The Company has adopted the CSR policy to spend on activities prescribed in Schedule VII of the Companies Act, 2013.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Pradeep Kumar Aggarwal	Director	2	2
2.	Ravi Aggarwal	Director	2	2

3. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report).

Since the Company doesn't have average CSR obligation of ten crore rupees or more as required under subsection (5) of section 135 of the Act, in the three immediately preceding financial years. Therefore Rule 8(3) of the Companies (Corporate Social responsibility Policy) Rules, 2014 not applicable to the Company.

4. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any- Not Applicable, The Company has opted not to carry forward the excess amount spent over and above the gross amount of CSR.

S l. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs)	Amount required to be set- off for the financial year, if any (in Rs)
1			
2			
3			
	TOTAL		

5. Average net profit of the company as per section 135(5).

Rs. 11,41,29,519/- (Rupees Eleven Crore Forty One Lakh Twenty Nine Thousand Five Hundred and Nineteen)

6. (a) Two percent of average net profit of the company as per section 135(5)

Rs. 22,82,590/- (Rupees Twenty Two Lakh Eighty Two Thousand Five Hundred and Ninety).

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years. NA

(c) Amount required to be set off for the financial year, if any-

Rs. 33,84,136/- (Rupees Thirty Three Lakh Eighty Four Thousand)

(d) Total CSR obligation for the financial year (6a+6b+6c).

Rs 56,66,726/- (Rupees Fifty Six Lakh Sixty Six Thousand Seven Hundred and Twenty Six)

7. (a) CSR amount spent or unspent for the financial year: Not Applicable

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.

(b) Details of CSR amount spent against ongoing projects for the financial year. Not Applicable.

1	2	3	4	5	6	7	8	9	10	11
---	---	---	---	---	---	---	---	---	----	----

Sl. No.	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No)	Location of the project.		Project duration.	Amount allocated for the project (in Rs.).	Amount spent in the current financial year (in Rs.).	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.).	Mode of Implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State	District						Name	CSR Registration number
1												
2.												

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

1	2	3	4	5		6	7	8	
S. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State	District			Name.	CSR registration number
1		Works of art;[Item No (V)]	Yes	Haryana	Gurugram	21,000	Yes	NA	NA
2		Promoting health care including preventive health care ;[Item No (I)]	Yes	Haryana	Gurugram	16,46,906	Yes	NA	NA
3		Animal Welfare ;[Item No (IV)]	Yes	Haryana	Gurugram	18,74,410	Yes	NA	NA
4		Promoting health care including ;[Item No (I)]preventive	Yes	Haryana	Gurugram	21,24,410	No	NA	NA

	health care							
TOTAL					56,66,726			

(d) Amount spent in Administrative Overheads- Not Applicable

(e) Amount spent on Impact Assessment, if applicable- Not Applicable

(f) Total amount spent for the Financial Year (7b+7c+7d+7e): Rs. 56,66,726

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company	22,82,590
(ii)	Total amount spent for the Financial Year	56,66,726
(iii)	Excess amount spent for the financial year [(ii)-(i)]	33,84,136
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NA
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	33,84,136

8. (a) Details of Unspent CSR amount for the preceding three financial years: Not Applicable

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6)(in Rs.)	Amount spent in the reporting Financial Year (in Rs.).	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the fund	Amount(in Rs.)	Date of transfer	
1							
	Total						

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): Not Applicable

1	2	3	4	5	6	7	8	9
S.No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project Duration	Total amount allocated for the project (in Rs.)	Amount spent on the project in the reporting Financial Year (in Rs.)	Cumulative amount spent at the end of reporting Financial Year (in Rs.)	Status of the project- Completed/Ongoing.
	Total							

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year. – Not Applicable

(asset-wise details).

(a) Date of creation or acquisition of the capital asset(s).

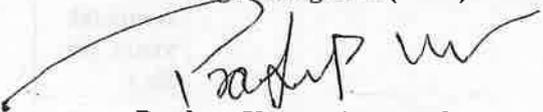
(b) Amount of CSR spent for creation or acquisition of capital asset.

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc

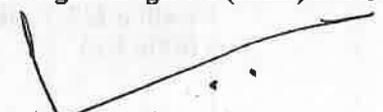
(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital assets).

11. Specify the reason(s), if the company has failed to spend two percent of the average net profits as per section 135(5)- Not Applicable.

For Signatureglobal (India) Pvt Ltd


Pradeep Kumar Aggarwal
Director
DIN: 00050045

For Signatureglobal (India) Pvt Ltd


Ravi Aggarwal
Chairman CSR Committee



DEEPAK SHARMA & ASSOCIATES

Company Secretaries

Tel. : 011-43053199, Mob. : 9899684302, E-mail : deepakfcs2016@gmail.com

FORM No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2021

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members
SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi 110001

Dear Sir(s),

We have conducted the Secretarial Audit of the Compliance of applicable statutory provisions and the adherence to good corporate governance practice by **M/S SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED** (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's Books, Papers, Minutes Books, Forms and Returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management, we hereby report that in our opinion, the Company has, during the during the audit period covering the financial year ended **31st March, 2021**, complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by **SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED** ("the Company") for the financial year ended on **31st March, 2021**, according to the provisions of:
 - i. The Companies Act, 2013 (the Act) and the rules made there under.
 - ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under; **The Company is a Private Limited Company therefore, provisions of the Act are Not Applicable on the Company.**



- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under; **The Company is a Private Limited Company therefore, provisions of the Act are Not Applicable on the Company.**
- iv. The Foreign Exchange Management Act, 1999 (FEMA) and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **during the period under review, the Company has received Foreign Direct Investment and the Company has complied with and continues to comply with all the applicable rules and regulations of the FEMA.**
- v. RBI Guidelines for Systemically important non-deposit taking non-banking financial company (NBFC-ND-SI); **The Company is not an NBFC therefore; RBI Guidelines are not applicable on the Company.**
- vi. The following regulations and guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-**The Company is a Private Limited Company therefore, provisions of the following Acts are Not Applicable on the Company**
- a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992 and Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 and amendments from time to time;
 - d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;
 - e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
 - f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009;



- h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;
- i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

2. We have also examined compliance with the applicable clauses of the following:

- (a) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to board and general meetings and

We have also examined compliance with the applicable clauses of (i) the Secretarial Standards issued by The Institute of Company Secretaries of India under the provisions of the Companies Act, 2013, and During the financial year under report, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

3. As per the information, explanations and clarifications given to us and the representations made by the Management, we further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with other Acts, Laws and Regulations applicable specifically to the Company as per following Laws:

- a) Haryana Ceiling on Land Holdings Act, 1972
- b) National Building Code 2005 & Local Building Bye Laws
- c) Real Estate (Regulation and Development) Act, 2016The Electricity Act, 2003
- d) The National Highways Authority of India (Amendment) Act, 2013
- e) Forest Conservation Act, 1980
- f) Haryana Apartment Ownership Act, 1983 and Haryana Apartment Ownership Rules, 1987
- g) Haryana Development & Regulation of Urban Areas Act, 1975 and Haryana Development & Regulation of Urban Areas Rules, 1976
- h) Haryana Urban Development Authority Act, 1977 and Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979
- i) Municipal Corporation Acts (State wise)
- j) Goods and Service Tax, 2017

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice was given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021**

Majority decisions carried through while the dissenting members' views, if any, were captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period, the company has no specific events/ actions having a major bearing on the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above.

We further report that during the audit period, the Members of the Company passed the special resolution under section 185 of the Companies Act, 2013 in their Extra-ordinary General Meeting held on 04.05.2019, however intimation relating to passing of Special Resolution couldn't be filed by the Company within the prescribed time with the Registrar of Companies, NCT of Delhi and in this respect Company has filed an application for condonation of delay under Section 460 of the Companies Act, 2013 with the Central Government in E-Form CG-1 on 28.09.2020 and now the said application has been duly approved.

**For DEEPAK SHARMA & ASSOCIATES
COMPANY SECRETARIES**



**(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898**



**UDIN: F006309C000950252
Place: Delhi
Date: 15.09.2021
Peer Review Certificate No. 1034/2020
Unique Identification No. S2010DE130100**

This report is to be read with our letter of even date which is annexed as 'Annexure A' and forms an integral part of this report.

To,
The Members
SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Place,
New Delhi 110001

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For DEEPAK SHARMA & ASSOCIATES
COMPANY SECRETARIES


(DEEPAK PARASAR SHARMA)
FCS No.: 6309
C.P. No.: 6898



UDIN: F006309C000950252
Place: Delhi
Date: 15.09.2021
Peer Review Certificate No. 1034/2020
Unique Identification No. S2010DE130100

DETAILS OF CAPITAL STRUCTURE

Particulars	As on 01/04/2020	Add: Increase in Capital (if any)	Less: Reduction in Capital (if any)	Date of passing resolution	Capital as on 31/03/2021
Authorized Capital	Rs. 13,52,00,000	-	-	-	Rs. 13,52,00,000
No of Equity Shares	13520000	-	-	-	13520000
No of Preference Shares	-	-	-	-	-
Unclassified	-	-	-	-	-
Issued Capital	Rs. 5,68,79,400	-	-	-	Rs. 5,68,79,400
Subscribed Capital	Rs. 5,68,79,400	-	-	-	Rs. 5,68,79,400
Paid-up Capital	Rs. 5,68,79,400	-	-	-	Rs. 5,68,79,400
Public Issue	-	-	Not Applicable	-	-
Rights Issue	-	-	Not Applicable	-	-
Bonus Issue	-	-	Not Applicable	-	-
Private Placement / Preferential Allotment (Other than conversion)	-	-	Not Applicable	-	-
Private Placement / Preferential Allotment (arising out of conversion)	-	-	Not Applicable	-	-
Allotment of shares pursuant to	-	-	Not Applicable	-	-

DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021

ESOP					
Allotment consequent to Scheme of Arrangement/ Merger/ Amalgamation etc.				Not Applicable	
Buy-back of Shares				Not Applicable	
Reduction of capital				Not Applicable	
Share Forfeited (if any)					

Issuance of Non Convertible debentures

S. No.	Date of Allotment	Description of Securities	No. of Securities	Face Value (per Securities)	Total Amount	Name of Allottee
1	20.09.2020	Non Convertible debentures	1000	10,00,000/-	100,00,00,00/-	International Finance Corporation Washington D.C., USA.
1	31.12.2020	Non Convertible debentures	500	10,00,000/-	50,00,00,00/-	International Finance Corporation Washington D.C., USA.

Redemption of Non-Convertible Debentures:

S. No	ISIN	No of NCDs	Date of Redemption
1.	INE903U07038	3,170	19.11.2020
2.	INE903U07038	4,546	02.12.2020
3.	INE903U07038	4,990	23.12.2020
4.	INE903U07038	2,315	30.12.2020
5.	INE903U07046	3,177	16.01.2021
6.	INE903U07038	1,337	16.01.2021
7.	INE903U07046	4023	16.02.2021



DETAILS OF DIRECTORS & KMP

(EXISTING AND ANY CHANGE MADE BETWEEN 01/04/2020 TO 31/03/2021)

Name of Director /KMP	DIN& PAN	Residenti al Address	Date of Appoi nt- ment /last re- appoi n- tment	Desig nation	Nature(In dependen t/Promot er/Profes sional/E xecutive/ Non- Executive /Nomine e) In case of Nominee, mention whose nominee he/she is	Wheth er liable to retire by rotatio n	Number of Shares held in the Compan y and% of share- holding	Date of Cessati on (If any)
RAVI AGGARW AL	00203856	34, Road No. 61, Punjabi Bagh West, New Delhi Delhi 110026.	05.11.2015	Director	Professional	No	392915 (6.91%)	-
PRADEEP KUMAR AGGARW AL	00203822	34, Road No. 61, Punjabi Bagh West, New Delhi Delhi- 110026	02.11.2017	Director	Promoter	No	392175 (6.89%)	-
ANURAG SRIVAST AVA	BMUPS2359M	Flat No.2030, Eternia Tower, Plot No.5, Sector 11, Mahagun Mascot	03.07.2020	Compa ny Secreta ry	Professional	No	Nil	-

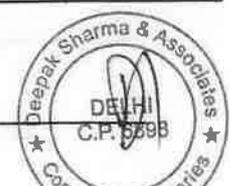
**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES ~ SECRETARIAL AUDIT REPORT 31.03.2021**

		Phase-3, Crossing Republic, Ghaziabad, Uttar Pradesh- 201016					
--	--	--	--	--	--	--	--

DETAILS OF AUDITOR

AUDITOR				
Type of Auditor	Name of Auditor/Firm & PAN	Address of the Auditor/Firm	Date of Appointment	Tenure for the appointment Date of Cessation, if any
Statutory Auditor	WALKER CHANDIOK & CO LLP PAN: AAAF4298E	21ST FLOOR, DLF SQUARE, JACARANDA MARG, DLF PHASE II, GURUGRAM, Haryana-122002	29.09.2017	01.04.2017-31.03.2022
Secretarial Auditor	M/s Deepak Sharma & Associates PAN: ARVPS7998D	A-52, First Floor, Street No. 1, Guru Nanak Pura, Near Nirman Vihar Metro Station Laxmi Nagar, New Delhi - 110092	20.05.2021	2020-21
Cost Auditor	-	-	-	-
Joint Auditor	-	-	-	-
Branch Auditor	-	-	-	-
Internal Auditor	-	-	-	-
Others	-	-	-	-

MINUTES



DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021

(a) Board Meeting

Date of Meeting	Gap between the two Board Meetings (Days)	Date of serving the notice And mode	Place of Meeting	Total No. Of Director on the Board at the meeting	Leave of Absence of Director	Total No. Of Directors Present	Chairman of the Meeting
12.05.2020	53	03.05.2020	Unit No.1304, 13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
24.06.2020	43	15.06.2020	Unit No.1304, 13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
03.07.2020	9	25.06.2020	Unit No.1304, 13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
13.07.2020	10	04.07.2020	Unit No.1304, 13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
18.08.2020	36	09.08.2020	13 th Floor, Dr.Gopal Das Bhawan, 28	Two	-	Two	Pradeep Kumar

**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021**

			Barakhamba Road, New Delhi-110001				Aggarwal
24.08.2020	6	19.08.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
03.09.2020	10	28.08.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
07.09.2020	4	04.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
10.09.2020	3	08.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
22.09.2020	12	12.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
30.09.2020	8	23.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Pradeep Kumar Aggarwal
29.10.2020	29	20.10.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba	Two	-	Two	Pradeep Kumar Aggarwal

DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES - SECRETARIAL AUDIT REPORT 31.03.2021

			Road, New Delhi- 110001				
11.11.2020	13	02.11.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
13.11.2020	2	12.11.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
09.12.2020	26	01.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
17.12.2020	8	10.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
22.12.2020	5	18.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
28.12.2020	6	23.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	Two	-	Two	Pradeep Kumar Aggarwal
05.01.2021	8	29.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New	Two	-	Two	Pradeep Kumar Aggarwal

DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021

			Delhi-110001				
02.02.2021	28	23.01.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Ravi Aggarwal
11.02.2021	9	23.01.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Ravi Aggarwal
10.03.2021	27	01.03.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Ravi Aggarwal
26.03.2021	16	15.03.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001	Two	-	Two	Ravi Aggarwal

(b) Meeting by Circulations

<i>Date of the Meeting</i>	<i>Date of Circulation of Draft Minutes</i>	<i>Last Date on which comments received from Directors</i>	<i>Date of signing of the Minutes</i>	<i>Date on which Minutes entered in the Minutes Book</i>
N.A.				



(c) Annual General Meeting/ExtraOrdinaryGeneralMeeting

Date of Meeting	Date of serving The Notice	Place of Meeting	No. of Members Attended The meeting	No. of Proxy attended The meeting	Chairman of the Meeting
03.09.2020 EGM	03.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	6 (Six)	Nil	Pradeep Kumar Aggarwal
03.09.2020 EGM	03.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	6 (Six)	Nil	Pradeep Kumar Aggarwal
02.11.2020 AGM	30.09.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	8 (Eight)	Nil	Pradeep Kumar Aggarwal
04.01.2021 EGM	28.12.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	6 (Six)	Nil	Pradeep Kumar Aggarwal
30.01.2021 EGM	05.01.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	6 (Six)	Nil	Pradeep Kumar Aggarwal

(d) Committee Meetings

Type of Meeting	Date of Meeting	Place of Meeting	Total No. of members On date of meeting	Leave of Absence Granted	Total No. of members Present	Chairman of the Meeting
CSR Committee	22.06.2020	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	2 (Two)	Nil	2 (Two)	Ravi Aggarwal
CSR Committee	31.03.2021	13 th Floor, Dr.Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001	2 (Two)	Nil	2 (Two)	Ravi Aggarwal

CHARGES

Name of Charge Holder	Charge ID	Date Of Creation/Modification	Amount of Charge (In Rs.)	Whether any Personal property of Director/ other person involved	Date of Satisfaction, if any	Remarks
Vistra ITCL (India) Ltd	100283096	13.08.2021	40,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100218445	04.06.2021	72,00,00,000/-	Yes	16.07.2021	-
Vistra ITCL (India) Ltd	100252093	04.06.2021	250,00,00,000/-	Yes	16.07.2021	-
Vistra ITCL (India) Ltd	100318023	04.06.2021	38,00,00,000/-	Yes	16.07.2021	-
International Finance Corporation	100369474	08.09.2020	150,00,00,000/-	Yes	-	-
IndusInd Bank Limited	100377193	24.09.2020	65,00,00,000/-	Yes	-	-
IndusInd Bank Limited	100377508	24.09.2020	35,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100370707	24.09.2020	65,00,00,000/-	Yes	-	-
KKR India Asset Finance Private Limited	100096229	01.05.2017	200,00,00,000/-	Yes	24.09.2020	-
TATA Capital Financial	100379	19.10.2020	8,60,00,000/-	No	-	-

DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021

Services Ltd	484					
TATA Capital Financial Services Ltd	100416336	19.01.2021	1,73,00,000/-	No	-	-
TATA Capital Financial Services Ltd	100274493	29.06.2019	7,00,00,000/-	No	19.01.2021	-
TATA Capital Financial Services Ltd	100266519	31.05.2019	8,00,00,000/-	No	19.01.2021	-
HDFC Bank Limited	100433868	29.01.2021	24,23,000/-	No	-	-
Vistra ITCL (India) Ltd	100408233	09.02.2021	20,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100180139	12.01.2018	195,00,00,000/-	Yes	12.02.2021	-
Beacon Trusteeship Limited	100423120	11.03.2021	82,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100282755	29.07.2021	64,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100294141	13.05.2021	122,00,00,000/-	No	-	-
AXIS Bank Limited	100264628	03.05.2019	22,16,400/-	No	-	-
Vistra ITCL (India) Ltd	100225478	27.12.2018	155,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100179647	14.08.2018	32,00,00,000/-	Yes	-	-
Vistra ITCL (India) Ltd	100154826	16.08.2019	250,00,00,000/-	Yes	-	-

**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021**

Vistra ITCL (India) Ltd	100252 092	16.08.2019	72,00,00, 000/-	Yes	16.07.2021	-
----------------------------	---------------	------------	--------------------	-----	------------	---

STATUTORY REGISTERS

S. No.	Registers	Remark
1.	Register of Members	Maintained in Dematerialized Form
2.	Register for transfer of shares	Maintained in Dematerialized Form
3.	Register of Director, and Key Managerial Personnel	Updated
4.	Register of contracts in which directors and KMP are interested	Updated
5.	Register of Debentures	Maintained in Dematerialized Form
6.	Register of Charge	Updated

Filing of E-forms.

Forms and Returns filed by the Company pursuant to the provisions of the Companies Act, 2013 read with the Rules/Regulations made there under

Financial Year: 2020 to 2021

Sl. No.	Form No.	Section & Rule Applicable	Particulars of Filing	Date of Filing	Whether filed within time	In case of delay, whether prescribed Procedure followed and additional fees paid	Status
1	Form CHG-1	Section 77	Modification of Charge	21.04.2020 SRN: R37349487	Yes	N.A.	Approved
2	Form CHG-9	Section 77	Modification of Charge	21.04.2020 SRN: R37349685	Yes	N.A.	Approved
3	Form CHG-9	Section 77	Modification of Charge	21.04.2020 SRN:	Yes	N.A.	Approved

**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021**

				R37350055			
4	Form CHG-9	Section 77	Modification of Charge	21.04.2020 SRN: R37349743	Yes	N.A.	Approved
5	Form DIR-12	Section 203	Appointment of Company Secretary	31.07.2020 SRN: R48143754	Yes	N.A.	Approved
6	Form INC-22	Section 12	Shifting of Registered office	11.08.2020 SRN: R49318587	Yes	N.A.	Approved
7	Form MGT-14	Section 42	Private Placement	03.09.2020 SRN: R53015442	Yes	N.A.	Approved
8	Form MGT-14	Section 42	Private Placement	05.09.2020 SRN: R53576633	Yes	N.A.	Approved
9	Form CG-1	Section 460	Condonation of delay	28-09-2020 SRN: R61971594	N.A.	N.A.	Approved
10	Form PAS-3	Section 39(4) and 42(9)	Allotment of Debentures	22.09.2020 SRN: R57534695	Yes	N.A.	Approved
11	Form CHG-9	Section 77	Creation of Charge	22.09.2020 SRN: R57571218	Yes	N.A.	Approved
12	Form CHG-4	Section 82	Satisfaction of Charge	24.09.2020 SRN: R59510842	Yes	N.A.	Approved
13	Form CHG-1	Section 77	Creation of Charge	25.09.2020 SRN: R60367000	Yes	N.A.	Approved
14	Form CHG-9	Section 77	Modification of Charge	25.09.2020 SRN: R60183134	Yes	N.A.	Approved
15	Form MSME-I	Section 405	Outstanding payment of Micro or Small Enterprises (Half yearly)	09.10.2020 SRN: R66307828	Yes	N.A.	Approved
16	Form CHG-1	Section 77	Creation of Charge	17.10.2020 SRN: R67501767	Yes	N.A.	Approved
17	Form CHG-1	Section 77	Creation of Charge	19.10.2020 SRN: R67708529	Yes	N.A.	Approved
18	Form CHG-1	Section 77	Creation of Charge	24.10.2020 SRN:	Yes	N.A.	Approved

				R68506120			
19	Form MGT-7	Section 92	Annual Return	25.12.2020 SRN: R77582369	Yes	N.A.	Approved
20	Form AOC-4 XBRL	Section 137	Financial Statement	26.12.2020 SRN: R77830933	Yes	N.A.	Approved
21	Form PAS-3	Section 39(4) and 42(9)	Allotment of Debentures	31.12.2020 SRN: R80717135	Yes	N.A.	Approved
22	Form DPT-3	Section 73	Return of Deposit	02.01.2021 SRN: R82161837	No	Yes	Approved
23	Form INC-28	Section 460	Condonation of Delay	06.01.2021 SRN: R82902875	Yes	N.A.	Approved
24	Form MGT-14	Section 185	Passing of Special Resolution	22.01.2021 SRN: R87537486	No	Yes	Approved
25	Form CHG-1	Section 77	Creation of Charge	30.01.2021 SRN: R93377950	Yes	N.A.	Approved
26	Form CHG-4	Section 82	Satisfaction of Charge	10.02.2021 SRN: R97236475	Yes	N.A.	Approved
27	Form CHG-1	Section 77	Modification of Charge	10.02.2021 SRN: R97394712	Yes	N.A.	Approved
28	Form CHG-4	Section 82	Satisfaction of Charge	15.02.2021 SRN: T01000090	Yes	N.A.	Approved
29	Form MSME-I	Section 405	Outstanding payment of Micro or Small Enterprises (Half yearly)	18.02.2021 SRN: T02237428	Yes	N.A.	Approved
30	Form CHG-1	Section 77	Modification of Charge	25.02.2021 SRN: T04768057	Yes	N.A.	Approved
31	Form CHG-1	Section 77	Modification of Charge	27.02.2021 SRN: T05892864	Yes	N.A.	Approved
32	Form CHG-9	Section 77	Modification of Charge	27.02.2020 SRN: T05894183	Yes	N.A.	Approved
33	Form CHG-9	Section 77	Modification of Charge	27.02.2020 SRN:	Yes	N.A.	Approved

**DEEPAK SHARMA & ASSOCIATES SIGNATUREGLOBAL (INDIA) PRIVATE LIMITED
COMPANY SECRETARIES SECRETARIAL AUDIT REPORT 31.03.2021**

				T05894241			
34	Form MGT-14	Section 185	Passing of Special Resolution	27.02.2021 SRN: T06089122	Yes	N.A.	Approved
35	Form CHG-4	Section 82	Satisfaction of Charge	12.03.2021 SRN: T08429599	Yes	N.A.	Approved
36	Form CHG-1	Section 77	Creation of Charge	15.03.2021 SRN: T08782633	Yes	N.A.	Approved
37	Form CHG-1	Section 77	Modification of Charge	17.03.2021 SRN: T08988446	Yes	N.A.	Approved
38	Form CHG-9	Section 77	Modification of Charge	27.02.2021 SRN: T05896204	Yes	N.A.	Approved
39	Form CFSS	General Circular 12/2020	Company fresh start scheme	26.03.2021 SRN: T10264158	N.A.	N.A.	Approved



Signatureglobal (India) Private Limited

Registered Office:

**13th Floor, Dr. Gopal Das Bhawan, 28 Barakhmaba Road, New Delhi -
110001**

**Financial Statements
2020-21**

Walker Chandiook & Co LLP

Independent Auditor's Report

To the Members of Signatureglobal (India) Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

1. We have audited the accompanying standalone financial statements of Signatureglobal (India) Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2021, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view, in conformity with the accounting principles generally accepted in India including the Accounting Standards prescribed under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended), of the state of affairs of the Company as at 31 March 2021, and its loss and its cash flows for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the 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.

Information other than the Standalone Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors is responsible for the other information. Other information does not include the standalone financial statements and our auditor's report thereon.

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

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

The Director's Report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered
with limited liability with identification
number AAC-2085 and its registered office
at L-41 Connaught Circus, New Delhi,
110001, India



Walker Chandiook & Co LLP

Independent Auditor's Report to the members of Signatureglobal (India) Private Limited, on the standalone financial statements for the year ended 31 March 2021 (Cont'd)

Responsibilities of Management for the Standalone Financial Statements

5. The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended). This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

7. Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.
8. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
 - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate,



Walker Chandiook & Co LLP

Independent Auditor's Report to the members of Signatureglobal (India) Private Limited, on the standalone financial statements for the year ended 31 March 2021 (Cont'd)

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; and

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
9. 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.

Report on Other Legal and Regulatory Requirements

10. Based on our audit we report that the provisions of section 197 read with Schedule V to the Act are not applicable to the Company since the Company is not a public company as defined under section 2(71) of the Act. Accordingly, reporting under section 197(16) is not applicable.
11. As required by the Companies (Auditor's Report) Order, 2016 ("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.
12. Further to our comments in Annexure A, as required by section 143(3) of the Act, based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying standalone financial statements;
 - 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 standalone financial statements dealt with by this report are in agreement with the books of account;
 - d) in our opinion, the aforesaid standalone financial statements comply with the Accounting Standards prescribed under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended);
 - e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of section 164(2) of the Act;
 - f) we have also audited the internal financial controls with reference to standalone financial statements of the Company as on 31 March 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date and our report dated 29 July 2021 as per Annexure B expressed unmodified opinion;
 - g) with respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
 - i. the Company, as detailed in note 29(iii) to the standalone financial statement, has disclosed the impact of pending litigation on its financial position as at 31 March 2021;



Walker Chandiook & Co LLP

Independent Auditor's Report to the members of Signatureglobal (India) Private Limited, on the standalone financial statements for the year ended 31 March 2021 (Cont'd)

- ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021;
- iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021; and
- iv. the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016, which are not relevant to these standalone financial statements. Hence, reporting under this clause is not applicable.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013



Neeraj Sharma
Partner
Membership No.: 502103



UDIN: 21502103AAAACO8114

Place: Gurugram
Date: 29 July 2021

Walker Chandiook & Co LLP

Annexure A to the Independent Auditor's Report of the even date to the member of Signature Global (India) Private Limited, on the financial statements for the year ended 31 March 2021

Based on the audit procedures performed for the purpose of reporting a true and fair view on the standalone financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, intangible assets and capital work in progress.
- (b) The property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The Company does not hold any immovable property (in the nature of 'property, plant and equipment'). Accordingly, the provisions of clause 3(i)(c) of the Order are not applicable.
- (ii) In our opinion, the management has conducted physical verification of inventory at regular intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.
- (iii) The Company has granted unsecured loans to companies covered in the register maintained under Section 189 of the Act; and with respect to the same:
 - a) in our opinion, the terms and conditions of grant of such loans are not, prima facie, prejudicial to the Company's interest;
 - b) the schedule of repayment of principal and payment of interest has been stipulated and the repayment/receipts of the principal amount and the interest are regular; and
 - c) there is no overdue amount in respect of loans granted to such companies.
- (iv) In our opinion, the Company has complied with the provisions of Section 185 in respect of loans, investments, guarantees and security.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products and services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.
- (vii)(a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, goods and services tax, value added tax, cess and other material statutory dues, as applicable, have not been regularly deposited to the appropriate authorities and there have been significant delays in a large number of cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they become payable.
- (b) There are no dues in respect of income-tax, sales-tax, service tax, duty of customs, duty of excise, goods and services tax and value added tax that have not been deposited with the appropriate authorities on account of any dispute.



Walker Chandiook & Co LLP

Annexure A to the Independent Auditor's Report of the even date to the member of Signatureglobal (India) Private Limited, on the financial statements for the year ended 31 March 2021 (Cont'd)

- (viii) The Company has not defaulted in repayment of loans or borrowings to any bank and financial institutions or any dues payable to debenture-holders during the year. There are no loans or borrowings payable to government during the year.
- (ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, the term loans were applied for the purposes for which the loans were obtained, though idle fund which were not required for immediate utilization have been invested in liquid investment, payable on demand.
- (x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.
- (xi) The provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company since the Company is not a public company as defined under Section 2(71) of the Act. Accordingly, provisions of clause 3(xi) of the Order are not applicable.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the standalone financial statements, as required by the applicable accounting standards. Further, in our opinion, the Company is not required to constitute audit committee under Section 177 of the Act.
- (xiv) During the year, the Company has made private placement of fully convertible debentures. In respect of the same, in our opinion, the Company has complied with the requirement of Section 42 of the Act and the Rules framed thereunder. Further, in our opinion, the amounts so raised have been used for the purposes for which the funds were raised. During the year, the Company did not make private placement/preferential allotment of shares and partly convertible debentures.
- (xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.
- (xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm's Registration No.: 001076N/N500013



Neeraj Sharma

Partner

Membership No.: 502103



UDIN: 21502103AAAACO8114

Place: Gurugram

Date: 29 July 2021

Chartered Accountants

Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited on the financial statements for the year ended 31 March 2021

Annexure B

Independent Auditor's Report on the internal financial controls with reference to the standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the standalone financial statements of Signatureglobal (India) Private Limited ('the Company') as at and for the year ended 31 March 2021, we have audited the internal financial controls with reference to standalone financial statements of the Company as at that date.

Responsibilities of Management for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on internal control over financial reporting criteria established by the Company considering the essential components of internal control in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Standalone Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements includes obtaining an understanding of such internal financial controls, 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 standalone financial statements, whether due to fraud or error.
5. 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 standalone financial statements.

Meaning of Internal Financial Controls with Reference to Standalone Financial Statements

6. 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 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

Chartered Accountants



Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited on the financial statements for the year ended 31 March 2021 (Cont'd)

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 Standalone Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to Standalone 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.

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such controls were operating effectively as at 31 March 2021 based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in Guidance Note issued by the ICAI.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Neeraj Sharma
Partner
Membership No.: 502103



UDIN: 21502103AAAACO8114

Place: Gurugram
Date: 29 July 2021

Signatureglobal (India) Private Limited
Balance Sheet as at 31 March 2021

(All amounts are in ₹, unless otherwise specified)

	Note	As at 31 March 2021	As at 31 March 2020
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	56,879,400	56,879,400
Reserves and surplus	4	892,287,691	875,203,815
		949,167,091	932,083,215
Non-current liabilities			
Long-term borrowings	5	6,949,518,059	4,737,067,507
Other long-term liabilities	6	10,683,017	13,104,541
Long-term provisions	7	28,384,158	24,316,288
		6,988,585,234	4,774,488,336
Current liabilities			
Short-term borrowings	8	1,391,136,690	2,648,058,664
Trade payables			
(A) total outstanding dues of micro enterprises and small enterprises	9(a)	14,636,229	74,536,357
(B) total outstanding dues of creditors other than micro and small enterprises	9(b)	960,283,999	679,582,096
Other current liabilities	10	5,661,356,846	4,776,319,142
Short-term provisions	7	2,274,547	1,946,976
		8,029,688,311	8,180,443,235
		15,967,440,636	13,887,014,786
ASSETS			
Non-current assets			
Fixed assets			
Property, plant and equipment	11(a)	524,550,799	178,049,199
Intangible assets	11(b)	7,269,470	5,726,638
Capital work-in-progress	11(a)	-	15,534,520
Non-current investments	12	1,393,985,739	1,511,365,875
Deferred tax assets (net)	13	179,097,676	92,185,189
Long-term loans and advances	14	237,740,150	333,050,193
Other non-current assets	15	30,145,703	19,242,875
		2,372,789,538	2,155,154,489
Current assets			
Current investments	16	108,657,397	10,000
Inventories	17	3,589,506,287	2,506,582,793
Trade receivables	18	1,116,560,083	1,086,186,934
Cash and bank balances	19	1,024,391,871	1,118,488,762
Short-term loans and advances	20	6,497,031,240	6,317,817,088
Other current assets	21	1,258,504,220	702,774,720
		13,594,651,098	11,731,860,297
		15,967,440,636	13,887,014,786

Summary of significant accounting policies 2.1

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

This is the Balance Sheet referred to in our report of even date.

For Walker ChandioK & Co LLP

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Neeraj
Neeraj Sharma
 Partner

Membership No.: 502103



For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited

Ravi Aggarwal
Ravi Aggarwal
 Director
 DIN-00203856

Pradeep Kumar Aggarwal
Pradeep Kumar Aggarwal
 Director
 DIN-00050045

Anurag Srivastava
Anurag Srivastava
 Company Secretary
 Membership No A-21317

Place: Gurugram
 Date: 31 July 2021

Signatureglobal (India) Private Limited**Statement of Profit and Loss for the year ended 31 March 2021***(All amounts are in ₹. unless otherwise specified)*

	Note	For the year ended 31 March 2021	For the year ended 31 March 2020
Revenue:			
Revenue from operations	22	2,676,016,902	2,143,318,285
Other income	23	1,135,483,742	756,237,359
Total revenue		3,811,500,644	2,899,555,644
Expenses:			
Cost of sales	24	2,166,044,854	1,584,783,120
Employee benefits expense	25	284,578,610	234,900,806
Finance costs	26	956,101,352	778,673,098
Depreciation and amortization expense	11(c)	94,341,727	71,066,059
Other expenses	27	315,101,358	287,761,934
Total expenses		3,816,167,901	2,960,185,018
Loss before tax		(4,667,257)	(60,629,374)
Tax expense (inclusive of earlier year credit/expense):			
Current tax		65,161,353	11,304,086
Deferred tax		(86,912,486)	(52,205,160)
Total tax credit		(21,751,133)	(40,901,074)
Profit/(Loss) for the year		17,083,876	(19,728,300)
Earnings per equity share of Rs. 10 each			
(Basic and Diluted)	28		
Basic earnings per share		3.00	(3.47)
Diluted earnings per share		3.00	(3.47)

Summary of significant accounting policies 2.1

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

This is the Statement of Profit and Loss referred to in our report of even date.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Necraj Sharma

Partner

Membership No.: 500013



Place: Gurugram

Date: 29 July 2021

For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited

Ravi Aggarwal

Director

DIN-00203856

Pradeep Kumar Aggarwal

Director

DIN-00050045

Anurag Srivastava

Company Secretary

Membership No A-21317

Signatureglobal (India) Private Limited
Cash Flow Statement for the year ended 31 March 2021
(All amounts are in ₹, unless otherwise specified)

	For the year ended 31 March 2021	For the year ended 31 March 2020
Cash flows from operating activities		
Net loss before tax	(4,667,257)	(60,629,374)
Adjustments for:		
Depreciation and amortization expense	94,341,727	74,066,059
Finance costs	956,101,352	778,673,098
Interest income	(1,071,680,113)	(732,957,890)
Profit on sale of fixed assets	(110,646)	-
Profit on sale of investments	(38,668,588)	-
Dividend income	(12,766,875)	10,639,062
Balances written off	2,049,642	-
Provision for doubtful debts	1,261,005	-
Provision written back	-	(5,000,000)
Rent equalisation expense	(2,421,524)	2,327,384
Gain on foreign exchange fluctuations	2,226,206	-
Operating (loss)/profit before working capital changes	(78,787,482)	45,840,215
Movement in working capital:		
Trade receivables	(31,634,154)	(6,027,829)
Loans and advances	136,927,835	(395,001,247)
Other current assets	(156,691,896)	(18,053,275)
Inventories	(862,257,900)	(634,228,342)
Trade payables	222,308,695	268,342,830
Other current liabilities	1,066,250,118	2,084,690,800
Provisions	4,395,441	12,319,863
Cash flows from operations	300,510,658	1,357,883,015
Income tax refund/ (paid) [net]	62,789,373	(127,929,024)
Net cash flow from operating activities (A)	363,300,031	1,229,953,991
Cash flow from investing activities		
Purchase of property, plant and equipment, intangible assets and capital work in progress (net)	(461,439,734)	(170,576,397)
Dividend income	12,766,875	10,639,062
Loans given	(3,311,801,763)	(3,822,391,906)
Loans received back	3,703,602,548	2,300,432,505
Investments made	(82,436,000)	(146,781,837)
Investments sold	81,558,539	-
Movement in bank deposits	(297,945,411)	(14,265,523)
Interest received	44,942,402	589,735,872
Net cash used in investing activities (B)	(310,752,564)	(1,253,208,224)
Cash flow from financing activities		
(Repayment of)/proceeds from short term borrowings (net)	(1,256,202,689)	89,565,057
Proceeds from long term borrowings	2,996,766,800	2,853,342,292
Repayments of long term borrowings	(1,193,478,640)	(910,171,445)
Interest paid	(981,311,934)	(952,914,125)
Net cash (used in)/flow from financing activities (C)	(434,226,463)	1,079,821,779
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(381,678,996)	1,056,567,546
Cash and cash equivalents at beginning of the year	1,092,789,862	36,222,316
Cash and cash equivalents at end of the year (refer note 19)	711,110,866	1,092,789,862
	(381,678,996)	1,056,567,546
Cash and cash equivalents include:		
Cash on hand (including gold coins)	696,461	718,083
Balances with banks	236,324,625	85,782,543
Fixed deposits with original maturity of less than three months	474,089,780	1,006,289,236
	711,110,866	1,092,789,862

Note:

The above cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard - 3 on 'Cash Flow Statements' as specified under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended).

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

This is the Cash Flow Statement referred to in our report of even date.

For Walker Chandio & Co LLP

Chartered Accountants

Firm's Registration No.: 001076/N/500013


Neeraj Sharma

Partner

Membership No.: 502103



Place: Gurgaon

Date: 29 Jul 2021

For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited


Ravi Aggarwal
Director
DIN: 00203856

Pradeep Kumar Aggarwal
Director
DIN: 00050045


Anurag Srivastava
Company Secretary
Membership No. A-21317

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

1. Company information

Signatureglobal (India) Private Limited (the 'Company') was incorporated on 28 March 2000. The Company is in the business of real estate and focuses on affordable housing projects. The Company also supplies the construction material and provides construction services based on construction contracts which it procures centrally i.e. it operates as Centralised Procurement Company (CPC). The Company is domiciled in India and the registered office of the Company is located at 13th Floor, Dr. Gopal Das Bhawan 28, Barakhambha Road, Connaught Place, New Delhi - 110001.

2. Basis of preparation

The standalone financial statements of the Company have been prepared in accordance with the generally accepted accounting principles in India (Indian GAAP). The Company has prepared these standalone financial statements to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (as amended). The standalone financial statements have been prepared on an accrual basis and under the historical cost convention.

The accounting policies adopted in the preparation of standalone financial statements are consistent with previous year.

All assets and liabilities have been classified as current or non-current, wherever applicable as per the operating cycle of the Company as per the guidance as set out in the Schedule III to the Companies Act, 2013.

2.1 Summary of significant accounting policies

(a) Use of estimates

The preparation of standalone financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

(b) Property, plant and equipment ('PPE')

Recognition, measurement and de-recognition

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

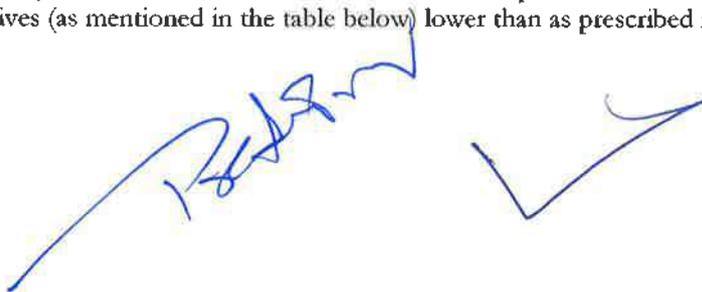
Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit and Loss when the asset is de-recognised.

Depreciation on PPE

Depreciation on PPE is provided on the written down value method, computed on the basis of useful life prescribed in Schedule II to the Companies Act, 2013 ('Schedule II'), on a pro-rata basis from the date the asset is ready to put to use.

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) lower than as prescribed in the Schedule II, based on the technical assessment.



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless stated otherwise)*

Assets Category	Useful life estimated by the management based on technical assessment (years)	Useful Life as per Schedule II (years)
Plant and Machinery other than Mivon	15 Years	15 Years
Plant and Machinery –Mivon (refer note 12)	8 Years	
Office Equipment	5 Years	5 Years
Computers	3-6 Years	3-6 Years
Furniture and Fixture	10 Years	10 Years
Vehicle	8 Years	8 Years

Leasehold improvements are amortized on over the period of lease.

(c) Intangible assets

Intangible assets comprise softwares including accounting software, related licences and implementation cost of accounting software. Intangible assets are stated at cost of acquisition less impairment (if any) and include all attributable costs of bringing intangible assets to its working condition for its indented use. These are amortised over the estimated useful economic life, which are as follows:

Particulars	Life
Computer softwares	2 - 5 years
Brands/trademarks	4 years

(d) Capital work-in-progress

Property plant and equipment under construction and cost of assets not ready for use before the year-end, are classified as capital work in progress.

(e) Intangible assets under development

Intangible assets under development represent expenditure incurred during development phase in respect of intangible asset under development and are carried at amortized cost. Cost includes computer software's cost and its related acquisition expenses.

(f) Impairment of assets

At each balance sheet date, the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. 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 and the reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the balance sheet date there is an indication that 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 depreciated historical cost and impairment loss is accordingly reversed in the Statement of Profit and Loss.

(g) Leases

Operating leases:

Lease income and expense under an operating lease are recognized as an income and expense respectively in the statement of profit and loss on a straight-line method over the lease term.



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

(h) Investments

Investments are classified as long term or current, based on management's intention at the time of purchase. Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments. Trade investments are the investments made for or to enhance the Group's business interests. Current investments are stated at lower of cost or fair value determined on an individual investment basis. Long-term investments are stated at cost and provision for diminution in their value, other than temporary, is made in the standalone financial statements. Profit/loss on sale of investments is computed with reference to the average cost of the investment and is recognised on accrual basis in accordance with terms of share purchase agreement.

(i) Inventories

Inventories comprises of traded goods and project in progress.

Traded goods are valued at lower of cost and net realizable value. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.

Projects in progress includes cost of land/development cost of land, internal development costs, external development charges, construction costs, development/ construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value, whichever is lower.

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

(j) Borrowing costs

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

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with notified Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed due to, other than temporary interruption. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

Upfront fees or processing charges and other borrowing costs paid on borrowings are amortized and charged off to Statement of Profit and Loss, over the tenure of the loan.

(k) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

i. Revenue from constructed properties:

Effective 1 April 2012, in accordance with the 'Guidance note on Accounting for Real Estate Transactions (Revised 2012)' ('the Revised Guidance Note'), issued by the Institute of Chartered Accountants of India, in respect of all projects commencing on or after the said date or projects where revenue is recognised for the first time on or after the above date, construction revenue has been recognised on percentage of completion method provided the following thresholds have been met:

- (a) all critical approvals necessary for the commencement of project have been obtained;
- (b) the expenditure incurred on construction and development cost is not less than 25 percent of the total estimated construction and development costs;
- (c) at least 25 per cent of the saleable project area is secured by agreements with buyers; and



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

(d) at least 10 per cent of the total revenue as per the agreements are realised at the reporting date in respect of each of the contracts, there are no outstanding defaults of the payment terms in such agreements/policy defined by the management and it is reasonable to expect that the parties to such agreements will comply with the payment terms as defined in the contracts.

Accordingly, total sale consideration as per executed agreements to sell for constructed properties is recognised as revenue based on the percentage of actual project costs incurred thereon to total estimated project cost. Project cost includes cost of land and development rights, borrowing costs and estimated construction and development cost of such properties. The estimates of the saleable area and cost are reviewed periodically by the management and any effect of changes in estimates is recognised in the year such changes are determined. However, when the total project cost is estimated to exceed total revenue from the project, the loss is recognised immediately.

ii. Sale of traded goods

Revenue from sale of traded goods is recognized when all the significant risks and rewards of ownership of the goods have been passed to the buyer, usually on delivery of the goods. The Company collects goods and services tax (GST) on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue.

iii. Contract receipts

The Company's entire contract receipts is from construction contracts. The Company enters into two kinds of constructions contracts, as follows -

Revenue from cost plus contracts is recognized with respect to the recoverable costs incurred during the year plus the margin in accordance with the agreement.

Revenue from construction contracts is recognized when the outcome of a construction contract can be estimated reliably, further contract revenue and contract costs associated with the construction contract is recognized as revenue and expenses respectively by reference to the stage of completion of the contract activity at the reporting date. Construction contract can be estimated reliably when all the following conditions are satisfied:

- (a) total contract revenue can be measured reliably;
- (b) it is probable that the economic benefits associated with the contract will flow to the enterprise;
- (c) both the contract costs to complete the contract and the stage of contract completion at the reporting date can be measured reliably; and
- (d) the contract costs attributable to the contract can be clearly identified and measured reliably so that actual contract costs incurred can be compared with prior estimates.

iv. Project management and branding fee

Project management and branding fee income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

v. Business support service income

Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

vi. Interest income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

vii. Dividend income

Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

viii. Commission income

Commission income is recognized on accrual basis in accordance with the terms of the agreement



ix. Scrap Sale

Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

(l) Cost of sales in respect of constructed properties

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/ construction materials, which is charged to the Statement of Profit and

Cost proportionate to the revenue recognised as per accounting policy no. k(i) above, in consonance with the concept of matching cost to revenue. Final adjustment is made on completion of the applicable project.

(m) Foreign currency transaction and balances

Initial recognition

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Conversion

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences

Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous standalone financial statements, are recognised as income or as expenses in the year in which they arise.

(n) Retirement and other employee benefits

i) Provident fund

The Group makes contributions to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Group's contributions paid/payable under the scheme is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

ii) Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the balance sheet date, using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged or credited to the Statement of Profit and Loss in the year in which such losses or gains are determined.

iii) Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined.



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

iv) Other short term benefits

Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

(o) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split and any new equity issue. For the purpose of calculating diluted earnings per share, the net profit or loss for the period

attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(p) Contingent liabilities

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

(q) Provisions

A provision is recognised when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

(r) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statements comprise cash at bank and in hand and short-term bank deposits with an original maturity of three months or less.

(s) Income taxes

Tax expense comprises current income tax and deferred income tax.

Current tax is determined as the amount of tax payable in respect of taxable income for the year, in accordance with the Income Tax Act, 1961.

Deferred income tax reflects the impact of timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations, where the Company has unabsorbed depreciation or carry forward of losses, deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

Minimum Alternate Tax ("MAT") paid in accordance with the tax laws, which gives rise to future economic benefits in the form MAT credit available for adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal tax in subsequent years. The Company evaluates this matter at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that Company will be able to utilize that credit.

13/03/21



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

(t) Segment reporting

The Company is in the business of real estate development, supply of construction material and construction service to its Group companies which it procures centrally. Segments have been identified and reported based on the nature of the products and services, the risks and returns, the organization structure and the internal financial reporting systems. In terms of geographies, the Company primarily sells its products and services within India and neither identifies nor analyses risk based on different geographical regions.

(This space has been intentionally left blank.)



Signareglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (All amounts are in ₹, unless otherwise specified)

3. Share capital

	As at 31 March 2021		As at 31 March 2020	
	Number	Amount	Number	Amount
Authorized shares				
Equity shares of Rs. 10 each	13,520,000	135,200,000	13,520,000	135,200,000
Issued, subscribed and paid-up shares				
Equity shares of Rs. 10 each fully paid-up	5,687,940	56,879,400	5,687,940	56,879,400

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

Equity shares

	As at 31 March 2021		As at 31 March 2020	
	Number	Amount	Number	Amount
At the beginning of the year	5,687,940	56,879,400	5,687,940	56,879,400
Issued during the year				
Outstanding at the end of the year	5,687,940	56,879,400	5,687,940	56,879,400

b. Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting.

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

Equity shares of Rs. 10 each fully paid up

Name of Shareholder	As at 31 March 2021		As at 31 March 2020	
	Number	% of Holding	Number	% of Holding
Secyria Securities Private Limited	1,615,595	28.40%	1,615,595	28.40%
Pradeep Kumar Aggarwal	392,175	6.89%	392,175	6.89%
Rishi Kumar Aggarwal	392,785	6.99%	392,785	6.99%
Ravi Aggarwal	392,915	6.91%	392,915	6.91%
Devender Aggarwal	390,965	6.87%	390,965	6.87%

d. Aggregate number of bonus shares issued, for a consideration other than cash

During the year ended 31 March 2017, the Company had issued 4,055,050 bonus shares in the ratio of 2:5:1 to the existing shareholders as on 03 May 2016 by utilizing the securities premium account.

4. Reserves and surplus

	As at 31 March 2021	As at 31 March 2020
Securities premium account	283,909,250	283,909,250
Capital reserve		
Opening balance	414,827,277	411,832,527
Add: Addition on account of merger (refer note 4f)		2,994,750
Closing balance	414,827,277	414,827,277
Debenture redemption reserve*		
Opening balance	196,510,625	196,510,625
Add: Creation of debenture redemption reserve		
Closing balance	196,510,625	196,510,625
Deficit in the statement of profit and loss		
Opening balance	(20,043,337)	
Add: Profit/loss for the year	17,083,876	(19,728,300)
Add: Adjustment on account of merger (refer note 4f)		(315,077)
Closing balance	(2,959,461)	(20,043,337)
	892,287,691	875,203,815

* Debenture Redemption Reserve is created and restricted to the extent that there are distributable profits available at each year end, in line with the requirement of the Companies Act, 2013



(This space has been intentionally left blank)

[Handwritten signature]

[Handwritten checkmark]

5. Long-term borrowings

	Non current portion		Current maturities	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Secured				
Debentures				
175,000 (31 March 2020 - 200,000) 16% Non-Convertible Debentures (NCD) series of ₹ 10,000 each (refer note 5.1)	750,000,000	750,000,000	1,000,000,000	1,250,000,000
50,400 (31 March 2020 - 57,600) 16% Non-Convertible Debentures (NCD) series of ₹ 10,000 each (refer note 5.2)	216,000,000	216,000,000	288,000,000	360,000,000
36,802 (31 March 2020 - 38,000) 15.25% Non-Convertible Debentures (NCD) series of ₹ 10,000 each (refer note 5.3)	180,920,000	380,000,000	187,100,000	-
1,500 (31 March 2020 - nil) 10.01% and 10.045% Non-Convertible Debentures (NCD) of ₹ 1,000,000 each (refer note 5.4)	1,500,000,000	-	-	-
100,000 (31 March 2020 - 100,000) 0.0001% Compulsory Convertible Debentures (CCD) of ₹ 10,000 each (refer note 5.5)	1,000,000,000	1,000,000,000	-	-
210,000 (31 March 2020 - nil) Compulsory Convertible Debentures (CCD) ₹ 10,000 each (refer note 5.6)	2,100,000,000	2,100,000,000	-	-
Term loans				
Indian rupee loan from banks and financial institutions (refer note 5.7 to 5.9)	1,202,598,059	291,067,507	251,335,745	525,598,138
	<u>6,949,518,059</u>	<u>4,737,067,507</u>	<u>1,726,435,745</u>	<u>2,135,598,138</u>
Less: Amount disclosed under the head "other current liabilities"			(1,726,435,745)	(2,135,598,138)
	<u>6,949,518,059</u>	<u>4,737,067,507</u>	<u>-</u>	<u>-</u>
The above amount includes				
Secured borrowings	6,949,518,059	4,737,067,507	1,726,435,745	2,135,598,138
Unsecured borrowings	-	-	-	-
Long-term borrowings guaranteed by directors and others				
Non-convertible debentures	2,646,020,000	1,246,000,000	1,475,100,000	1,610,000,000
Compulsory convertible debentures	3,100,000,000	3,100,000,000	-	-
Term loans from banks and financial institutions	1,190,877,416	281,625,012	246,382,099	-

1. During the year ended 31 March 2018, the Company had issued 250,000, 16 % Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 2,500,000,000. The debentures are redeemable in 23 equal quarterly installments which were starting from October 2019. The repayment schedule has been revised during the period, according to which the Company was provided with the moratorium facility for 4 quarters starting from 31st March, 2020 to 31 December, 2020. The Outstanding amount of NCD's as on 31 March 2021 is ₹ 1,750,000,000 (31 March 2020 ₹ 2,000,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before 01 January 2023. The NCD's are secured in current year and previous year, by the way of the following:

(i) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Sternal Buildcon Private Limited, land in Sector 63A, Kadarapur, Haryana developed by the Company, land in Sector 37D Village Basu, Gurugram, owned by Signatureglobal Developers Private Limited, land in Village Morla, Rajnagar, Ghazabad, owned by Signatureglobal Developers Private Limited, land in Sector 93, Hyatpur owned by Signature Builders Private Limited, land in Sector-36, Sohna, owned by Signatureglobal Homes Private Limited, land in Sector 28A Village Kaulash, Karnal, Developed by Maa Vaishno Net- Tech Private Limited, land in Village Wazirpur, Haryana owned by Signature Infrabuild Private Limited, land in Village Gadoli Kalan and Basu, Haryana and land in Sector 36, Sohna, owned by Saranya Securities Private Limited, land in Village Gadoli Kalan, Gurugram developed by Sternal Buildcon Private Limited, land in sector 79B developed by the JMK Holding Private Limited and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non Convertible Debentures. As per terms of Debenture Trust Deed, these Non Convertible Debenture are to be redeemed on or before 01 January 2023.

(ii) Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited held by Signatureglobal Securities Private Limited.

(iii) Personal guarantee of promoters (directors and members of the Company).

(iv) Corporate guarantee of Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vaishno Net- Tech Private Limited, Signature Infrabuild Private Limited, JMK Holdings Private Limited and Saranya Securities Private Limited.

2. During the year ended 31 March 2019, the Company had issued 72,000, 16 % Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 720,000,000. The debentures are redeemable in 18 equal quarterly installments which were starting from September 2019. The repayment schedule has been changed during the period, according to which the Company was provided with the moratorium facility for 4 quarters starting from 31 March 2020 to 31 December 2020. Outstanding amount of NCD's as on 31 March 2021 is ₹ 504,000,000 (31 March 2020 ₹ 576,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before December 2021. The NCD's are secured, in pari-passu with the 250,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each in current year and previous year, by the way of the following:

(i) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Sternal Buildcon Private Limited, land in Sector 63A, Kadarapur, Haryana developed by the Company, land in Sector 37D Village Basu, Gurugram, owned by Signatureglobal Developers Private Limited, land in Village Morla, Rajnagar, Ghazabad, owned by Signatureglobal Developers Private Limited, land in Sector 93, Hyatpur owned by Signature Builders Private Limited, land in Sector-36, Sohna, owned by Signatureglobal Homes Private Limited, land in Sector 28A Village Kaulash, Karnal, Developed by Maa Vaishno Net- Tech Private Limited, land in Village Wazirpur, Haryana owned by Signature Infrabuild Private Limited, land in Village Gadoli Kalan and Basu, Haryana and land in Sector 36, Sohna, owned by Saranya Securities Private Limited, land in Village Gadoli Kalan, Gurugram developed by Sternal Buildcon Private Limited, land in sector 79B developed by the JMK Holding Private Limited and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non Convertible Debentures. As per terms of Debenture Trust Deed, these Non Convertible Debenture are to be redeemed on or before 01 January 2023.

(ii) Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited, held by Signatureglobal Securities Private Limited.

(iii) Personal guarantee of promoters (directors and members of the Company).

(iv) Corporate guarantee of Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vaishno Net- Tech Private Limited, Signature Infrabuild Private Limited, JMK Holdings Private Limited and Saranya Securities Private Limited.



(This space has been intentionally left blank)

[Handwritten signature]

(All amounts are in ₹, unless otherwise specified)

3. During the year ended 31 March 2020, the Company had issued 38,000, 15.25% Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 380,000,000. The debentures are redeemable in 13 equal quarterly installments starting from September 2021. The repayment schedule has been revised during the period, according to which the Company was provided with the moratorium facility for 4 quarters starting from 31st March, 2020 to 31 December, 2020. Outstanding amount of NCD's as on 31 March 2021 is ₹ 368,020,000 (31 March 2020 ₹ 380,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before 18 December 2022. The NCD's are secured, in pari-passu with the 250,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each and with 72,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each in current and previous year, by the way of the following:

(i) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Sternal Buildcon Private Limited, land in Sector 65A, Kadarpur, Haryana developed by the Company, land in Sector 37D Village Basai, Gurugram, owned by Signatureglobal Developers Private Limited, land in Village Morla, Rajnagar, Ghaziabad, owned by Signatureglobal Developers Private Limited, land in Sector 93, Hvatpur owned by Signature Builders Private Limited, land in Sector-36, Sohna, owned by Signatureglobal Homes Private Limited, land in Sector 28A Village Kailash, Karnal, Developed by Maa Vashno Ner. Tech Private Limited, land in Village Wazirpur, Haryana owned by Signature Infrabuild Private Limited, land in Village Gadoli Kalan and Basai, Haryana and land in Sector 36, Sohna, owned by Saranya Securities Private Limited, land in Village Gadoli Kalan, Gurugram developed by Sternal Buildcon Private Limited, land in sector 79B developed by the JMK Holding Private Limited and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non-Convertible Debentures. As per terms of Debenture Trust Deed, these Non-Convertible Debenture are to be redeemed on or before 01 January 2023.

(ii) Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited held by Signatureglobal Securities Private Limited.

(iii) Personal guarantee of promoters (directors and members of the Company)

(iv) Corporate guarantee of Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vashno Ner. Tech Private Limited, Signature Infrabuild Private Limited, JMK Holdings Private Limited and Saranya Securities Private Limited.

4 (a). During the year ended 31 March 2021, the Company has issued 1000, 10.01% Non-Convertible Debenture having face value of ₹ 1,000,000 for an Aggregate amount ₹ 1000,000,000 to International Finance Corporation. The debentures are redeemable in 5 equal half yearly installments which will be starting from September 2022. Outstanding amount of NCD's as on 31 March 2021 is ₹ 1,000,000,000 (31 March 2020 ₹ Nil). The NCDs are secured by way of following:

(i) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Village Haryahera, Sector 36, Sohna owned and being developed by Signatureglobal Homes Private Limited

(ii) Corporate guarantee of Signatureglobal Homes Private Limited.

(iii) Pledge of 45% shares of Signatureglobal Homes Private Limited held by the Company.

(iv) Personal guarantee of Promoters (directors and members of Company)

4 (b). During the year ended 31 March 2021, the Company has issued 500, 10.045% Non-Convertible Debenture having face value of ₹ 1,000,000 for an aggregate amount ₹ 500,000,000 to International Finance Corporation. The debentures are redeemable in 5 equal half yearly installments which will be starting from September 2022. Outstanding amount of NCD's as on 31 March 2021 is ₹ 500,000,000 (31 March 2020 ₹ Nil). The NCDs are secured by way of following:

(i) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Village Haryahera, Sector 36, Sohna owned and being developed by Signatureglobal Homes Private Limited

(ii) Corporate guarantee of Signatureglobal Homes Private Limited.

(iii) Pledge of 45% shares of Signatureglobal Homes Private Limited held by the Company.

(iv) Personal guarantee of Promoters (directors and members of Company)

5. During the year ended 31 March 2019, the Company had issued 100,000, 0.0001% Compulsory-Convertible Debentures (CCDs) of ₹ 10,000 each amounting to ₹ 1,000,000,000 to ICICI Alternative Investment Fund-I. These CCDs are voluntary convertible into equity shares at the right of the Investor at the event of default (as mentioned in the investment agreement), or two days prior to filing of the red herring prospectus, or anytime after the expiry of the IPO Period. These CCDs shall automatically and compulsorily convert to Equity Shares on the 9th anniversary of the Closing Date at a conversion price of ₹ 1,494.39 per share unless certain criteria (as mentioned in the investment agreement) are met. In case the criteria is met then the unpaid coupon on the Investor Debentures shall also convert into Equity Shares along with the Investor Debentures. The Company and the promoters shall take all necessary steps to complete a QIPO on or before the IPO Due Date, which is on or before 31 October 2021. In the event of liquidation of the Company, the investor shall be entitled to receive an amount equal to the invested amount together with any accrued and unpaid coupon on the Investor Debentures, from the proceeds of such winding up or liquidation, prior to any distribution to the other shareholders of the Company.

6. During the year ended 31 March 2020, the Company had issued 210,000, 8.00% Compulsory-Convertible Debentures (CCDs) of ₹ 10,000 each amounting to ₹ 2,100,000,000. These CCDs are voluntary convertible into equity shares at the right of the Investor at the event of default (as mentioned in the investment agreement), or two days prior to filing of the red herring prospectus, or anytime after the expiry of the IPO Period. These CCDs shall automatically and compulsorily convert to Equity Shares on the 9th anniversary of the closing date at a conversion price of ₹ 1,758.00 per share unless certain criteria (as mentioned in the investment agreement) are met. In case the criteria is met then the unpaid coupon on the Investor Debentures shall also convert into Equity Shares along with the Investor Debentures. In the event of liquidation of the Company, the investor shall be entitled to receive an amount equal to the invested amount together with any accrued and unpaid coupon on the Investor Debentures, from the proceeds of such winding up or liquidation, prior to any distribution to the other shareholders of the Company.

7. The vehicle loans taken by the Company outstanding as on 31 March 2021 ₹ 16,674,289 (31 March 2020 ₹ 13,297,987) and carries interest rate of 7.35% to 9.41% p.a. These are secured by way of hypothecation of vehicles.

8(a). During the year ended 31 March 2018, the Company took term loan of ₹ 1,925,000,000 from the KKR India Asset Finance Private Limited carrying an interest rate of 15.50% per annum, the term loan was repayable in ten quarterly installments starting from 31 December 2018. During the financial year ended 31 March 2021, the Company has repaid full outstanding loan amount. The outstanding balance of loan as on 31 March 2021 is ₹ Nil (31 March 2020 ₹ 350,000,000). The term loan was secured way of the following:

(i) Mortgage and hypothecation on all piece and parcel of land admeasuring 6.6 acres situated and standing at village- Naurangpur, Sector-79, Gurugram, Haryana.

(ii) Pledge of 7,000,000 equity shares of Forever Buildtech Private Limited held by Company.

(iii) Pledge of 3,520,000 equity Shares of Sternal Buildcon Private Limited held by Company.

(iv) Personal guarantee of promoters (directors and members of the Company)

8(b). During the year ended 31 March 2018, the Company took two term loans from Aluco Capital India Limited for the period of four years. The first loan amounts to ₹ 100,000,000 and second loan amounts to ₹ 380,000,000, carrying an interest rate of 15.25% per annum and 16.00% per annum respectively. Both the loans were repayable in ten equal installments starting from March 2019. During the current year, the Company repaid full outstanding loan amount. The outstanding balance of second class term loan as on 31 March 2021 is ₹ Nil (31 March 2020 ₹ 375,500,000). The term loan was secured way of the following:

Loan amounting to ₹ 375,500,000

(i) First Ranking Pari Passu Charge Over Hypothecated and mortgage Properties on all the receivables pertaining to land in sector 81, village Nakhnaha, Tehsil and District Gurugram, Haryana, Project 'Senica' owned by Signatureglobal Developers Private Limited and land at Plot No.6, sector 3, Vashali, Ghaziabad owned by M/s Saranya Securities Private Limited, land in sector 107, village Dhaampur, Tehsil and District Gurugram, Haryana "Solex Project" owned by Signature Builders Private Limited. First Ranking Pari Passu Charge Over Hypothecated land in village Hvatpur, sector-89 Gurugram.

(ii) Pledge of 43,10,000 of Equity shares of Signature Infrabuild Private Limited held by Company

(iii) Pledge of 19,95,000 Equity Shares of Signatureglobal Developers Private Limited held by Company

(iv) Personal guarantee of promoters (directors and members of Company)



Handwritten signature and blue checkmark.

8(c) During the year ended 31 March 2020, the Company took two term loans from TAIFA Capital Financial Services Limited. The first loan amounts to ₹ 80,000,000 and second loan amounts to 70,000,000, carrying an interest rate of 12.01% per annum and 12.01 % per annum respectively. Both the loans were repayable in eighteen equal installments starting from June 2019 and July 2019 respectively. During the period, the Company has repaid the full outstanding loan amount. The outstanding balance of term loans as on 31 March 2021 ₹ Nil (31 March 2020 ₹ 77,867,646). These were secured by way of hypothecation of assets.

8(d) During the year ended 31 March 2021, the Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 86,000,000, carrying an interest rate of 12.15% per annum. The loans are repayable in 48 equal installments starting from February 2022. The outstanding balance as on 31 March 2021 is ₹ 60,459,586 (31 March 2020 Nil). These are secured by way of hypothecation of assets.

8(e) During the year ended 31 March 2021, the Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 17,300,000, carrying an interest rate of 12.00% per annum. The loans are repayable in 13 equal quarterly installments starting from March 2022. The Outstanding balance as on 31 March 2021 is ₹ 17,300,000 (31 March 2020 Nil). These are secured by way of hypothecation of assets.

8(f) During the year ended 31 March 2021, the Company has taken Term Loan facility of ₹ 150,000,000 from the Arka Fincap Limited for a tenure of 36 months from date of first disbursement, carrying floating interest rate of 11.50 % per annum over and above bank's one year MCLR. The outstanding balance of term loans as on 31 March 2021 ₹ 150,000,000 (31 March 2020 ₹ Nil). The facility is secured by the way of:

- (i) Mortgage on land and receivable on the project of land situated at Sector 89, Village Hayatpur, Tehsil & District Gurugram owned by the Company, land situated at Sector 95 village Dhorka, Gurugram Haryana by Sternal Buildcon Private Limited.
- (ii) Corporate Guarantee owned by Sternal Buildcon Private Limited.
- (iii) Personal guarantee of promoters (directors and members of the Company).

9(a) During the year ended 31 March 2021, the Company has taken working capital term loan facility of ₹ 200,000,000 from the Yes Bank Limited for a tenure of 60 months including moratorium period of 1 year from date of first disbursement, carrying floating interest rate of 1.00 % per annum over and above bank's one year MCLR as on 31 March 2021. The facility is governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Ltd. The outstanding balance of term loans as on 31 March, 2021 ₹ 200,000,000 (31 March 2020 Nil). The facility is secured by the way of:

- (i) All piece and parcel of land situated and standing at Gadoli Khurd and Gadoli Kalan, Tehsil Gurugram, Sector-37D, Gurugram by the Company, land situated at village Dhunela, sector 36, Tehsil Sohna District Gurugram Haryana by Sternal Buildcon Private Limited, land situated at village Wazirpur, sector 95A, Tehsil & District Gurugram Haryana by Forever Buildtech Private Limited.

9 (b) During the year ended 31 March 2021, the Company has taken term loan facility of ₹ 102,500,000 from the IndusInd Bank for a tenure of 5 years from date of first disbursement, carrying floating interest rate of 9.25 % per annum over and above bank's one year MCLR as on 31 March 2021. The facility is governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Limited. The outstanding balance on 31 March 2021 ₹ 102,500,000 (31 March 2020 Nil). The facility is secured by the way of:

- (i) Part Passu Charge by the way of Mortgage and hypothecation of receivables on All piece and parcel of land situated at Sector 28 A, Karnal Haryana by Maa Vaishno Net-Tech Private Limited. And on land situated at village Kalash, sector 28A, Karnal Haryana by Fantabulous Town Developers Private Limited.

9(c) During the year ended 31 March 2021, the Company has taken term loan facility of ₹ 150,000,000 from the SBM Bank Limited for a tenure of 36 Months from date of first disbursement, carrying floating interest rate of 11.50 % per annum over and above bank's one year MCLR. The outstanding balance as on 31 March 2021 ₹ 150,000,000 (31 March 2020 Nil). The facility is secured by the way of:

- (i) Mortgage on land and receivable on the project of land situated at Sector 89, Village Hayatpur, Tehsil & District Gurugram owned by the Company, land admeasuring at Sector 95 village Dhorka, Gurugram Haryana by Sternal Buildcon Private Limited.
- (ii) Corporate Guarantee owned by Sternal Buildcon Private Limited.
- (iii) Personal guarantee of promoters (directors and members of the Company).

9(d) During the year ended 31 March 2021, the Company has taken term loan facility of ₹ 442,000,000 from the IndusInd Bank Limited for a tenure of 3.5 years starting after the moratorium period of 2 years, carrying floating interest rate of 9.45 % per annum. The outstanding balance of the facility is ₹ 441,999,929 as on 31 March 2021 (31 March 2020 Nil). The facility is secured by the way of:

- (i) Mortgage and hypothecation of receivables on All piece and parcel of land in Village Hayatpur Sector 89, Gurugram being developed by Signature Infrabuild Private Limited, Land in village Dhorka Sector 95, Gurugram being developed by Signature Infrabuild Private Limited, Land in Village Naurangpur, Sector 79, Gurugram being developed by the Company.
- (ii) Personal guarantee of promoters (directors and members of the Company).

9(e) During the year ended 31 March 2021, the Company has taken term loan facility of ₹ 315,000,000 from the IndusInd Bank Limited for a tenure of 3.5 years starting after the moratorium period of 1 years, carrying floating interest rate of 10 % per annum. The outstanding balance as on 31 March 2021 ₹ 315,000,000 (31 March 2020 Nil). The facility is secured by the way of following:

- (i) Mortgage and hypothecation of receivables on all piece and parcel of land in Village Hayatpur Sector 89, Village Dhorka Sector 95, Gurugram being developed by Signature Infrabuild Private Limited.
- (ii) Corporate guarantee owned by Signature Infrabuild Private Limited.
- (iii) Personal guarantee of promoters (directors and members of the Company).

6. Other long term liabilities

	As at 31 March 2021	As at 31 March 2020
Rent equalisation reserve	10,683,017	13,104,541
	<u>10,683,017</u>	<u>13,104,541</u>

7. Provisions

	Long term		Short term	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits				
Gratuity (note 34)	17,969,810	13,303,456	1,106,027	702,604
Compensated absences (note 34)	10,414,348	11,012,832	1,168,520	1,244,372
	<u>28,384,158</u>	<u>24,316,288</u>	<u>2,274,547</u>	<u>1,946,976</u>



[Handwritten signature and blue checkmark]

8. Short-term borrowings

	As at 31 March 2021	As at 31 March 2020
Secured		
Cash credit facilities from bank (refer note 8.1 to 8.4)	1,286,593,952	2,648,058,664
Buyer's credit facilities from bank (refer note 8.5)	104,542,738	
	<u>1,391,136,690</u>	<u>2,648,058,664</u>
Short-term borrowings guaranteed by directors and others		
Cash credit facilities from bank	1,286,593,952	2,648,058,664
Buyer's credit facilities from bank	104,542,738	

The above amount includes

Secured borrowings

1. During the year ended 31 March 2019, the Company had taken dropline overdraft facility of ₹ 1,550,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 10.10% per annum i.e. 1.10% over and above bank's one year MCLR (31 March 2020 : 10.80% per annum i.e. 1.10% over and above bank's one year MCLR) as on 31 March 2020. The outstanding balance of the facility is ₹ 630,985,816 (31 March 2020 ₹ 1,501,117,756) as on 31 March 2021. The facility is secured in current year and in previous year by the way of:

- Mortgage and hypothecation on all piece and parcel of land in Gadoli Khurd and Gadoli Kalan, Sector-37D, Gurugram, land in village Dhunela, Sector 36, Tehsil Sohna, Gurugram Haryana owned by Sternal Builders Private Limited, land in village Wazirpur, sector 95A, Gurugram Haryana owned by Forever Buildtech Private Limited.
- Personal guarantee of promoters (directors and members of the Company).

2. During the year ended 31 March 2019, the Company had taken dropline overdraft facility of ₹ 200,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 11.30% per annum i.e. 2.20% over and above bank's one year MCLR (31 March 2020 : 12.00% per annum i.e. 2.30% over and above bank's one year MCLR) as on 31 March 2021. The outstanding balance of the facility is ₹ 132,917,866 (31 March 2020 ₹ 198,902,509) as on 31 March 2021. The facility is secured in current year and by previous year by the way of following:

- All piece and parcel of land in Sector 35, Karnal owned by Rose Building Solutions Private Limited.
- Also by way of first and exclusive charge by way of hypothecation on the sold and unsold receivables to the sector 35, Karnal owned by Rose Building Solutions Private Limited.
- Corporate guarantee of Rose Building Solutions Private Limited.
- Pledge of Equity Shares 3,000 Held by the Company in Rose Building Solutions Private Limited.

3. During the year ended 31 March 2019, the Company has taken dropline overdraft facility of ₹ 1,000,000,000 from the IndusInd Bank Limited for a tenure of 42 months, carrying floating interest rate of 9.52% per annum i.e. 0.27% over and above the bank's applicable rate (31 March 2020 : 10.05% per annum i.e. 0.27% over and above bank's one year MCLR) as on 31 March 2021. The outstanding balance of the facility is ₹ 305,150,000 (31 March 2020 ₹ 512,800,000) as on 31 March 2021. The facility is secured in current year and previous year by the way of:

- All piece and parcel of land in Sector 28A, Karnal owned by Fantabulous Town Developers Private Limited.
- First and exclusive charge by way of hypothecation on the sold & unsold receivables to the sector 28A, Karnal owned by Fantabulous Town Developers Private Limited.
- Corporate guarantee of Fantabulous Town Developers Private Limited.
- Personal guarantee of promoters (directors and members of the Company).

4. During the year ended 31 March 2020, the Company had taken dropline overdraft facility of ₹ 500,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 11.90% per annum i.e. 2.20% over and above bank's one year MCLR. The outstanding balance of the facility is ₹ 217,540,269 (31 March 2020 ₹ 435,238,400) as on 31 March 2021. The facility is secured in current year and in previous year by the way of following:

- All piece and parcel of land in Sector 63A, Kadarapur, Haryana by the Company, land in Sector 93, Hyarpur owned by the Signature Builders Private Limited, land in Sector 36, Sohna owned by
- Corporate guarantee of Signature Builders Private Limited and Signatureglobal Homes Private Limited.
- Pledge of 2,635,198 shares of SMC Global Securities Limited held by the Company.

5. During the year ended 31 March 2021, the Company has taken facility of Buyer's Credit, equivalent to ₹ 235,000,000 from the IndusInd Bank Limited for a tenure of 1095 Days (including grace period of 15 days) starting from the date of shipment as mentioned in Bill of Lading. The outstanding balance of the facility is ₹ 104,542,738 (31 March 2020 ₹ Nil) as on 31 March 2021. The facility is secured by the way of:

- Land and Building, sold and unsold receivables corresponding to Sector 95, Gurgaon project being developed by Signature Infrabuild Private Limited.
- Land and Building, sold and unsold receivables corresponding to Sector 89, Gurgaon project being developed by Signature Infrabuild Private Limited.
- Land and Building, sold and unsold receivables corresponding to Sector 79, Gurgaon project being developed by the Company.
- Personal guarantee of promoters (directors and members of the Company).

(This space has been intentionally left blank)



(Handwritten signature and checkmark)

9. Trade payables

A) Payable to micro enterprises and small enterprises

On the basis of confirmation obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:

Particulars	As at 31 March 2021	As at 31 March 2020
(i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	14,636,229	74,536,357
(ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
(iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
(iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
(v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-
	14,636,229	74,536,357
B) Other payables		
Due to others	960,283,999	679,582,096
	960,283,999	679,582,096

10. Other current liabilities

	As at 31 March 2021	As at 31 March 2020
Current maturities of long-term borrowings (refer note 5)	1,726,435,745	2,135,598,138
Interest accrued but not due on borrowings	474,722,337	240,368,901
Capital creditors		
- related party	8,859,510	-
- others	4,436,775	19,699,742
Bank overdraft	9,476,831	783,924
Payable to employees	27,346,627	7,323,888
Advance received from customers and applicants	2,729,016,746	2,014,003,130
Advance against construction contracts from related party (refer note 31)	479,796,841	130,000,000
Deferred payment liabilities*	184,933,732	209,964,745
Statutory dues payable	16,331,702	18,576,675
	5,661,356,846	4,776,319,142

*Deferred payment liabilities represents the external development charges payable to the government authorities after the year ended 31 March 2021

(This space has been intentionally left blank)



(Handwritten signature and scribbles)

II (a). Property, plant and equipment

Description	Leashold improvements	Office equipments	Furnitures and fixtures	Vehicles	Plant and machinery	Total	Capital work in progress
Gross block							
As at 1 April 2019	47,154,891	23,774,827	7,845,450	20,635,408	93,856,416	193,266,992	-
Additions	778,557	3,496,425	1,116,615	8,087,048	127,726,308	141,204,953	15,534,520
Disposals	-	-	-	-	-	-	-
As at 31 March 2020	47,933,448	27,271,252	8,962,065	28,722,456	221,582,724	334,471,945	15,534,520
As at 1 April 2020	47,933,448	27,271,252	8,962,065	28,722,456	221,582,724	334,471,945	15,534,520
Additions	14,898,580	8,018,142	4,741,823	7,878,331	431,679,745	467,216,621	14,751,410
Disposals/capitalization	-	-	-	3,293,857	-	3,293,857	30,285,930
As at 31 March 2021	62,832,028	35,289,394	13,703,888	33,306,930	653,262,469	798,394,709	-
Accumulated depreciation							
As at 1 April 2019	5,189,326	15,204,525	2,760,563	10,059,639	14,661,786	47,875,839	-
Charge for the year*	6,218,999	5,887,610	1,863,778	5,134,564	89,441,956	108,546,907	-
Disposals	-	-	-	-	-	-	-
As at 31 March 2020	11,408,325	21,092,135	4,624,341	15,194,203	104,103,742	156,422,746	-
As at 1 April 2020	11,408,325	21,092,135	4,624,341	15,194,203	104,103,742	156,422,746	-
Charge for the year**	7,545,914	4,885,515	1,384,967	4,446,133	102,123,138	120,385,667	-
Disposals	-	-	-	2,964,503	-	2,964,503	-
As at 31 March 2021	18,954,239	25,977,650	6,009,308	16,675,832	206,226,880	273,843,910	-
As at 31 March 2020	36,525,123	6,179,117	4,337,724	13,528,253	117,478,982	178,049,199	15,534,520
As at 31 March 2021	43,877,789	9,311,744	7,694,580	16,631,098	447,035,589	524,550,799	-

II (b). Intangible assets and intangible assets under development

Description	Computer softwares	Brands/ trademarks	Total	Intangible assets under development
Gross block				
As at 1 April 2019	2,584,115	567,200	3,151,315	4,928,430
Additions	6,751,875	-	6,751,875	-
Disposals	-	-	-	4,928,430
As at 31 March 2020	9,335,990	567,200	9,903,190	-
As at 1 April 2020	9,335,990	567,200	9,903,190	-
Additions	3,741,427	52,770	3,794,197	-
Disposals	-	-	-	-
As at 31 March 2021	13,077,417	619,970	13,697,387	-
Accumulated amortisation				
As at 1 April 2019	2,197,448	312,628	2,510,076	-
Charge for the year	1,533,739	132,737	1,666,476	-
Disposals	-	-	-	-
As at 31 March 2020	3,731,187	445,365	4,176,552	-
As at 1 April 2020	3,731,187	445,365	4,176,552	-
Charge for the year	2,201,106	50,259	2,251,365	-
Disposals	-	-	-	-
As at 31 March 2021	5,932,293	495,624	6,427,917	-
As at 31 March 2020	5,604,803	121,835	5,726,638	-
As at 31 March 2021	7,145,124	124,346	7,269,470	-

II (c). Depreciation and amortization expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Total depreciation and amortization expense	122,637,032	110,213,383
Less: transferred to projects in progress	28,295,305	36,147,324
Depreciation and amortization expense charged off to statement of profit and loss	94,341,727	74,066,059

*During the year ended 31 March 2021, the management of the Company conducted an operational efficiency technical review of Mivon Shuttering (included under the head Plant and Machinery) used in various projects, based on which, the management has revised the useful life of assets from 4 years to 8 years. Had the useful life of Mivon Shuttering remained the same, the depreciation charged to the Statement of Profit and Loss would have been higher by ₹ 75,537,538 with a corresponding impact on the Statement of Profit and Loss and also an impact to reserves and surplus which would have been lower by ₹ 49,141,701 (net of tax impact of ₹ 26,395,837).



Handwritten signature and blue checkmark.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

12. Non-current investments

Particulars	Face value per share (₹)	As at 31 March 2021		As at 31 March 2020	
		Number of shares	Book value (₹)	Number of shares	Book value (₹)
Trade investments (valued at cost unless stated otherwise)					
Investment in equity instruments (fully paid up)					
- In subsidiaries (unquoted)					
Signature Builders Private Limited	10	17,475,000	194,931,600	17,475,000	194,931,600
Signatureglobal Developers Private Limited	10	3,000,000	106,000,000	3,000,000	106,000,000
JMK Holdings Private Limited	10	3,000,000	83,839,500	3,000,000	83,839,500
Signature Infrabuild Private Limited	10	5,000,000	50,000,000	4,510,000	45,100,000
Fantabulas Town Developers Private Limited	10	2,000,000	20,089,000	2,000,000	20,089,000
Maa-Vaishno Net-tech Private Limited	10	2,000,000	20,082,500	2,000,000	20,082,500
Indeed Fincap Private Limited	10	1,717,900	17,219,850	1,717,900	17,219,850
Sternal Buildcon Private Limited	10	7,000,000	181,187,200	6,000,000	171,187,200
Forever Buildtech Private Limited	10	7,000,000	218,750,000	7,000,000	218,750,000
Rose Building Solutions Private Limited	10	4,000,000	40,100,000	10,000	200,000
Signatureglobal Homes Private Limited	10	3,000,000	30,000,000	3,000,000	30,000,000
Signature Global Business Park Private Limited	10	100,000	1,000,000	100,000	1,000,000
- In associates (unquoted)					
Global Telecommunication Private Limited	10	-	-	355,000	3,283,750
- In others (unquoted)					
Urbandigs India Private Limited	10	67,000	715,000	67,000	715,000
Signatureglobal Foundation Trust	-	-	1,100	-	1,100
- In others (quoted)					
SMC Global Securities Limited (refer note i)	2	6,365,885	430,069,989	8,865,885	598,966,375
			1,393,985,739		1,511,365,875
Aggregate book value of unquoted investments			963,915,750		1,511,365,875
Aggregate book value of quoted investments			430,069,989		-
Market value of quoted investments			438,291,182		-

Note (i) : Till 31 March 2020, the Company held 8,865,885 shares of SMC Global Securities Limited, which got listed during the year ended 31 March 2021. Till 31 March 2020, all shares of SMC Global Securities Limited were pledged against borrowings obtained by the Company. During the year, 2,500,000 shares held by the Company were released from the pledge by the lenders and out of these shares, the Company has sold 891,804 shares till 31 March 2021. The remaining 1,608,196 unpledged shares as on 31 March 2021 are classified as current investment by the Company.

(This space has been intentionally left blank.)



(Handwritten signature and blue checkmark)

13. Deferred tax assets (net)

	As at 31 March 2021	As at 31 March 2020
Deferred tax assets on account of :-		
Differences in depreciation, amortization and other differences in block of fixed assets as per tax books and financial books	9,968,495	14,890,245
Provision for doubtful debts and advances	6,101,574	5,660,928
Employee benefits	14,769,569	11,300,573
Effect of expenditure debited to statement of profit and loss account but allowed for tax purposes in following years	148,258,038	73,649,555
Deferred tax liability on account of :-		
Income computation and disclosure standards adjustment		(13,316,112)
	<u>179,097,676</u>	<u>92,185,189</u>

14. Long-term loans and advances

	As at 31 March 2021	As at 31 March 2020
Security deposits	23,203,853	19,661,463
Prepaid expenses	61,667,921	80,003,450
Prepaid income tax	116,961,004	233,385,280
Advance given for purchase of investment	27,636,000	-
Capital advances		
- Unsecured, considered good	8,271,373	-
- Unsecured, considered doubtful	10,000,000	10,000,000
	<u>247,740,150</u>	<u>343,050,193</u>
Less: Provision for doubtful advances	(10,000,000)	(10,000,000)
	<u>237,740,150</u>	<u>333,050,193</u>

15. Other non-current assets

	As at 31 March 2021	As at 31 March 2020
Margin money deposits (refer note 19)	27,707,184	17,343,878
Interest accrued on fixed deposits held as margin money	2,438,519	1,898,997
	<u>30,145,703</u>	<u>19,242,875</u>

16. Current investments

	As at 31 March 2021	As at 31 March 2020
Trade investments (quoted)		
3,063 units (31 March 2020: 3,063 units) investment in HDFC Liquid Funds mutual funds of ₹ 3,264.50 each	10,000	10,000
1,608,196 shares (31st March 2020 : Nil) investment in SMC Global Securities Limited of ₹ 67.56 each	108,647,397	-
	<u>108,657,397</u>	<u>10,000</u>
Book value of quoted investments - Mutual Funds	10,000	10,000
Market value of quoted investments (₹ 4,017.67 (31 March 2020: ₹ 3,883.52) per unit)	12,306	11,895
Book value of quoted investments - Shares	108,647,397	-
Market value of quoted investments (₹ 68.85(31 March 2020 : unquoted last year) per unit)	110,724,294	-

17. Inventories (valued at lower of cost and net realizable value)

	As at 31 March 2021	As at 31 March 2020
Projects-in-progress	3,462,281,379	2,379,480,240
Stock in hand	107,432,211	125,498,748
Goods-in-transit	19,792,697	1,603,805
	<u>3,589,506,287</u>	<u>2,506,582,793</u>

18. Trade receivables

	As at 31 March 2021	As at 31 March 2020
Outstanding for a period exceeding six months from the date they are due for payment		
Unsecured, considered good		
- From related party (refer note 31)	191,564,057	141,649,511
- From others	1,000,579	5,381,717
Unsecured, considered doubtful		
- From others	1,261,005	-
Other receivables		
Unsecured, considered good		
- From related party (refer note 31)	915,558,445	939,987,530
- From others	8,437,003	1,168,176
Less: Provision for doubtful debts	(1,261,005)	-
	<u>1,116,360,083</u>	<u>1,086,186,934</u>



19. Cash and bank balances

	Non current		Current	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Cash and cash equivalents				
Cash on hand (including gold coins)	-	-	696,461	718,083
Balances with banks	-	-	236,324,625	85,782,543
Fixed deposits with original maturity of less than three months	-	-	474,089,780	1,006,289,236
			711,110,866	1,092,789,862
Other bank balances				
Deposits with original maturity for more than 3 months but maturity less than 12 months	-	-	28,761,496	8,300,000
Margin money deposits*	27,707,184	17,343,878	284,519,509	17,398,900
	27,707,184	17,343,878	313,281,005	25,698,900
	27,707,184	17,343,878	1,024,391,871	1,118,488,762
Amount disclosed under non-current assets (refer note 15)	(27,707,184)	(17,343,878)		
	-	-	1,024,391,871	1,118,488,762

*Margin money deposits have been pledged as security for bank guarantees issued in favor of statutory authorities.

20. Short term loans and advances

(Unsecured, considered good unless otherwise stated)

	As at 31 March 2021	As at 31 March 2020
Loans to related parties (refer note 31)	5,497,489,036	5,253,012,900
Security deposit to related parties (refer note 31)	427,000,000	567,000,000
Security deposit to others	80,160,000	81,160,000
Advance for land purchase		
- To others		
Unsecured, considered good	40,000	20,040,000
Unsecured, considered doubtful	6,200,000	6,200,000
Balances with government authorities	150,302,530	68,907,341
Advances to contractors and material suppliers	284,404,704	227,301,532
Prepaid expenses	57,107,102	73,410,254
Advance to employees	527,868	717,147
Amount recoverable from related parties (refer note 31)	-	26,267,914
	6,503,231,240	6,324,017,088
Less: Provision for doubtful advances	(6,200,000)	(6,200,000)
	6,497,031,240	6,317,817,088

21. Other current assets

	As at 31 March 2021	As at 31 March 2020
Interest accrued but not due on loans to related parties	1,013,732,594	636,276,922
Interest accrued but not due on fixed deposits	4,837,893	3,898,747
Amount recoverable from sale of investment		
- from related party (refer note 31)	9,940,000	-
- from others	10,702,787	-
Other recoverable		
- from related party (refer note 31)	35,368,828	-
- from others	9,215,000	-
Unbilled revenue	174,707,118	62,599,051
	1,258,504,220	702,774,720

(This space has been intentionally left blank)



22. Revenue from operations

	For the year ended 31 March 2021	For the year ended 31 March 2020
Operating revenue		
Sale of traded goods	42,236,839	28,828,654
Contract receipts	2,162,220,115	1,292,458,310
Revenue recognised on real estate project	251,300,225	505,656,386
	<u>2,455,757,179</u>	<u>1,826,943,350</u>
Other operating revenue		
Project management fees	21,400,000	66,700,000
Branding fees	116,000,000	150,500,000
Business support services	54,995,806	94,171,632
Forfeiture income	16,794,668	3,681,555
Scrap Sale	11,069,249	1,321,748
	<u>220,259,723</u>	<u>316,374,935</u>
	<u>2,676,016,902</u>	<u>2,143,318,285</u>
Details of sale of traded goods:		
Ready mix concrete	10,705	3,755,436
HT Panel	5,800,000	-
LT Panel	20,320,143	4,328,715
Transformer	10,832,667	41,513
DG Set	2,405,000	1,265,875
Steel	-	2,067,132
Cement	-	2,149,245
Others	2,868,324	15,220,738
	<u>42,236,839</u>	<u>28,828,654</u>

23. Other income

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest income on:		
- Bank deposits	28,093,672	25,470,108
- Loans	1,032,059,991	707,487,782
- Others	11,526,450	-
- Delay in payment by customer	4,499,220	3,438,193
Dividend income	12,766,875	10,639,062
Commission income	3,542,626	3,670,932
Profit on sale of property, plant and equipment (net)	110,646	-
Profit on sale of investments (net)	38,668,588	-
Gain on foreign exchange fluctuations	4,124,862	-
Provision written back	-	5,000,000
Miscellaneous income	90,812	531,282
	<u>1,135,483,742</u>	<u>756,237,359</u>

24. Cost of sales

	For the year ended 31 March 2021	For the year ended 31 March 2020
Purchase of traded goods	42,081,675	25,743,177
Contract costs		
- Sub contractor expenses	864,542,857	566,671,870
- Consultancy charges	39,212,359	-
- Material consumed	1,011,175,649	571,254,667
	<u>1,914,930,864</u>	<u>1,137,926,538</u>
Cost of sales-real estate operations		
Project inventory at the beginning of the year (A)	2,379,480,240	1,547,791,527
Add: Project expense incurred during the year		
Land cost	463,138,000	379,483,481
Approval expenses	34,602,334	26,202,767
Construction and development cost	553,521,503	558,064,577
Finance costs	192,370,290	244,770,797
Employee costs	19,906,022	8,133,174
Depreciation	28,295,304	36,147,323
Total additions to project expenses (B)	<u>1,291,833,453</u>	<u>1,252,802,119</u>
Less: Inventory at the end of the year (C)	<u>(3,462,281,379)</u>	<u>(2,379,480,240)</u>
Cost of sales-real estate operations (A+B-C)	<u>209,032,314</u>	<u>421,113,106</u>
	<u>2,166,044,854</u>	<u>1,584,783,120</u>
Details of purchase of traded goods:		
Ready mix concrete	10,444	3,206,474
HT Panel	5,800,000	-
LT Panel	20,320,143	4,222,537
Transformer	11,050,000	40,500
DG Set	2,405,000	1,235,000
Steel	-	1,085,411
Cement	-	964,987
Others	2,496,088	14,988,268
	<u>42,081,675</u>	<u>25,743,177</u>



25. Employee benefits expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Salaries wages and bonus	289,549,737	229,169,048
Contribution to provident and other funds	4,082,402	2,955,977
Staff welfare expenses	10,852,493	10,908,955
	<u>304,484,632</u>	<u>243,033,980</u>
Less : Amount transferred to projects in progress	(19,906,022)	(8,133,174)
	<u>284,578,610</u>	<u>234,900,806</u>

26. Finance costs

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest expense	1,059,555,903	923,881,081
Other borrowing costs*	156,109,466	130,329,098
Less : Amount transferred to projects in progress	(192,370,290)	(244,770,797)
Less : Amount transferred to prepaid expenses	(67,193,727)	(30,766,284)
	<u>956,101,352</u>	<u>778,673,098</u>

*Includes expenses incurred for issuance of compulsory convertible debentures and loans which includes upfront premium, one time subscription amount, fund procurement expenses and other related expenses.

27. Other expenses

	For the year ended 31 March 2021	For the year ended 31 March 2020
Rent	26,015,411	30,061,284
Rates and taxes	4,493,464	1,638,375
Insurance	1,093,238	5,163,241
Repair and maintenance - office	19,821,066	18,384,393
Security charges	2,016,720	1,490,382
Advertisement and publicity*	143,921,783	128,133,322
Business promotion	3,181,039	12,787,471
Bank charges	2,991,198	185,928
Commission and brokerage	44,274,273	22,829,076
Travelling and conveyance	4,539,331	5,522,086
Communication charges	2,486,691	2,770,108
Legal and professional fees	39,146,480	46,736,059
Auditors remuneration	-	-
- Audit fees	2,100,000	2,100,000
- Out of pocket expenses	84,100	57,500
- Other services	700,000	-
Balances written off	2,049,642	-
Membership and subscription	1,151,614	1,645,850
Printing and stationery	2,131,881	2,649,695
Donation and charity	1,499,000	722,009
Electricity expenses	324,022	241,547
Provision for doubtful advances	1,261,005	-
Corporate social responsibility expenses (refer note a)	5,666,726	1,700,000
Miscellaneous expenses	4,152,666	2,943,408
	<u>315,101,358</u>	<u>287,761,934</u>

*Advertisement and publicity includes ₹ 5,926,543 (31 March 2020 ₹ Nil) pertaining to prior years.

Note (a)

Gross amount required to spent by the Company for the year ending 31 March 2021 is ₹ 2,282,590 (31 March 2020 ₹ 1,300,000)

Corporate social responsibility (CSR) activities	Period	Paid	Yet to be paid	Total
(i) Construction/acquisition of any assets	31 March 2021	-	-	-
	31 March 2020	-	-	-
(ii) On purpose other than (i) above	31 March 2021	5,666,726	-	5,666,726
	31 March 2020	1,700,000	-	1,700,000

Notes:

- The Company has opted not to carry forward the excess amount spent over and above the gross amount required to be spent by the Company as per the provision of Companies Act, 2013
- The Company is not required to deposit any amount in scheduled bank as the entire amount required to be spent has been spent during the year.
- The Company does not have any ongoing CSR project as at 31 March 2021.

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

28. Profit/(loss) per share

	For the year ended 31 March 2021	For the year ended 31 March 2020
Basic profit/(loss) per share		
Profit/(loss) for the year	17,083,876	(19,728,300)
Nominal value per share (₹)	10.00	10.00
Weighted average number of equity shares	5,687,940	5,687,940
	<u>3.00</u>	<u>(3.47)</u>
Diluted profit/(loss) per share*		
Profit/(loss) for the year	17,083,876	(19,728,300)
Nominal value per share (₹)	10.00	10.00
Weighted average number of equity shares	5,687,940	5,687,940
	<u>3.00</u>	<u>(3.47)</u>

* the allotment of conversion option in case of compulsorily convertible debentures would be anti-dilutive for the year ended 31 March 2021 and 31 March 2020, accordingly the same has been ignored for the purpose of calculation of diluted earnings per share.

(This space has been intentionally left blank.)



Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts in ₹, unless stated otherwise)

29. Contingent liabilities and commitments

Particulars	As at 31 March 2021	As at 31 March 2020
(i) Contingent liabilities, not acknowledged as debt, include:		
Corporate guarantees given on behalf of related parties (refer note 31)	1,988,180,000	1,252,203,333
(ii) Commitments		
Other commitments and contingencies	8,941,692	8,941,692
Capital commitment	46,053,778	-
For commitments relating to lease arrangements, please refer note 33.		

(iii) The Company has certain litigation involving customers and some farmers. The management carried out an assessment of the financial impact of such litigations and management believes that no material liability will devolve on the Company in respect of such litigations.

30. The details of foreign currency exposure that are not hedged by the derivative instruments or otherwise included in short term borrowings, trade payable and capital advance are as mentioned below:

Description	For the year ended 31 March 2021		For the year ended 31 March 2020	
	INR	USD*	INR	USD*
Buyer's credit	104,542,738	1,421,859	-	-
Trade payables	65,336,954	888,881	10,349,063	137,310
Capital advance	7,275,661	98,989	-	-

*Conversion rate 1 USD = ₹ 73.50 (31 March 2020 ₹ 75.37).

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts in ₹, unless stated otherwise)

31. Related party disclosures

a) Relationships

I. Key Managerial Personnel (KMP)

Ravi Aggarwal	Director
Pradeep Kumar Aggarwal	Director

II. Relatives of Key Managerial Personnel (with whom transaction were carried out during the year): -

Devender Aggarwal	Brother of KMP's
Lalit Kumar Aggarwal	Brother of KMP's

III. Entities under significant influence of the Key Managerial Personnel and Relatives of Key Managerial Personnel (with whom transaction were carried out during the year): -

Signatureglobal Capital Private Limited	Company in which KMP's are Directors
Signatureglobal Securities Private Limited	Company in which KMP's are Directors
Signatureglobal Comtrade Private Limited	Company in which KMP's are Directors
Pulin Investments Private Limited	Company in which KMP's are Directors
Signatureglobal Marketing Solutions Private Limited	Company in which KMP's are Directors
Sarvpriya Securities Private Limited	Company in which KMP's have significant influence

IV. Subsidiary Companies

- Signature Builders Private Limited
- Signatureglobal Developers Private Limited
- JMK Holdings Private Limited
- Signature Infrabuild Private Limited
- Fantabulas Town Developers Private Limited
- Maa-Vaishno Net-tech Private Limited
- Indeed Fincap Private Limited
- Sternal Buildcon Private Limited
- Forever Buildtech Private Limited
- Rose Building Solutions Private Limited
- Signatureglobal Homes Private Limited
- Signatureglobal Business Park Private Limited
- Buxom Fincap Private Limited (merged with the Company with effect from 14 February 2020)
- Master Piece Investments Private Limited (merged with the Company with effect from 14 February 2020)
- Avenir Finvest & Leasing Limited (merged with the Company with effect from 14 February 2020)

V. Associate Companies

- Global Telecommunications Private Limited (till 15 February 2021)

VI. Entity in which KMP and their relatives are Trustees

- Signatureglobal Foundation Trust

[Handwritten signature]

[Handwritten checkmark]



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

b) The following transactions were carried out with related parties in the ordinary course of business:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2021	Year ended 31 March 2020	Year ended 31 March 2021	Year ended 31 March 2020
Sale of traded goods				
JMK Holdings Private Limited	22,516,056	238,197	-	-
Rose Building Solutions Private Limited	-	472,330	-	-
Signature Builders Private Limited	15,209,087	969,870	-	-
Signatureglobal Developers Private Limited	-	962,052	-	-
Sarvpriya Securities Private Limited	-	-	4,511,695	23,306,213
Forever Buildtech Private Limited	-	736,221	-	-
Sternal Buildcon Private Limited	-	156,030	-	-
Signature Infrabuild Private Limited	-	225,675	-	-
Project management fees				
Signature Builders Private Limited	1,000,000	24,200,000	-	-
JMK Holdings Private Limited	-	10,500,000	-	-
Sarvpriya Securities Private Limited	-	-	1,000,000	2,400,000
Sternal Buildcon Private Limited	4,600,000	5,200,000	-	-
Forever Buildtech Private Limited	-	10,000,000	-	-
Rose Building Solutions Private Limited	-	600,000	-	-
Signature Infrabuild Private Limited	2,000,000	2,700,000	-	-
Fantabulous Town Developers Private Limited	-	2,900,000	-	-
Signatureglobal Homes Private Limited	12,800,000	5,300,000	-	-
Maa Vaishno Net Tech Private Limited	-	2,900,000	-	-
Branding fees				
Signature Builders Private Limited	4,000,000	16,000,000	-	-
JMK Holdings Private Limited	-	20,000,000	-	-
Sarvpriya Securities Private Limited	-	-	4,000,000	12,000,000
Sternal Buildcon Private Limited	20,000,000	20,000,000	-	-
Forever Buildtech Private Limited	30,000,000	30,000,000	-	-
Rose Building Solutions Private Limited	-	2,500,000	-	-
Signature Infrabuild Private Limited	8,000,000	11,000,000	-	-
Fantabulous Town Developers Private Limited	-	10,000,000	-	-
Signatureglobal Homes Private Limited	50,000,000	19,000,000	-	-
Maa Vaishno Net Tech Private Limited	-	10,000,000	-	-
Business support services				
JMK Holdings Private Limited	4,859,781	4,941,858	-	-
Sarvpriya Securities Private Limited	-	-	3,227,433	3,447,920
Rose Building Solutions Private Limited	7,627,433	21,447,920	-	-
Signature Builders Private Limited	5,342,714	6,049,379	-	-
Maa Vaishno Net-Tech Private Limited	3,227,433	3,447,920	-	-
Fantabulous Town Developers Private Limited	3,227,433	3,447,920	-	-
Signatureglobal Developers Private Limited	3,307,430	3,557,035	-	-
Signature Infrabuild Private Limited	3,227,433	3,447,920	-	-
Forever Buildtech Private Limited	3,227,433	3,447,920	-	-
Sternal Buildcon Private Limited	11,427,433	36,447,920	-	-
Indeed Fincap Private Limited	240,000	240,000	-	-
Signatureglobal Homes Private Limited	3,227,433	3,447,920	-	-
Signatureglobal Securities Private Limited	-	-	120,000	120,000
Signatureglobal Marketing Solutions Private Limited	-	-	255,000	180,000
Signatureglobal Capital Private Limited	-	-	180,000	140,000
Signatureglobal Foundation Trust	-	-	60,000	-
Signatureglobal Contrade Private Limited	-	-	120,000	180,000
Contract receipts (Billed)				
Rose Building Solutions Private Limited	73,430,565	155,684,774	-	-
Sarvpriya Securities Private Limited	-	-	350,936,839	231,290,507
Signature Builders Private Limited	79,416,149	32,102,762	-	-
Forever Buildtech Private Limited	327,335,403	286,687,713	-	-
Sternal Buildcon Private Limited	341,650,547	278,139,415	-	-
Maa Vaishno Net-Tech Private Limited	95,922,658	134,234,075	-	-
Signatureglobal Homes Private Limited	509,102,130	105,044,908	-	-
Fantabulous Town Developers Private Limited	106,184,709	50,535,689	-	-
Signature Infrabuild Private Limited	216,014,054	-	-	-
Contract receipts (Unbilled)				
Sarvpriya Securities Private Limited	-	-	6,085,174	2,388,048
Signature Builders Private Limited	6,461,329	1,526,168	-	-
Sternal Buildcon Private Limited	3,550,710	478,661	-	-
Signatureglobal Homes Private Limited	25,800,062	6,728,156	-	-
JMK Holdings Private Limited	22,536	-	-	-
Signatureglobal Developers Private Limited	14,809,928	1,500,143	-	-
Signature Infrabuild Private Limited	5,497,322	6,117,291	-	-



Handwritten signature and a large blue checkmark.

Signatureglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (All amounts in ₹, unless stated otherwise)

b) The following transactions were carried out with related parties in the ordinary course of business:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2021	Year ended 31 March 2020	Year ended 31 March 2021	Year ended 31 March 2020
Security deposit received back				
Forever Buildtech Private Limited	-	111,000,000	-	-
Sternal Buldcon Private Limited	-	92,000,000	-	-
Sarvprya Securities Private Limited	-	-	250,000,000	-
Security deposit given				
Signatureglobal Homes Private Limited	110,000,000	-	-	-
Sarvprya Securities Private Limited	-	-	-	250,000,000
Corporate guarantees given				
Signature Infrabuild Private Limited	350,000,000	-	-	-
Signatureglobal Homes Private Limited	900,000,000	-	-	-
Signatureglobal Developers Private Limited	80,000,000	-	-	-
Sternal Buldcon Private Limited	260,000,000	-	-	-
Sarvprya Securities Private Limited	-	-	-	400,000,000
Corporate guarantees extinguished				
Forever Buildtech Private Limited	140,000,000	200,000,000	-	-
JMK Holdings Private Limited	77,133,333	672,866,667	-	-
Sternal Buldcon Private Limited	120,000,000	195,000,000	-	-
Signature Builders Private Limited	290,000,000	600,000,000	-	-
Sarvprya Securities Private Limited	-	-	226,890,000	194,930,000
Land purchase				
Sarvprya Securities Private Limited	-	-	353,400,000	-
Advance given for purchase of investment in Indeed Fincap Private Limited				
Global Telecommunication Private Limited	27,636,000	-	-	-
Sale of investment of Global Telecommunication Private Limited to				
Palm Investments Private Limited	-	-	9,940,000	-
Loans granted				
Fantabulous Town Developers Private Limited	9,260,000	98,400,000	-	-
JMK Holdings Private Limited	56,000,000	15,000,000	-	-
Maa Vaishno Net-Tech Private Limited	18,305,160	3,500,000	-	-
Signatureglobal Developers Private Limited	264,812,042	319,000,000	-	-
Forever Buildtech Private Limited	36,500,000	209,000,000	-	-
Sternal Buldcon Private Limited	926,400,000	228,400,906	-	-
Signature Builders Private Limited	216,236,316	121,000,000	-	-
Rose Building Solutions Private Limited	81,100,000	23,400,000	-	-
Indeed Fincap Private Limited	730,200,000	1,189,300,000	-	-
Signatureglobal Homes Private Limited	754,433,380	1,208,032,000	-	-
Signature Infrabuild Private Limited	218,554,865	407,359,000	-	-
Interest income on loans given				
Fantabulous Town Developers Private Limited	52,982,081	31,704,072	-	-
Forever Buildtech Private Limited	1,564,603	21,099,515	-	-
JMK Holdings Private Limited	5,105,684	246,248	-	-
Maa Vaishno Net-Tech Private Limited	76,940,995	59,747,359	-	-
Signatureglobal Developers Private Limited	111,464,468	63,505,431	-	-
Signature Builders Private Limited	3,730,062	2,942,722	-	-
Signature Infrabuild Private Limited	191,282,972	153,183,222	-	-
Indeed Fincap Private Limited	49,827,819	44,925,130	-	-
Rose Building Solutions Private Limited	35,334,618	40,216,030	-	-
Signatureglobal Homes Private Limited	474,081,773	278,024,269	-	-
Sternal Buldcon Private Limited	29,744,916	11,893,784	-	-
Commission and brokerage expense				
Signatureglobal Marketing Solutions Private Limited	-	-	7,803,250	1,470,000
Loans received back				
Indeed Fincap Private Limited	853,000,000	859,695,063	-	-
Rose Building Solutions Private Limited	75,200,000	13,500,000	-	-
Sternal Buldcon Private Limited	665,075,096	265,900,000	-	-
Signatureglobal Developers Private Limited	99,051,571	164,900,000	-	-
JMK Holdings Private Limited	-	20,941,835	-	-
Maa Vaishno Net-Tech Private Limited	14,599,151	21,515,125	-	-
Signature Builders Private Limited	182,556,060	101,655,257	-	-
Signature Infrabuild Private Limited	765,060,253	-	-	-
Forever Buildtech Private Limited	57,669,110	468,300,000	-	-
Signatureglobal Homes Private Limited	991,391,308	361,110,100	-	-
Fantabulous Town Developers Private Limited	-	22,915,125	-	-

Handwritten signature in blue ink.

Handwritten checkmark in blue ink.



Signatureglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (All amounts in ₹, unless stated otherwise)

b) The following transactions were carried out with related parties in the ordinary course of business:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2021	Year ended 31 March 2020	Year ended 31 March 2021	Year ended 31 March 2020
Purchase of traded goods/ inventory				
Sarvpriya Securities Private Limited	-	-	-	4,435,548
Forever Buildtech Private Limited	-	16,002	-	-
JMK Holdings Private Limited	-	282,970	-	-
Maa Vaishno Net-Tech Private Limited	-	164,716	-	-
Rose Building Solutions Private Limited	-	244,250	-	-
Signatureglobal Developers Private Limited	-	1,366,972	-	-
Sternal Buildcon Private Limited	-	39,000	-	-
Purchase of investments				
Signature Infrabuild Private Limited	4,900,000	-	-	-
Rose Building Solutions Private Limited	39,900,000	-	-	-
Sternal Buildcon Private Limited	10,000,000	-	-	-
Signatureglobal Developers Private Limited	-	86,000,000	-	-
JMK Holdings Private Limited	-	60,989,500	-	-
Purchase of property, plant and equipment				
Sternal Buildcon Private Limited	-	67,471,107	-	-
Signatureglobal Developers Private Limited	4,390,726	500,778	-	-
Signatureglobal Securities Private Limited	2,993,695	-	-	-
Rose Building Solutions Private Limited	-	13,913,234	-	-
Sarvpriya Securities Private Limited	-	-	26,972,407	-
Rent expense				
Sternal Buildcon Private Limited	-	332,191	-	-
Signatureglobal Developers Private Limited	33,333	122,000	-	-
Corporate social responsibility				
Signatureglobal Foundation Trust	-	-	1,874,410	-
Expenses paid on behalf of				
JMK Holdings Private Limited	574,970	8,073,531	-	-
Signature Builders Private Limited	1,604,576	1,044,417	-	-
Signatureglobal Developers Private Limited	231,951	1,920,477	-	-
Forever Buildtech Private Limited	260,961	1,064,005	-	-
Sternal Buildcon Private Limited	3,338,314	1,495,737	-	-
Fantabulous Town Developers Private Limited	217,828	231,937	-	-
Maa Vaishno Net-Tech Private Limited	258,304	217,535	-	-
Rose Building Solutions Private Limited	241,709	258,447	-	-
Sarvpriya Securities Private Limited	-	-	27,717,789	793,042
Indeed Fincap Private Limited	11,399	19,245	-	-
Signature Infrabuild Private Limited	-	188,647	-	-
Signatureglobal Comrade Private Limited	-	-	1,204	6,014
Signatureglobal Homes Private Limited	852,382	6,024,526	-	-
Signatureglobal Marketing Solutions Private Limited	-	-	264,664	34,244
Signatureglobal Capital Private Limited	-	-	11,282	-
Signatureglobal Securities Private Limited	-	-	34,559	163,821
Signatureglobal Foundation Trust	-	-	3,510	-
Expenses paid on behalf of the Company by				
Forever Buildtech Private Limited	911,007	2,643,490	-	-
Fantabulous Town Developers Private Limited	331,776	397,304	-	-
Maa Vaishno Net-Tech Private Limited	304,058	775,651	-	-
Sarvpriya Securities Private Limited	-	-	1,637,391	715,110
Rose Building Solutions Private Limited	326,121	723,696	-	-
Signature Builders Private Limited	-	38,412	-	-
Signature Infrabuild Private Limited	769,539	-	-	-
Signatureglobal Homes Private Limited	624,318	-	-	-
Signatureglobal Securities Private Limited	-	-	-	204,266
Sternal Buildcon Private Limited	467,275	1,491,121	-	-
Business promotion				
Signatureglobal Marketing Solutions Private Limited	-	-	1,800,000	4,267,340
Signatureglobal Securities Private Limited	-	-	-	6,000,000
Short term borrowings received				
Indeed Fincap Private Limited	-	190,919,892	-	-
Short term borrowings repaid				
Indeed Fincap Private Limited	-	190,919,892	-	-
Interest charged on borrowings				
Indeed Fincap Private Limited	-	2,189,968	-	-
Salaries wages and bonus*				
Ravi Aggarwal	-	-	19,200,000	14,950,000
Pradeep Kumar Aggarwal	-	-	19,200,000	14,950,000

*Does not include gratuity expense and compensated absence as the same is provided in the books on the basis of actuarial valuation for the Company as a whole and hence individual figure cannot be determined.

Handwritten signature in blue ink.

Handwritten checkmark in blue ink.



Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts in ₹, unless stated otherwise)

c) Balances at the end of year:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2021	Year ended 31 March 2020	Year ended 31 March 2021	Year ended 31 March 2020
Trade receivable				
Fantabulous Town Developers Private Limited	77,884,064	52,502,533	-	-
JMK Holdings Private Limited	9,917,597	13,323,279	-	-
Maa Vaishno Net-Tech Private Limited	91,075,175	136,785,639	-	-
Rose Building Solutions Private Limited	149,557,796	161,236,385	-	-
Sarvpriya Securities Private Limited	-	-	146,318,395	292,585,282
Signature Builders Private Limited	63,090,115	90,698,116	-	-
Signature Infrabuild Private Limited	80,656,439	19,073,289	-	-
Signatureglobal Developers Private Limited	2,243,226	4,528,311	-	-
Forever Buildtech Private Limited	25,829,118	20,691,553	-	-
Indeed Finicap Private Limited	293,537	90,045	-	-
Sternal Buildcon Private Limited	216,336,193	142,546,862	-	-
Signatureglobal Homes Private Limited	243,462,523	146,185,168	-	-
Signatureglobal Securities Private Limited	-	-	-	168,931
Signatureglobal Marketing Solutions Private Limited	-	-	75,669	-
Signatureglobal Capital Private Limited	-	-	239,851	16,169
Signatureglobal Comtrade Private Limited	-	-	142,804	218,414
Unbilled receivable				
JMK Holdings Private Limited	22,536	-	-	-
Maa Vaishno Net-Tech Private Limited	9,600,000	-	-	-
Rose Building Solutions Private Limited	4,359,150	-	-	-
Sarvpriya Securities Private Limited	-	-	29,086,675	2,388,048
Signature Builders Private Limited	8,927,293	1,526,168	-	-
Signature Infrabuild Private Limited	12,335,999	6,104,297	-	-
Signatureglobal Developers Private Limited	15,378,095	1,500,143	-	-
Forever Buildtech Private Limited	20,320,185	-	-	-
Sternal Buildcon Private Limited	19,792,441	478,661	-	-
Signatureglobal Homes Private Limited	32,531,666	6,728,156	-	-
Security deposit				
Signatureglobal Home Private Limited	110,000,000	-	-	-
Fantabulous Town Developers Private Limited	100,000,000	100,000,000	-	-
Maa Vaishno Net-Tech Private Limited	99,000,000	99,000,000	-	-
Rose Building Solutions Private Limited	38,000,000	38,000,000	-	-
Sarvpriya Securities Private Limited	-	-	80,000,000	330,000,000
Loans given				
Fantabulous Town Developers Private Limited	297,444,018	259,650,351	-	-
Maa Vaishno Net-Tech Private Limited	430,044,063	372,565,430	-	-
Forever Buildtech Private Limited	-	2,179,547	-	-
Signature Builders Private Limited	66,298,707	29,970,000	-	-
Signatureglobal Developers Private Limited	722,339,877	499,424,518	-	-
Signature Infrabuild Private Limited	793,362,886	1,202,003,374	-	-
Rose Building Solutions Private Limited	304,385,259	260,934,483	-	-
Rose Building Solutions Private Limited - Fixed deposit loan	3,113,449	4,469,798	-	-
Sternal Buildcon Private Limited	271,849,673	-	-	-
JMK Holdings Private Limited	56,003,640	-	-	-
Indeed Finicap Private Limited	271,653,199	354,085,045	-	-
Signatureglobal Homes Private Limited	2,280,994,265	2,267,730,351	-	-
Amount recoverable				
Signatureglobal Business Park Private Limited	-	5,288	-	-
Sarvpriya Securities Private Limited	-	-	30,992,920	26,262,626
Maa Vaishno Net-Tech Private Limited	20,000	-	-	-
Sternal Buildcon Private Limited	2,968,908	-	-	-
Signature Builders Private Limited	556,000	-	-	-
Signature Infrabuild Private Limited	62,000	-	-	-
Signatureglobal Homes Private Limited	530,000	-	-	-
Signatureglobal Market Solution Private Limited	-	-	239,000	-
Advance against construction contracts				
Signature Builders Private Limited	47,860,000	-	-	-
Forever Buildtech Private Limited	116,535,841	-	-	-
Signatureglobal Homes Private Limited	42,625,000	-	-	-
Sternal Buildcon Private Limited	164,280,000	-	-	-
Signature Infrabuild Private Limited	108,496,000	130,000,000	-	-
Capital creditors				
Signatureglobal Developers Private Limited	5,217,905	-	-	-
Signatureglobal Securities Private Limited	-	-	3,641,605	-

Redwan

✓



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

Balances at the end of year:-

Particulars	Subsidiary Companies		Other related parties*	
	Year ended 31 March 2021	Year ended 31 March 2020	Year ended 31 March 2021	Year ended 31 March 2020
Interest accrued but not due on loans				
Unatubulous Town Developers Private Limited	52,260,513	28,533,665	-	-
Indeed Fincap Private Limited	49,528,852	40,368,154	-	-
Signature Infrabuild Private Limited	189,196,853	137,864,900	-	-
Forever Buildtech Private Limited	703,041	18,989,563	-	-
Maa Vaishno Net-Tech Private Limited	75,893,636	53,772,662	-	-
Signature Builders Private Limited	3,707,682	2,648,450	-	-
Sternal Buildcon Private Limited	29,514,348	10,524,571	-	-
Signatureglobal Developers Private Limited	109,512,286	57,154,888	-	-
Rose Building Solutions Private Limited	34,630,868	35,554,415	-	-
Rose Building Solutions Private Limited - Fixed deposit loan	466,820	643,651	-	-
Signatureglobal Homes Private Limited	468,317,695	250,221,842	-	-
Investments				
Signature Builders Private Limited	194,931,600	194,931,600	-	-
Signatureglobal Homes Private Limited	30,000,000	30,000,000	-	-
Signatureglobal Developers Private Limited	106,000,000	106,000,000	-	-
JMK Holdings Private Limited	83,839,500	83,839,500	-	-
Indeed Fincap Private Limited	17,219,850	17,219,850	-	-
Rose Building Solutions Private Limited	40,100,000	200,000	-	-
Global Telecommunication Private Limited	-	-	-	3,283,750
Signature Infrabuild Private Limited	50,000,000	45,100,000	-	-
Unatubulous Town Developers Private Limited	20,089,000	20,089,000	-	-
Maa Vaishno Net-Tech Private Limited	20,082,500	20,082,500	-	-
Sternal Buildcon Private Limited	181,187,200	171,187,200	-	-
Forever Buildtech Private Limited	218,750,000	218,750,000	-	-
Signatureglobal Business Park Private Limited	1,000,000	1,000,000	-	-
Signatureglobal Foundation Trust	-	-	1,100	1,100
Corporate guarantees given				
Signature Builders Private Limited	-	290,000,000	-	-
Signatureglobal Developers Private Limited	80,000,000	-	-	-
JMK Holdings Private Limited	-	77,133,333	-	-
Forever Buildtech Private Limited	-	140,000,000	-	-
Sarvanya Securities Private Limited	-	-	398,180,000	625,070,000
Signature Infrabuild Private Limited	350,000,000	-	-	-
Signatureglobal Homes Private Limited	900,000,000	-	-	-
Sternal Buildcon Private Limited	260,000,000	120,000,000	-	-
Amount recoverable for the sale of investment of Global Telecommunication Private Limited from				
Palm Investments Private Limited	-	-	9,940,000	-
Trade payable				
Sarvanya Securities Private Limited	-	-	-	81,806,870
Signatureglobal Securities Private Limited	-	-	3,534,914	-
Salary payable				
Ravi Aggarwal	-	-	1,310,347	-
Pradeep Kumar Aggarwal	-	-	1,310,447	-

Notes

*Other related parties include Associates, Key Managerial Personnel, relatives of Key Managerial Personnel, entities under significant influence of Key Managerial Personnel and their relatives and entity in which KMP and their relatives are Trustees.

**Directors and their relatives have also given personal guarantees against long term and short term borrowing facilities obtained by the Company.

***Certain subsidiary companies have also given corporate guarantee and created charge against their assets for borrowings obtained by the Company.

(This space has been intentionally left blank.)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

32. Segment reporting

Information required to be disclosed under Accounting Standard 17 - Segment Reporting. The following business segments have been identified as primarily reportable segments:

The business of the Company comprises of construction and development of real estate and other which comprises of centralized procurement of construction material and construction works contract. The Company is operating only in India and there is no other significant geographical segment.

Particulars	31 March 2021			31 March 2020		
	Real estate	Others	Total	Real estate	Others	Total
Revenue						
External operating revenue	405,494,893	2,270,522,009	2,676,016,902	731,537,941	1,411,780,344	2,143,318,285
Total revenue	405,494,893	2,270,522,009	2,676,016,902	731,537,941	1,411,780,344	2,143,318,285
Segment results	200,961,799	265,656,264	466,618,063	317,300,921	164,207,450	481,508,371
Unallocable interest income	-	-	1,071,680,113	-	-	732,957,890
Unallocable incomes	-	-	59,304,409	-	-	53,808,396
Unallocable finance cost	-	-	956,101,352	-	-	778,673,098
Unallocable expenses	-	-	646,168,489	-	-	550,230,933
(Loss)/Profit before tax	200,961,799	265,656,264	(4,667,257)	317,300,921	164,207,450	(60,629,374)
Less: Tax credit			(21,751,133)			(40,901,074)
Loss for the year			17,083,876			(19,728,300)
Segment assets	4,008,246,751	1,638,649,140	5,666,895,891	3,137,283,700	1,511,348,886	4,648,632,586
Unallocated corporate assets	-	-	10,300,544,745	-	-	9,238,382,200
Total assets			15,967,440,636			13,887,014,786
Segment liabilities	3,140,106,561	658,487,311	3,798,593,872	2,389,623,015	604,302,688	2,993,925,703
Unallocated corporate liabilities	-	-	11,219,679,673	-	-	9,961,005,868
Total liabilities			15,018,273,545			12,954,931,571
Capital expenditure	-	-	461,439,754	-	-	170,576,397
Depreciation	-	-	94,341,727	-	-	74,066,059

(This space has been intentionally left blank.)



(Handwritten signature and checkmark)

Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless stated otherwise)***33. Lease****Information required to be disclosed under Accounting Standard 19 on "Leases"***Operating lease*

The premises are taken on lease for a lease term ranging from five years to nine years including the lock-in period ranging from two to three years. These leases are further renewable on the expiry of total lease term subject to mutual consent of both the parties. There are no restrictions imposed on the Company under the lease arrangement. There are no subleases.

The minimum lease payments over the lease term are as under:

Description	31 March 2021	31 March 2020
Payable within 1 year	26,864,847	29,157,903
Payable between 1-5 years	108,443,009	120,926,926
Payable after 5 years	10,715,205	38,382,372
Rent expense for the year recognized in the Statement Profit and Loss*	26,015,411	30,061,284

* includes expense on account of rent straight-lining.

34. Employee benefits:**Gratuity**

Amount recognised as expense in the Statement of Profit and Loss is determined as under:

Description	For the year ended 31 March 2021	For the year ended 31 March 2020
Current service cost	6,159,656	4,958,302
Interest cost	952,412	493,880
Actuarial loss recognized during the year	(2,042,291)	1,290,941
Amount recognised in the Statement of Profit and Loss	5,069,777	6,743,123

Movement in the liability recognised in the Balance Sheet is as under:

Description	For the year ended 31 March 2021	For the year ended 31 March 2020
Present value of defined benefit obligation as at the beginning of the year	14,006,060	7,262,937
Current service cost	6,159,656	4,958,302
Interest cost	952,412	493,880
Benefits paid	-	-
Actuarial loss recognized during the year	(2,042,291)	1,290,941
Past service cost	-	-
Present value of defined benefit obligation as at the end of the year		
Current	1,106,027	702,604
Non-current	17,969,810	13,303,456

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless stated otherwise)*

For determination of the gratuity liability of the Company, the following actuarial assumptions were used:

Description	As at 31 March 2021	As at 31 March 2020
Discount rate	6.80%	6.80%
Rate of increase in compensation levels	7.00%	7.00%
Mortality table	IALM (2012 - 14)	IALM (2012 - 14)
Withdrawal rate		
- Up to 30 years	15.00%	15.00%
- From 31 to 44 years	10.00%	10.00%
- Above 44 years	5.00%	5.00%

Compensated absences

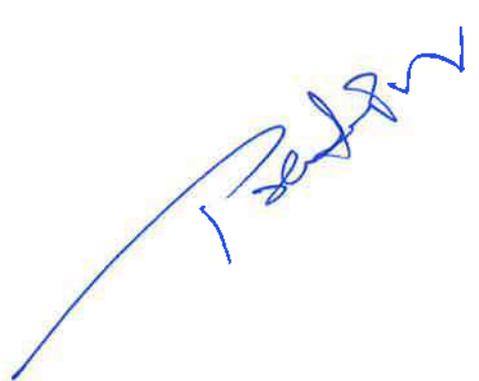
For determination of the compensated absences liability of the Company, the following actuarial assumptions were used:

Description	As at 31 March 2021	As at 31 March 2020
Discount rate	6.80%	6.80%
Rate of increase in compensation levels	7.00%	7.00%
Mortality rate	IALM(2012 - 14)	IALM (2012 - 14)
Withdrawal rate		
- Up to 30 years	15.00%	15.00%
- From 31 to 44 years	10.00%	10.00%
- Above 44 years	5.00%	5.00%

Amounts for the current and previous five years are as follows:

Gratuity:

Description	As at 31 March 2021	As at 31 March 2020	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017
Defined benefit obligation	19,075,837	14,006,060	7,262,937	3,042,828	1,749,457
Experience adjustments on plan liabilities loss/(gain)	(2,042,291)	1,290,941	814,971	(534,414)	391,025

(This space has been intentionally left blank)




Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless stated otherwise)*

35. Information in accordance with the requirements of the revised Accounting Standard - 7 on construction contracts as prescribed in the Companies (Accounting Standards) Rules, 2006 are as under:

Particulars	31 March 2021 (₹)	31 March 2020 (₹)
Contract revenues recognized for the year	2,162,220,115	1,292,458,310
Aggregate amount of contract costs incurred and recognized profits (less recognized losses) for contracts in progress up to the reporting date	5,031,780,839	2,869,560,724
The amount of customer advances outstanding for contracts in progress	479,796,841	130,000,000
The amount of retention due from customers for contracts in progress	104,234,470	55,625,876

36. Disclosure in respect of project which falls under the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real Estate transactions (Revised 2012)"

Description	31 March 2021 (₹)	31 March 2020 (₹)
Amount of project revenue recognized as revenue during the year	251,300,225	505,656,386
Aggregate amount of costs incurred and profits recognized to date	2,373,265,079	2,121,964,854
Amount of advances received	2,729,016,746	2,014,003,130
Amount of work in progress and value of inventories	3,462,281,379	2,379,480,240
Excess of revenue recognized over actual bills raised (unbilled revenue)	20,720,996	43,860,584

37. The Company is engaged in the business of providing infrastructural facilities as per Section 186(11) read with Schedule VI of the Act. Accordingly, disclosures under Section 186 of the Act, are not applicable to the Company.
38. The Hon'ble Supreme Court (SC) India has passed a judgement dated 28 February 2019 and it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies. Currently, the Company has not considered any impact in these standalone financial statements.
39. The Outbreak of Covid 19 has severally impacted businesses around the world. In many countries, including India, there has been severe disruption of regular business operations due to lock down restrictions and other emergency measures imposed by the Government. The uncertain economic environment persists amid announcement of lockdown like restrictions by several state governments subsequent to year ended 31 March 2021 due to spread of second wave of COVID-19. The management has made a detailed assessment of its liquidity position including recoverability and carrying values of its receivables, inventory, business advances and other advances as at balance sheet date. Based on the current indicators of future economic conditions, the management expects to recover carrying amount of these assets. Further, the management will continue to closely monitor any material change to future economic conditions.
40. As per tax ordinance dated 20 September 2019, a new tax provision has been introduced whereby a Company can claim the benefits of reduced tax rates, provided it forgoes available incentives/exemptions under Income Tax Act, 1961. The company is claiming 100% deduction of profits and gains from its affordable housing projects under section 80-IBA of Income Tax Act, 1961. As per the Company's projections and current incentives/exemptions, the Company has decided not to opt for considering the value of incentives/exemptions

(Handwritten signature)

(Handwritten checkmark)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

under income tax act is greater than the benefit by opting the reduced tax rates as at 31 March 2021. The Company will reassess the option to adopt the new provision every year and adjustments, if any will be considered in due course.

41. Amalgamation of erstwhile Avenir Fininvest and Leasing Limited, Buxom Finicap Private Limited and Masterpiece Investment Private Limited ("transferor companies") with the Signatureglobal (India) Private Limited ("transferee company" or "the Company")

- (i) The Hon'ble National Company Law Tribunal Division Bench New Delhi (Bench-III) vide its order dated 14 February 2020 approved the arrangement as embodied in the Scheme of Amalgamation of the transferor companies with the Company ("The scheme"). The scheme became effective from 01 April 2018, ("appointed date"). Accordingly, all the assets, rights, powers, liabilities and duties of the transferor companies vested in the transferee company as a going concern from the appointed date and the transferor companies without any further act were dissolved without winding up.
- (ii) The transferor companies are directly or indirectly wholly owned subsidiaries of the Company, therefore no shares had been issued pursuant to this amalgamation.
- (iii) The amalgamation had been accounted for under the "pooling of interest" method as prescribed under Accounting Standard 14 on "Accounting for Amalgamation" specified in Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended). Accordingly, the assets and liabilities of transferor companies as of 31 March 2020 had been taken over at their book values and the debit balance in the statement of profit and loss of Rs. 315,037 and credit balance of capital reserve of Rs. 2,994,750 had been aggregated with the balance of profit and loss account and capital reserve of the Company respectively. Further, as per the Scheme, profit /loss arising to the transferor companies after the appointed date had been treated as profit/loss of the transferee company and the same was adjusted accordingly.

42. In the opinion of the board of directors, assets, loans and advances have a value on realization in the ordinary course of the business at least equal to the amounts at which they are stated and provision for all known liabilities have been made.

43. All loans, guarantees and securities as disclosed in respective notes are provided for business purposes.

44. Previous year comparative information has been reclassified, wherever considered necessary, to conform to this year's classification.

This is the summary of significant accounting policies and other explanatory information referred to in our report of even date.

For Walker ChandioK & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

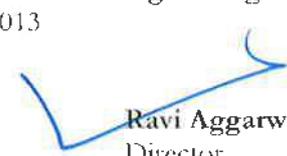

Neeraj Sharma
Partner

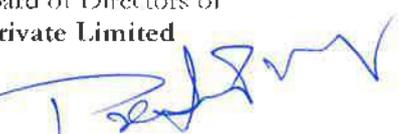
Membership No.: 502103



Place: Gurugram
Date: 29 July 2021

For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited


Ravi Aggarwal
Director
DIN-00203856


Pradeep Kumar Aggarwal
Director
DIN-00050045


Anurag Srivastava
Company Secretary
Membership No. A-21317

Signatureglobal (India) Private Limited

Registered Office:

**13th Floor, Dr. Gopal Das Bhawan, 28 Barakhmaba Road, New Delhi -
110001**

**Consolidated Financial Statements
2020-21**

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Independent Auditor's Report

To the Members of Signatureglobal (India) Private Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

1. We have audited the accompanying consolidated financial statements of Signatureglobal (India) Private Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') and its associate, as listed in Annexure A, which comprise the Consolidated Balance Sheet as at 31 March 2021, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries and associates, the aforesaid consolidated 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 including Accounting Standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended), of the consolidated state of affairs of the Group and its associate as at 31 March 2021, and their consolidated loss, and consolidated cash flows for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 10 of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.



Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

Walker Chandiook & Co LLP

Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited, on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

Information other than the Consolidated Financial Statements and Auditor's Report thereon

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

Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

The Director's report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of Management for the Consolidated Financial Statements

5. The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its associate in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended). The respective Board of Directors/management of the companies included in the Group and its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.
6. In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associate are responsible for assessing the ability of the Group and of its associates and joint ventures 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 intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

7. Our objectives are to obtain reasonable assurance about whether the consolidated 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 Standards on Auditing 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 consolidated financial statements.

Chartered Accountants



Walker ChandioK & Co LLP

Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited, on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

8. As part of an audit in accordance with Standards on Auditing, 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 Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.;
 - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate 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 Group and its associate to cease to continue as a going concern; and
 - 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.
 - Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group, and its associate, to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements, of which we are the independent auditors. For the other entities included in the financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. 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.

Other Matters

10. We did not audit the financial statements of 10 subsidiaries, whose financial statements reflect total assets of ₹ 10,268,426,323 and net assets of ₹ 1,161,105,516 as at 31 March 2021, total revenues of ₹ 2,133,301,121 and net cash inflows amounting to ₹ 570,122,837 for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in terms of sub-section (3) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, are based solely on the reports of the other auditors.

Chartered Accountants



Walker Chandiook & Co LLP

Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited, on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditors.

11. The consolidated financial statements also include the Group's share of net loss of ₹ 3,21,232 for the year ended 31 March 2021, as considered in the consolidated financial statements, in respect of one associate whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of the aforesaid associate, and our report in terms of sub-section (3) of section 143 of the Act, in so far as it relates to the aforesaid associate, are based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the management, these financial statements are not material to the Group.

Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matter with respect to our reliance on the financial statements certified by the management.

Report on Other Legal and Regulatory Requirements

12. Based on our audit and on the consideration of the reports of the other auditors, referred to in paragraph 11, on separate financial statements of the subsidiaries and associates, we report that the provisions of section 197 read with Schedule V to the Act are not applicable to the Holding Company, its subsidiary companies and associate company covered under the Act, since none of such companies is a public company as defined under section 2(71) of the Act. Accordingly, reporting under section 197(16) is not applicable.
13. As required by section 143 (3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries and associate, we report, to the extent applicable, 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 purpose of our audit of the aforesaid consolidated financial statements;
 - b) in our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors,
 - c) the consolidated financial statements dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;
 - d) in our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014(as amended);
 - e) on the basis of the written representations received from the directors of the Holding Company and taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies covered under the Act, none of the directors of the Group companies covered under the Act, are disqualified as on 31 March 2021 from being appointed as a director in terms of section 164(2) of the Act.



Walker Chandiook & Co LLP

Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited, on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

- f) with respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company, and its subsidiary companies and associate company covered under the Act, and the operating effectiveness of such controls, refer to our separate report in 'Annexure B'; and
- g) with respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements and also the other financial information of the subsidiaries and associate:
- i. the consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, and its associate as detailed in Note 30(c) to the consolidated financial statements;
 - ii. the Group and its associate did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021;
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary Companies during the year ended 31 March 2021; and
 - iv. the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016, which are not relevant to these consolidated financial statements. Hence, reporting under this clause is not applicable.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Neeraj Sharma
Partner
Membership No.: 502103



UDIN: 21502103AAAACP2038

Place: Gurugram
Date: 29 July 2021

Walker Chandiook & Co LLP

Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited, on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

Annexure A

List of entities included in the consolidated financial statements

Holding Company

1. Signatureglobal (India) Private Limited

Subsidiary Companies:

1. Signature Builders Private Limited
2. Signatureglobal Developers Private Limited
3. JMK Holdings Private Limited
4. Signature Infrabuild Private Limited
5. Fantabulas Town Developers Private Limited
6. Maa-Vaishno Net-tech Private Limited
7. Indeed Fincap Private Limited
8. Sternal Buildcon Private Limited
9. Forever Buildtech Private Limited
10. Rose Building Solutions Private Limited
11. Signatureglobal Homes Private Limited
12. Signatureglobal Business Park Private Limited

Associate Company

1. Global Telecommunications Private Limited (till 15 February 2021)



Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited on the consolidated financial statements for the year ended 31 March 2021

Annexure B

Independent Auditor's Report on the internal financial controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the consolidated financial statements of Signatureglobal (India) Private Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') and its associate as at and for the year ended 31 March 2021, we have audited the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies and its associate company, which are companies covered under the Act, as at that date.

Responsibilities of Management for Internal Financial Controls

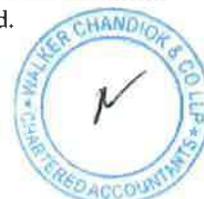
2. The respective Board of Directors of the Holding Company, its subsidiary companies and its associate company, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on internal financial controls with reference to financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies and its associate company, as aforesaid, based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. 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 includes obtaining an understanding of such internal financial controls, 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.
5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies and its associate company, as aforesaid.

Meaning of Internal Financial Controls with Reference to Financial Statements

Chartered Accountants



Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

6. 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 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

7. 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.

Opinion

8. In our opinion and based on the consideration of the reports of the other auditors on internal financial controls with reference to financial statements of the subsidiary companies and associate company, the Holding Company, its subsidiary companies and its associate company, which are companies covered under the Act, have in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2021, based on internal financial controls with reference to financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note issued by the ICAI .

Other Matter

9. We did not audit the financial statements of 10 subsidiaries, whose financial statements reflect total assets of ₹ 10,268,426,323 and net assets of ₹ 1,161,105,516 as at 31 March 2021, total revenues of ₹ 2,133,301,121 and net cash inflows amounting to ₹ 570,122,837 for the year ended on that date, as considered in the consolidated financial statements. The internal financial controls with reference to financial statements in so far as it relates to such subsidiary companies have been audited by other auditors whose reports have been furnished to us by the management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements for the Holding Company and its subsidiary companies, as aforesaid, under Section 143(3)(i) of the Act in so far as it relates to such subsidiary companies is based solely on the reports of the auditors of such companies. Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and on the reports of the other auditors.
10. We did not audit the internal financial controls with reference to financial statements in so far as it relates to one associate company, which is company covered under the Act, in respect of which, the Group's share of net loss of ₹ 321,232 for the year ended 31 March 2021 has been considered in the consolidated financial statements. The internal financial controls with reference to financial statements of this associate company, which is company covered under the Act, is unaudited and our opinion under Section 143(3)(i) of the Act on adequacy and operating effectiveness of the internal financial controls with reference to financial statements insofar as it relates to the aforesaid associate company, which is company covered under the Act, is solely based on the corresponding internal financial controls with reference to financial statements



Walker Chandiook & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Signatureglobal (India) Private Limited on the consolidated financial statements for the year ended 31 March 2021 (Cont'd)

report certified by the management of such company. In our opinion and according to the information and explanations given to us by the management, these financial statements are not material to the Group. Our opinion is not modified in respect of the above matter with respect to our reliance on the internal financial controls with reference to financial statements report certified by the management.

For **Walker Chandiook & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013



Neeraj Sharma

Partner

Membership No.: 502103



UDIN: 21502103AAAACP2038

Place: Gurugram

Date: 29 July 2021

Signatureglobal (India) Private Limited
Consolidated Balance Sheet at on 31 March 2021
(All amounts are in ₹, unless otherwise specified)

	Note	As at 31 March 2021	As at 31 March 2020
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	56,879,400	56,879,400
Reserves and surplus	4	279,424,076	965,191,498
		336,303,476	1,022,070,898
Minority interests			
		184,290,448	192,741,958
Non current liabilities			
Long-term borrowings	5	8,502,998,693	4,741,227,881
Other long term liabilities	6	29,985,293	13,104,541
Long-term provisions	7	50,277,729	43,048,743
		8,583,261,715	4,797,381,165
Current liabilities			
Short-term borrowings	8	1,481,918,154	2,864,723,712
Trade payables			
(A) total outstanding dues of micro and small enterprises	9(a)	94,081,757	119,787,810
(B) total outstanding dues of creditors other than micro and small enterprises	9(b)	1,585,391,049	1,912,573,678
Other current liabilities	10	11,710,646,132	7,846,926,605
Short term provisions	11	37,136,511	45,369,542
		14,909,173,603	12,789,381,347
		24,013,029,242	18,801,575,368
ASSETS			
Non-current assets			
Fixed assets			
Property, plant and equipment	12(a)	651,462,236	292,770,502
Intangible assets	12(b)	7,571,521	6,546,602
Capital work in progress	12(a)	-	15,534,520
Goodwill on consolidation		161,513,722	161,513,722
Non-current investments	13	453,691,289	630,372,951
Deferred tax assets (net)	14	323,963,500	158,486,455
Long term loans and advances	15	514,432,086	858,292,120
Other non-current assets	16	321,460,257	137,259,983
		2,434,094,611	2,260,776,855
Current assets			
Current investments	17	108,657,397	10,000
Inventories	18	15,211,388,358	10,754,686,546
Trade receivables	19	321,631,156	528,667,252
Cash and bank balances	20	2,905,398,648	1,408,419,809
Short-term loans and advances	21	2,659,377,131	3,346,655,500
Other current assets	22	372,481,941	502,359,406
		21,578,934,631	16,540,798,513
		24,013,029,242	18,801,575,368

Summary of significant accounting policies 2.1

The accompanying notes form an integral part of these consolidated financial statements.

This is the Consolidated Balance Sheet referred to in our report of even date.

For **Walker Chandio & Co LLP**

Chartered Accountants

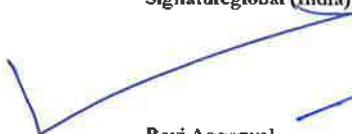
Firm's Registration No.: 001076N/N500011


Neeraj Sharma
 Partner

Membership No.: 502103



For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited


Ravi Aggarwal
 Director
 DIN-00203856


Pradeep Kumar Aggarwal
 Director
 DIN-00050045

Place: Gurugram
 Date: 29 July 2021


Anurag Srivastava
 Company Secretary
 Membership No A-21317

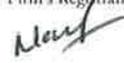
Signatureglobal (India) Private Limited
 Consolidated Statement of Profit and Loss for the year ended 31 March 2021
 (All amounts are in ₹, unless otherwise specified)

	Note	As at 31 March 2021	As at 31 March 2020
Revenue:			
Revenue from operations	23	3,505,142,645	3,473,884,507
Other income	24	266,579,895	213,791,880
Total revenue		3,771,722,540	3,687,676,387
Expenses:			
Cost of sales	25	2,803,376,367	2,786,694,392
Employee benefits expense	26	429,293,574	317,108,893
Finance costs	27	274,228,971	189,843,562
Depreciation and amortization expense	12(c)	102,379,530	30,660,703
Other expenses	28	890,032,107	543,503,497
Total expenses		4,499,310,549	3,867,811,047
Loss before tax, minority interest, exceptional items and share of profit in associate		(727,588,009)	(180,134,660)
Exceptional items	45	54,927,372	-
Loss before tax, minority interest, share of profit in associate and after exceptional items		(782,515,381)	(180,134,660)
Tax expense:			
Current tax		79,655,595	50,747,442
Income tax earlier years		(2,056,914)	10,694,644
Minimum alternative tax credit entitlement		(739,314)	(5,433,751)
Deferred tax credit		(165,477,043)	(86,042,058)
Total tax credit		(88,617,676)	(30,033,723)
Loss before share of profit in associate, and minority interests		(693,897,705)	(150,100,937)
Share of (loss)/profit in associate		(321,232)	4,502,626
Minority interests		8,451,510	(12,368,381)
Total loss for the year		(685,767,427)	(157,966,692)
Earnings per equity share:			
- Basic earnings per share	29	(120.57)	(27.77)
- Diluted earnings per share		(120.57)	(27.77)
Summary of significant accounting policies	2.1		

The accompanying notes form an integral part of these consolidated financial statements.

This is the Consolidated Statement of Profit and Loss referred to in our report of even date.

For Walker Chandio & Co LLP
 Chartered Accountants
 Firm's Registration No.: 001076N/N500013


 Neeraj Sharma
 Partner
 Membership No.: 502103



Place: Gurugram
 Date: 29 July 2021

For and on behalf of the Board of Directors of
 Signatureglobal (India) Private Limited


 Ravi Aggarwal
 Director
 DIN-00203856

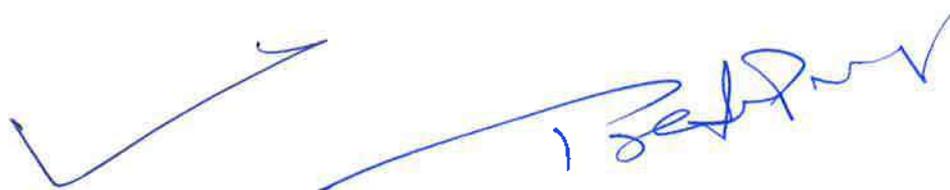
Pradeep Kumar Aggarwal
 Director
 DIN-00050045


 Anurag Srivastava
 Company Secretary
 Membership No A-21317

Signatureglobal (India) Private Limited
Consolidated Cash Flow Statement for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

	For the year ended 31 March 2021	For the year ended 31 March 2020
Cash flows from operating activities		
Loss before tax, minority interest, exceptional items and share of profit in associate	(727,588,009)	(180,134,660)
Adjustments for:		
Depreciation and amortization expense	102,379,530	30,660,703
Exception items	(54,927,372)	-
Profit on sale of investments (net)	(34,487,194)	-
Finance costs	274,228,971	189,843,562
Interest income	(193,821,355)	(142,798,410)
Profit on sale of property, plant and equipment (net)	(110,646)	(2,070,183)
Dividend income	(12,766,875)	(10,639,062)
Balances written back	(2,094,056)	(6,198,073)
Assets written off	745,849	-
Provision for doubtful advances	1,261,005	-
Statutory provision for standard assets	12,280,436	369,461
Rect equalisation expense	(2,421,525)	2,327,384
Gain on foreign exchange fluctuations	(2,226,205)	-
Balances written off	2,053,080	100,400
Operating loss before working capital changes	(637,494,368)	(118,538,878)
Movement in working capital:		
Trade receivables	205,775,091	297,985,627
Loans and advances	459,586,757	(69,144,575)
Other current assets	154,321,282	49,810,753
Inventories	(3,217,440,023)	(3,299,086,168)
Trade payables	(349,287,706)	1,152,255,151
Others liabilities	3,920,072,276	3,340,066,214
Provisions	8,041,402	23,919,617
Cash flows from operations	543,574,713	1,377,267,741
Income tax refund/ (paid) [net]	31,644,200	(267,690,016)
Net cash flows from operating activities (A)	575,218,913	1,109,577,725
Cash flow from investing activities		
Purchase of property, plant and equipment, intangible assets and capital work in progress	(527,997,425)	(117,893,186)
Proceeds from sale of property, plant and equipment	440,000	3,997,675
Dividend income	12,766,875	10,639,062
Loans given	(354,500,000)	(1,855,444,475)
Loans received back	920,340,079	1,316,933,482
Investments made	(27,637,100)	(13,200)
Investments sold	81,558,540	6,498,750
Movement in margin money deposits	(526,416,687)	(54,791,443)
Interest received	174,689,542	139,910,302
Net cash used in investing activities (B)	(246,756,176)	(550,163,033)
Cash flow from financing activities		
Repayments of short term borrowings (net)	(1,382,086,273)	(788,146,246)
Proceeds from long term borrowings	4,713,366,800	2,856,371,298
Repayments of long term borrowings	(1,196,544,949)	(914,742,841)
Interest paid	(1,309,763,207)	(1,082,106,427)
Net cash flow from financing activities (C)	824,972,371	71,375,784
Net increase in cash and cash equivalents (A+B+C)	1,153,435,108	630,790,476
Cash and cash equivalents at beginning of the year	1,373,323,228	742,532,752
Cash and cash equivalents at end of the year (refer note 20)	2,526,758,336	1,373,323,228
	1,153,435,108	630,790,476
Cash and cash equivalents include:		
Balances with banks	1,479,593,450	346,769,605
Cash in hand	14,396,628	13,443,556
Cheques in hand	27,201,069	2,409,357
Fixed deposits with original maturity of less than three months	1,005,567,189	1,010,700,710
	2,526,758,336	1,373,323,228





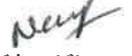
Signatureglobal (India) Private Limited
Consolidated Cash Flow Statement for the year ended 31 March 2021
(All amounts are in ₹, unless otherwise specified)

Note:

The above cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard - 3 on 'Cash Flow Statements' as specified under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014 (as amended).

This is the Consolidated Cash Flow Statement referred to in our report of even date.

For Walker ChandioK & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

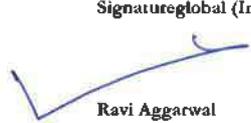


Neeraj Sharma
Partner
Membership No.: 502103



Place: Gurugram
Date: 29 July 2021

For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited

Ravi Aggarwal
Director
DIN-00203856

Pradeep Kumar Aggarwal
Director
DIN-00050045


Anurag Srivastava
Company Secretary
Membership No A-21317

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

1. Company information

Signatureglobal (India) Private Limited (the 'Holding Company'), a private company and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') is engaged in the business of real estate and focuses on affordable housing projects. The Group also supplies the construction material and provides construction services based on construction contracts. One of the subsidiary of the Group is also engaged in the business of a Non-Banking Financial Company ('NBFC') (Non accepting public deposits). The Group also has investments in an associate company which is engaged in the business of information technology teleservices. The Holding Company is domiciled in India and the registered office of the Company is located at 13th Floor, Dr. Gopal Das Bhawan 28, Barakhambha Road, Connaught Place, New Delhi - 110001.

2. Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with the generally accepted accounting principles in India (Indian GAAP). The Holding Company has prepared these consolidated financial statements to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (as amended). The consolidated financial statements have been prepared on an accrual basis and under the historical cost convention.

The accounting policies adopted in the preparation of consolidated financial statements are consistent with previous year, unless stated otherwise.

All assets and liabilities have been classified as current or non-current, wherever applicable as per the operating cycle of the Company as per the guidance as set out in the Schedule III to the Companies Act, 2013.

2.1 Principles of consolidation

The consolidated financial statements include the financial statements of Signatureglobal (India) Private Limited (the 'Holding Company') and its subsidiaries and associate. The consolidated financial statements of the Group have been prepared in accordance with Accounting Standard AS 21 'Consolidated Financial Statements' notified pursuant to the Rules. The consolidated financial statements are prepared on the following basis:

- i. Consolidated financial statements include consolidated balance sheet, consolidated statement of profit and loss, consolidated statement of cash flows and the summary of significant accounting policies and other explanatory information that form an integral part thereof. The consolidated financial statements are presented, to the extent possible, in the same format as that adopted by the parent for standalone financial statements.
- ii. The consolidated financial statements include the financial statements of the Holding Company and all its subsidiaries, which are more than 50 per cent owned or controlled. Investments in entities that were not more than 50 per cent owned or controlled during the year have been accounted for in accordance with the provisions of Accounting Standard 13 'Accounting for Investments', or Accounting Standard 23 'Accounting for Investments in Associates in Consolidated Financial Statements'.
- iii. The consolidated financial statements have been combined on a line-by-line basis by adding the book values of like items of assets, liabilities, income and expenses after eliminating intra-group balances / transactions and resulting elimination of unrealized profits in full. The amounts shown in respect of reserves comprise the amount of the relevant reserves as per the balance sheet of the parent company and its share in the post-acquisition increase in the relevant reserves of the entity consolidated.
- iv. Minority interest represents the amount of equity attributable to minority shareholders/ partners at the date on which investment in a subsidiary is made and its share of movements in equity since that date. Any excess consideration received from minority shareholders of subsidiaries over the amount of equity attributable to the minority on the date of investment is reflected under Reserves and Surplus.
- v. Summary of significant accounting policies and other explanatory information to the consolidated financial statements, represents notes involving items which are considered material and are accordingly duly disclosed. Materiality for the purpose is assessed in relation to the information contained in the consolidated financial statements. Further, additional statutory information disclosed in separate financial statements of the subsidiaries companies, associate company and/or a parent having no bearing on the true and fair view of the consolidated financial statements has not been disclosed in the consolidated financial statements.



A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke at the end.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

2.2 Summary of significant accounting policies

(a) Use of estimates

The preparation of consolidated financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

(b) Property, plant and equipment ('PPE')

Recognition, measurement and de-recognition

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Consolidated Statement of Profit and Loss when the asset is de-recognised.

Depreciation on PPE

Depreciation on PPE is provided on the written down value method, computed on the basis of useful life prescribed in Schedule II to the Companies Act, 2013 ("Schedule II"), on a pro-rata basis from the date the asset is ready to put to use.

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) lower than as prescribed in the Schedule II, based on the technical assessment.

Assets Category	Useful life estimated by the management based on technical assessment (years)	Useful Life as per Schedule II (years)
Plant and Machinery other than Mivon	15 Years	15 Years
Plant and Machinery –Mivon (refer note 12)	8 Years	
Office Equipment	5 Years	5 Years
Computers	3-6 Years	3-6 Years
Furniture and Fixture	10 Years	10 Years
Vehicle	8 Years	8 Years

Leasehold improvements are amortized on over the period of lease.

(c) Intangible assets

Intangible assets comprise software including accounting software, related licences and implementation cost of accounting software. Intangible assets are stated at cost of acquisition less impairment (if any) and include all attributable costs of bringing intangible assets to its working condition for its indented use. These are amortised over the estimated useful economic life, which are as follows:



A handwritten signature in blue ink, appearing to be "R. Singh", written over a large blue checkmark.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

Particulars	Life
Computer software	2-5 years
Brands/trademarks	4 years

(d) Capital work in progress

Property plant and equipment under construction and cost of assets not ready for use before the year-end, are classified as capital work in progress

(e) Intangible assets under development

Intangible assets under development represent expenditure incurred during development phase in respect of intangible asset under development and are carried at amortized cost. Cost includes computer software's cost and its related acquisition expenses.

(f) Impairment of assets

Goodwill

Goodwill is tested for impairment on annual basis. If on testing, any impairment exists, the carrying amount of goodwill is reduced to the extent of any impairment loss and such loss is recognized in the consolidated statement of profit and loss.

Other assets

At each balance sheet date, the Group assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset. 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 and the reduction is treated as an impairment loss and is recognised in the consolidated Statement of Profit and Loss. If at the balance sheet date there is an indication that 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 depreciated historical cost and impairment loss is accordingly reversed in the consolidated statement of Profit and Loss.

(g) Leases

Operating leases:

Lease income and expense under an operating lease are recognized as an income and expense respectively in the consolidated statement of profit and loss on a straight-line method over the lease term.

(h) Investments

Investments are classified as long term or current, based on management's intention at the time of purchase. Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments. Trade investments are the investments made for or to enhance the Group's business interests. Current investments are stated at lower of cost or fair value determined on an individual investment basis. Long-term investments are stated at cost and provision for diminution in their value, other than temporary, is made in the consolidated financial statements. Profit/loss on sale of investments is computed with reference to the average cost of the investment and is recognised on accrual basis in accordance with terms of share purchase agreement.

(i) Inventories

Inventories comprises of following: -

- i. Projects in progress includes cost of land/development cost of land, internal development costs, external development charges, construction costs, development/ construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ("NRV"), whichever is lower.
- ii. Land and plots held for sale is valued at cost or net realisable value, whichever is lower Cost is determined on the basis of FIFO method. Cost includes purchase cost and other incidental expenses.



A handwritten signature in blue ink, appearing to be "Rajesh", written over a large blue arrow pointing to the right.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

- iii. Stock at site valued at cost or NRV, whichever is lower. Cost is determined on the basis of FIFO method. Cost includes purchase cost and expenses to bring it to current locations.
- iv. Securities held for trade is valued at actual cost or NRV whichever is lower,
- v. Traded goods are valued at lower of cost or NRV. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.

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

(j) Borrowing costs

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

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with notified Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed due to, other than temporary interruption. All other borrowing costs are charged to the Consolidated Statement of Profit and Loss as incurred.

Upfront fees or processing charges and other borrowing costs paid on borrowings are amortized and charged off to Consolidated Statement of Profit and Loss, over the tenure of the loan.

(k) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

i. Revenue from constructed properties:

Effective 1 April 2012, in accordance with the 'Guidance note on Accounting for Real Estate Transactions (Revised 2012)' ('the Revised Guidance Note'), issued by the Institute of Chartered Accountants of India, in respect of all projects commencing on or after the said date or projects where revenue is recognized for the first time on or after the above date, construction revenue has been recognized on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement of project have been obtained;
- (b) The expenditure incurred on construction and development cost is not less than 25 percent of the total estimated construction and development costs;
- (c) At least 25 per cent of the saleable project area is secured by agreements with buyers; and
- (d) at least 10 per cent of the total revenue as per the agreements are realised at the reporting date in respect of each of the contracts, there are no outstanding defaults of the payment terms in such agreements/policy defined by the management and it is reasonable to expect that the parties to such agreements will comply with the payment terms as defined in the contracts.

Accordingly, total sale consideration as per executed agreements to sell for constructed properties is recognised as revenue based on the percentage of actual project costs incurred thereon to total estimated project cost. Project cost includes cost of land and development rights, borrowing costs and estimated construction and development cost of such properties. The estimates of the saleable area and cost are reviewed periodically by the management and any effect of changes in estimates is recognised in the year such changes are determined. However, when the total project cost is estimated to exceed total revenue from the project, the loss is recognised immediately.



A handwritten signature in blue ink, appearing to be "I. J. D. W.", written over a large blue checkmark.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

ii. Sale of traded goods

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue from sale of traded goods is recognized when all the significant risks and rewards of ownership of the goods have been passed to the buyer, usually on delivery of the goods. The Group collects goods and services tax (GST) on behalf of the government and, therefore, these are not economic benefits flowing to the Group. Hence, they are excluded from revenue.

iii. Contract receipts

The Group's entire contract receipts is from construction contracts. The Company enters into two kinds of constructions contracts, as follows -

Revenue from cost plus contracts is recognized with respect to the recoverable costs incurred during the year plus the margin in accordance with the agreement.

Revenue from construction contracts is recognized when the outcome of a construction contract can be estimated reliably, further contract revenue and contract costs associated with the construction contract is recognized as revenue and expenses respectively by reference to the stage of completion of the contract activity at the reporting date. Construction contract can be estimated reliably when all the following conditions are satisfied:

- (a) total contract revenue can be measured reliably;
- (b) it is probable that the economic benefits associated with the contract will flow to the enterprise;
- (c) both the contract costs to complete the contract and the stage of contract completion at the reporting date can be measured reliably; and
- (d) the contract costs attributable to the contract can be clearly identified and measured reliably so that actual contract costs incurred can be compared with prior estimates.

iv. Royalty income and business support service income

Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

v. Interest income

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

vi. Dividend income

Dividend income is recognized when the Group's right to receive dividend is established by the reporting date.

vii. Commission income

Commission income is recognized on accrual basis in accordance with the terms of the agreement.

viii. Scrap sale

Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

(l) Cost of sales in respect of constructed properties

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/ construction materials, which is charged to the Consolidated Statement of Profit and Loss proportionate to the revenue recognised as per accounting policy no. (k)(i) above, in consonance with the concept of matching cost to revenue. Final adjustment is made on completion of the applicable project.

(m) Foreign currency transaction and balances

Initial recognition

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction



A handwritten signature in blue ink, followed by a large blue checkmark.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

Conversion

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences

Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

(n) Retirement and other employee benefits

i) Provident fund

The Group makes contributions to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Group's contributions paid/payable under the scheme is recognised as an expense in the Consolidated Statement of Profit and Loss during the period in which the employee renders the related service.

ii) Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the consolidated balance sheet in respect of gratuity is the present value of the defined benefit obligation at the consolidated balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the consolidated balance sheet date, using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged or credited to the Consolidated Statement of Profit and Loss in the year in which such losses or gains are determined.

iii) Compensated absences

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the consolidated statement of profit and loss in the year in which such gains or losses are determined.

iv) Other short term benefits

Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

(o) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split and any new equity issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.



A handwritten signature in blue ink, appearing to be "T. S. S. S.", with a checkmark below it.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise specified)

(p) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to

settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Group does not recognise a contingent liability but discloses its existence in the financial statements.

(q) Provisions

A provision is recognised when an enterprise has a present obligation as a result of past event; it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the consolidated balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

(r) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statements comprise cash at bank and in hand, gold coins and short-term bank deposits with an original maturity of three months or less.

(s) Income taxes

Tax expense comprises current income tax and deferred income tax.

Current tax is determined as the amount of tax payable in respect of taxable income for the year, in accordance with the Income Tax Act, 1961.

Deferred income tax reflects the impact of timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the consolidated balance sheet date. Deferred tax assets are recognised only to the extent that there is reasonable/virtual certainty, depending on the nature of the timing differences, that sufficient future taxable income will be available against which such deferred tax assets can be realised.

Minimum Alternate Tax ('MAT') paid in accordance with the tax laws, which gives rise to future economic benefits in the form MAT credit available for adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Group will pay normal tax in subsequent years. The Group evaluates this matter at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that Company will be able to utilize that credit.

(t) Segment reporting

The Group is in the business of real estate development, non-banking finance company and others, which includes construction contracts, trading of goods and securities. Segments have been identified and reported based on the nature of the products and services, the risks and returns, the organization structure and the internal financial reporting systems. In terms of geographies, the Group primarily sells its products and services within India and neither identifies nor analyses risk based on different geographical regions.

(u) Non-performing assets provision policy

In respect of NBFC business in Indeed Fincap Private Limited, after taking into account the time lag between an account becoming non performing, its recognition as such and realization of available security, management assessment of recovery, provisions and write off are made against sub-standard, doubtful and loss assets in accordance with the prudential norms prescribed by the Reserve Bank of India, through master directions or notifications as amended.



(Handwritten signature)

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

3 Share capital

	As at 31 March 2021		As at 31 March 2020	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of ₹ 10 each	13,520,000	135,200,000	13,520,000	135,200,000
	13,520,000	135,200,000	13,520,000	135,200,000
Issued, subscribed and paid up shares				
Equity Shares of ₹ 10 each fully paid up	5,687,940	56,879,400	5,687,940	56,879,400
Total	5,687,940	56,879,400	5,687,940	56,879,400

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

	As at 31 March 2021		As at 31 March 2020	
	Number	Amount	Number	Amount
At the beginning of the year	5,687,940	56,879,400	5,687,940	56,879,400
Issued during the year	-	-	-	-
Outstanding at the end of the year	5,687,940	56,879,400	5,687,940	56,879,400

b. Terms/rights attached to equity shares

The Holding Company has only one class of equity shares having par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Holding Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

c. Details of shareholders holding more than 5% of the share capital

Name of Shareholders	As at 31 March 2021		As at 31 March 2020	
	No. of shares held	% of holding	No. of shares held	% of holding
Sarvprya Securities Private Limited	1,615,595	28.40%	1,615,595	28.40%
Devender Aggarwal	390,965	6.87%	390,965	6.87%
Ishu Kumar Aggarwal	397,785	6.99%	397,785	6.99%
Pradeep Kumar Aggarwal	392,175	6.89%	392,175	6.89%
Ravi Aggarwal	392,915	6.91%	392,915	6.91%

d. Aggregate number of bonus shares issued, for a consideration other than cash

During the year ended 31 March 2017, the Holding Company issued 4,055,050 bonus shares in the ratio of 2.5:1 to the existing shareholders as on 03 May 2016 by utilising the securities premium account.

4 Reserves and surplus

	As at 31 March 2021	As at 31 March 2020
Securities premium account	283,909,249	283,909,249
Capital reserve	541,100,858	541,100,858
Reserve fund u/s 45IC of RBI Act 1934		
Opening balance	2,112,563	912,249
Add: Addition during the year	3,123	1,200,314
Closing balance	2,115,686	2,112,563
Debtore redemption reserve*	196,510,625	196,510,625
Deficit in the statement of profit and loss		
Opening balance	(58,441,796)	100,725,210
Add: Net loss for the year	(685,767,424)	(157,966,692)
Less: Transfer to Reserves Fund under section 45-IC of RBI Act, 1934	(3,123)	(1,200,314)
Closing balance	(744,212,343)	(58,441,796)
	279,424,076	965,191,498

*Debtore Redemption Reserve is created and restricted to the extent that there are distributable profits available at each year end, in line with the requirement of the Companies Act, 2013.

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

5 Long-term borrowings

Particulars	Non current portion		Current maturities	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Secured				
Debentures				
175,000 (31 March 2020 - 200,000) 16% Non-Convertible Debentures (NCD) series of ₹ 10,000 each (refer note 5.1)	750,000,000	750,000,000	1,000,000,000	1,250,000,000
50,400 (31 March 2020- 57,600) 16% Non-Convertible Debentures (NCD) series of ₹ of 10,000 each (refer note 5.2)	216,000,000	216,000,000	288,000,000	360,000,000
36,802 (31 March 2020 - 38,000) 15.25% Non-Convertible Debentures (NCD) series of ₹ 10,000 each (refer note 5.3)	180,920,000	380,000,000	178,000,000	-
1,500 (31 March 2020 - nil) 10.01% and 10.045% Non-Convertible Debentures (NCD) of ₹ 1,000,000 each (refer note 5.4)	1,500,000,000	-	-	-
210,000 (31 March 2020 - nil) Compulsorily Convertible Debentures (CCD) of ₹ 10,000 each (refer note 5.5)	2,100,000,000	2,100,000,000	-	-
100,000 (31 March 2020- 100,000) 0.0001% Compulsorily Convertible Debentures (CCD) of ₹ 10,000 each (refer note 5.6)	1,000,000,000	1,000,000,000	-	-
Term loans				
Indian rupee loan from banks and others (refer note 5.7 to 5.9)	2,756,078,693	295,227,881	427,555,966	528,504,936
	<u>8,502,998,693</u>	<u>4,741,227,881</u>	<u>1,893,555,966</u>	<u>2,138,504,936</u>
Less: Amount disclosed under the head "other current liabilities" (note- 10)	-	-	(1,893,555,966)	(2,138,504,936)
Total	<u><u>8,502,998,693</u></u>	<u><u>4,741,227,881</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
The above amount includes				
Secured borrowings	8,502,998,693	4,741,227,881	1,893,555,966	2,138,504,936
Long-term borrowings guaranteed by directors and others				
Non-convertible debentures	2,646,920,000	1,346,000,000	1,466,000,000	1,610,000,000
Compulsory convertible debentures	3,100,000,000	3,100,000,000	-	-
Term loans and vehicle loans from bank and others	2,756,078,693	295,227,881	427,555,966	528,504,936

5.1 During the year ended 31 March 2018, the Holding Company had issued 250,000, 16 % Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 2,500,000,000. The debentures are redeemable in 25 equal quarterly installments which were starting from October 2019. The repayment schedule has been revised during the period, according to which the Company was provided with the moratorium facility for 4 quarters starting from 31st March, 2020 to 31 December, 2020. Outstanding amount of NCD's as on 31 March 2021 is ₹ 1,750,000,000 (31 March 2020 ₹ 2,000,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before 01 January 2023. The NCD's are secured in current year and previous year, by the way of the following:

- Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Subsidiary Company (Sternal Buildcon Private Limited), land in Sector 63A, Kadarapur, Haryana developed by the Holding Company, land in Sector 37D Village Basa, Gurugram, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Village Morta, Rajnagar, Ghaziabad, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Sector 93, Hyatpur owned by Subsidiary Company (Signature Builders Private Limited), land in Sector-36, Sohna, owned by Subsidiary Company (Signatureglobal Homes Private Limited), land in Sector 28A Village Kailash, Karnal, Developed by Subsidiary Company (Maa Vaishno Net- Tech Private Limited), land in Village Wazirpur, Haryana owned by Subsidiary Company (Signature Infrabuild Private Limited), land in Village Gadoli Kalan and Basa, Haryana owned by Group Company (Savpriya Securities Private Limited) and land in Sector 36, Sohna, owned by Group Company (Savpriya Securities Private Limited), land in Village Gadoli Kalan, Gurugram developed by Subsidiary Company (Sternal Buildcon Private Limited), land in sector 79B developed by the Subsidiary Company (JMK Holding Private Limited) and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non Convertible Debentures. As per terms of Debenture Trust Deed, these Non Convertible Debenture are to be redeemed on or before 01 January 2023.
- Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Holding Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited held by the Group Related Company (Signatureglobal Securities Private Limited)
- Personal guarantee of promoters (directors and members of the Company).
- Corporate guarantee of subsidiary Companies (Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vaishno Net- Tech Private Limited, Signature Infrabuild Private Limited and JMK Holdings Private Limited) and Group related Company (Savpriya Securities Private Limited).

5.2 During the year ended 31 March 2019, the Holding Company has issued 72,000, 16 % Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 720,000,000. The debentures are redeemable in 18 equal quarterly installments which were starting from September 2019. The repayment schedule has been changed during the period, according to which the Holding Company was provided with the moratorium facility for 4 quarters starting from 31st March, 2020 to 31 December, 2020. Outstanding amount of NCD's as on 31 March 2021 is ₹ 504,000,000 (31 March 2020 ₹ 576,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before December 2021. The NCD's are secured, in pari-passu with the 250,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each in current year and previous year, by the way of the following:

- Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Subsidiary Company (Sternal Buildcon Private Limited), land in Sector 63A, Kadarapur, Haryana developed by the Holding Company, land in Sector 37D Village Basa, Gurugram, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Village Morta, Rajnagar, Ghaziabad, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Sector 93, Hyatpur owned by Subsidiary Company (Signature Builders Private Limited), land in Sector-36, Sohna, owned by Subsidiary Company (Signatureglobal Homes Private Limited), land in Sector 28A Village Kailash, Karnal, Developed by Subsidiary Company (Maa Vaishno Net- Tech Private Limited), land in Village Wazirpur, Haryana owned by Subsidiary Company (Signature Infrabuild Private Limited), land in Village Gadoli Kalan and Basa, Haryana owned by Group Company (Savpriya Securities Private Limited) and land in Sector 36, Sohna, owned by Group Company (Savpriya Securities Private Limited), land in Village Gadoli Kalan, Gurugram developed by Subsidiary Company (Sternal Buildcon Private Limited), land in sector 79B developed by the Subsidiary Company (JMK Holding Private Limited) and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non Convertible Debentures. As per terms of Debenture Trust Deed, these Non Convertible Debenture are to be redeemed on or before 01 January 2023.
- Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Holding Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited held by the Group Related Company (Signatureglobal Securities Private Limited)
- Personal guarantee of promoters (directors and few members of the Holding Company).
- Corporate guarantee of subsidiary Companies (Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vaishno Net- Tech Private Limited, Signature Infrabuild Private Limited and JMK Holdings Private Limited) and Group related Company (Savpriya Securities Private Limited).

5.3 During the year ended 31 March 2020, the Holding Company had issued 38,000, 15.25 % Non-Convertible Debentures (NCDs) of ₹ 10,000 each total amounting of ₹ 380,000,000. The debentures are redeemable in 13 equal quarterly installments starting from September 2021. The repayment schedule has been revised during the period, according to which the Holding Company was provided with the moratorium facility for 4 quarters starting from 31st March, 2020 to 31 December, 2020. Outstanding amount of NCD's as on 31 March 2021 is ₹ 368,020,000 (31 March 2020 ₹ 380,000,000). As per terms of Debenture Trust Deed, these NCDs are to be redeemed on or before 18 December 2022. The NCD's are secured, in pari-passu with the 250,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each and with 72,000 16% Non-Convertible Debentures (NCD) Series of ₹ 10,000 each in current and previous year, by the way of the following:



[Handwritten signature and scribbles]

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

- (a) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Sector 36, Sohna developed by Subsidiary Company (Sternal Buildcon Private Limited), land in Sector 63A, Katarpur, Haryana developed by the Holding Company, land in Sector 37D Village Basar, Gurugram, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Village Mota, Rajnagar, Ghaziabad, owned by Subsidiary Company (Signatureglobal Developers Private Limited), land in Sector 93, Hyatpur owned by Subsidiary Company (Signature Builders Private Limited), land in Sector-36, Sohna, owned by Subsidiary Company (Signatureglobal Homes Private Limited), land in Sector 28A Village Kailash, Karnal, Developed by Subsidiary Company (Maa Vaishno Net- Tech Private Limited), land in Village Wazirpur, Haryana owned by Subsidiary Company (Signature InfraBuild Private Limited), land in Village Gadoli Kalan and Basar, Haryana owned by Group Company (Savpriya Securities Private Limited) and land in Sector 36, Sohna, owned by Group Company (Savpriya Securities Private Limited), land in Village Gadoli Kalan, Gurgaon developed by Subsidiary Company (Sternal Buildcon Private Limited), land in sector 79B developed by the Subsidiary Company (JMK Holding Private Limited) and others as per debenture trust deed for 250,000 secured redeemable Rupee denominated Non Convertible Debentures. As per terms of Debenture Trust Deed, these Non Convertible Debenture are to be redeemed on or before 01 January 2023.
- (b) Pledge of 3,730,687 (31 March 2020 6,230,687) equity shares held by the Holding Company in SMC Global Securities Private Limited and Pledge of 1,674,910 shares of SMC Global Securities Private Limited held by the Group Related Company (Signatureglobal Securities Private Limited)
- (c) Personal guarantee of promoters (directors and few members of the Holding Company)
- (d) Corporate guarantee of subsidiary Companies (Signatureglobal Homes Private Limited, Sternal Buildcon Private Limited, Signatureglobal Developers Private Limited, Signature Builders Private Limited, Maa Vaishno Net- Tech Private Limited, Signature InfraBuild Private Limited and JMK Holdings Private Limited) and Group related Company (Savpriya Securities Private Limited)
- 5.4 (i) During the year ended 31 March 2021, the Holding Company has issued 1000, 10.01% Non-Convertible Debenture having face value of ₹ 1,000,000 for an aggregate amount ₹ 1000,000,000 to International Finance Corporation. The debentures are redeemable in 5 equal half yearly installments which will be starting from September 2022. Outstanding amount of NCD's as on 31 March 2021 is ₹ 1,000,000,000 (31 March 2020 ₹ Nil). The NCDs are secured by way of following:
- (a) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Village Haryana, Sector 36, Sohna owned and being developed by Subsidiary Company (Signatureglobal Homes Private Limited).
- (b) Corporate guarantee of Subsidiary Company (Signatureglobal Homes Private Limited).
- (c) Pledge of 45% shares of Subsidiary Company (Signatureglobal Homes Private Limited) held by the Holding Company.
- (d) Personal guarantee of Promoters (Directors and members of Holding Company)
- 5.4 (ii) During the year ended 31 March 2021, the Holding Company has issued 500, 10.045% Non-Convertible Debenture having face value of ₹ 1,000,000 for an aggregate amount ₹ 500,000,000 to International Finance Corporation. The debentures are redeemable in 5 equal half yearly installments which will be starting from September 2022. Outstanding amount of NCD's as on 31 March 2021 is ₹ 500,000,000 (31 March 2020 ₹ Nil). The NCDs are secured by way of following:
- (a) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land in Village Haryana, Sector 36, Sohna owned and being developed by Subsidiary Company (Signatureglobal Homes Private Limited).
- (b) Corporate guarantee of Subsidiary Company (Signatureglobal Homes Private Limited).
- (c) Pledge of 45% shares of Subsidiary Company (Signatureglobal Homes Private Limited) held by the Holding Company.
- (d) Personal guarantee of Promoters (Directors and members of Holding Company)
- 5.5 During the year ended 31 March 2020, the Holding Company had issued 210,000, 8.00% Compulsorily-Convertible Debentures (CCDs) of ₹ 10,000 each amounting to ₹ 2,100,000,000 to International Finance Corporation. These CCDs are voluntary convertible into equity shares at the right of the investor at the event of default (as mentioned in the investment agreement), or two days prior to filing of the red herring prospectus, or anytime after the expiry of the IPO Period. These CCDs shall automatically and compulsorily convert to Equity Shares on the 9th anniversary of the closing date at a conversion price of ₹ 1,758.00 per share unless certain criteria (as mentioned in the investment agreement) are met. In case the criteria is met then the unpaid coupon on the Investor Debentures shall also convert into Equity Shares along with the Investor Debentures. In the event of liquidation of the Holding Company, the investor shall be entitled to receive an amount equal to the invested amount together with any accrued and unpaid coupon on the Investor Debentures, from the proceeds of such winding up or liquidation, prior to any distribution to the other shareholders of the Holding Company.
- 5.6 During the year ended 31 March 2019, the Holding Company had issued 100,000, 0.0001% Compulsorily-Convertible Debentures (CCDs) of ₹ 10,000 each amounting to ₹ 1,000,000,000 to ICICI Alternative Investment Fund-1. These CCDs are voluntary convertible into equity shares at the right of the investor at the event of default (as mentioned in the investment agreement), or two days prior to filing of the red herring prospectus, or anytime after the expiry of the IPO Period. These CCDs shall automatically and compulsorily convert to Equity Shares on the 9th anniversary of the Closing Date at a conversion price of ₹ 1,494.39 per share unless certain criteria (as mentioned in the investment agreement) are met. In case the criteria is met then the unpaid coupon on the Investor Debentures shall also convert into Equity Shares along with the Investor Debentures. The Holding Company and the promoters shall take all necessary steps to complete a QIPO on or before the IPO Due Date, which is on or before 31 October 2021. In the event of liquidation of the Holding Company, the investor shall be entitled to receive an amount equal to the invested amount together with any accrued and unpaid coupon on the Investor Debentures, from the proceeds of such winding up or liquidation, prior to any distribution to the other shareholders of the Holding Company.
- 5.7 **Indian rupee (Vehicle and machinery loans) loan from banks and Others**
The vehicle and machinery loans taken by the Holding Company and Subsidiary Companies whose outstanding as on 31 March 2021 ₹ 39,307,300 (31 March 2020 ₹ 20,365,159) and carries interest rate of 7.35% to 11.78% p.a. These are secured by way of hypothecation of vehicles and machineries.
- 5.8 **Indian rupee loan from banks**
- (i) During the year ended 31 March 2021, the Subsidiary Company (Signatureglobal Homes Private Limited) took term loan of ₹ 900,000,000 from the Kotak Mahindra Investment Limited carrying an interest rate of 11.90% per annum, the term loan is repayable in 27 equal monthly installment starting from 16th month of disbursement. The outstanding balance of loan as on 31 March 2021 is ₹ 900,000,000 (31 March 2020 Nil). The term loans are secured way of the following:
- (a) First and exclusive charge by way of Equitable Mortgage on Freehold land along with buildings constructed/to be constructed known as Project "Signature Global Park 2 and 3" along with all existing / future potential FSI, TDR, Development rights, benefits, title and interest thereon along with proportionate and applicable parking slots, situated at Sector 36, Sohna, Gurugram, Haryana-122103 owned by the Company.
- (b) Hypothecation and escrow of - Escrow of "Eligible Receivables" from the project "Signature Global Park 2 and 3". Eligible receivables shall mean all the receivables and inflows from secured properties which are available to the mortgagee in accordance with the Real Estate (Regulation and Development) Act, 2016.
- (c) Pledge of 30% shares of the Subsidiary Company
- (d) Personal guarantee of the Directors (including relative of Directors)
- (ii) During the year ended 31 March 2021, the Subsidiary Company (Signature InfraBuild Private Limited) took term loan of ₹ 200,000,000, which is repayable after moratorium of one year. The term loan will reduced by equal amounts in 10 subsequent quarters post the moratorium period. The balance outstanding as on 31st March, 2021 is ₹ 200,000,000 (31 March 2020 ₹ Nil). The loan is secured by way of:
- (a) First exclusive charge by way of equitable mortgage on the land and building of the Sector 95, Gurugram Project being developed by Subsidiary Company.
- (b) First exclusive charge by way of equitable mortgage on the land and building of the Sector 89, Gurugram Project being developed by Subsidiary Company
- (c) First exclusive charge by way of hypothecation on the sold and unsold receivables corresponding to the Sector 95, Gurugram Project being developed by Subsidiary Company
- (d) First exclusive charge by way of hypothecation on the sold and unsold receivables corresponding to the Sector 89, Gurugram Project being developed by Subsidiary Company
- (e) Corporate guarantee by the Holding Company
- (f) Personal guarantee of Directors (including relatives of Directors).
- (iii) During the year ended 31 March 2021, the Subsidiary Company (Signatureglobal Developer Private Limited) took term loan from the Indusind Bank Limited for project retail mall, Sohna Gurugram, being developed by the Subsidiary Company (Sternal Buildcon Private Limited) and DDIJAY Project being developer under joint development agreement model in Sector 37D by Subsidiary Company (Signatureglobal Developer Private Limited). The balance outstanding as on 31 March 2021 is ₹ 80,000,000 (31 March 2020 ₹ Nil). The term loans are secured way of the following:

[Handwritten signature]



- (a) First exclusive charge by way of equitable mortgage on land/building of the Retail Mall, sohna, Gurugram being developed by Subsidiary Company (Sternal Buildcon Private Limited).
- (b) First exclusive charge by way of hypothecation on the sold and unsold receivables corresponding to the Retail Mall, sohna, Gurugram being developed by Subsidiary Company (Sternal Buildcon Private Limited) (for which the registration of charge with MCA is in process).
- (c) First exclusive charge by way of hypothecation on the sold and unsold receivables corresponding to the D1)AY project being developed in JDA model in Sector 37D, Gurugram (for which the registration of charge with MCA is in process).
- (d) Cross collateralization of the Karnal Project owned by the Subsidiary Company (Maa Vaishno Net-Tech Private Limited) and the Subsidiary Company (Fantabulous Town Developers Private Limited).
- (e) Corporate guarantee of Holding Company.
- (f) Personal Guarantee of Promoters (Directors and few members of the Holding Company).
- (v) During the year ended 31 March 2021, the Holding Company has taken working capital term loan facility of ₹ 200,000,000 from the Yes Bank Limited for a tenure of 60 months including moratorium period of 1 year from date of first disbursement, carrying floating interest rate of 1.00 % per annum over and above bank's one year MCLR as on 31 March 2021. The facility is governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Limited. The outstanding balance of term loans as on 31 March 2021 is ₹ 200,000,000 (31 March 2020 Nil). The facility is secured by the way of:
- (a) All piece and parcel of land situated and standing at Gadoli Khurd and Gadoli Kalan, Tehsil Gurugram, Sector-37D, Gurugram by Holding Company, land situated at village Dhunela, sector 36, Tehsil Sohna District Gurugram Haryana by the Subsidiary Company (Sternal Buildcon Private Limited), land admeasuring 10.565 Acres situated at vllage Wazirpur, sector 95A, Tehsil and District Gurugram Haryana by the Subsidiary Company (Forever Buildtech Private Limited).
- (v) During the year ended 31 March 2021, the Holding Company has taken term loan facility of ₹ 102,500,000 from the IndusInd Bank for a tenure of 5 years from date of first disbursement, carrying floating interest rate of 9.25 % per annum over and above bank's one year MCLR. The facility is governed under the Guaranteed Emergency Credit Line scheme under National Credit Guarantee Trustee Company Limited. The outstanding balance of the facility as on 31 March 2021 is ₹ 102,500,000 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Pari Passu Charge by the way of Mortgage and hypothecation of receivables on All piece and parcel of land situated at Sector 28 A, Karnal Haryana by Maa Vaishno Net- Tech P Limited And on land, situated at village Kalashi, sector 28A, Karnal Haryana by the Subsidiary Company (Fantabulous Town Developers Private Limited)
- (vi) During the year ended 31 March 2021, the Holding Company has taken term loan facility of ₹ 150,000,000 from the SBM Bank Limited for a tenure of 36 month from date of first disbursement, carrying floating interest rate of 11.50 % per annum over and above bank's one year MCLR. The outstanding balance of the facility as on 31 March 2021 is ₹ 150,000,000 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Mortgage on land and Receivable on the project of land at Sector 89, Village Hayatpur, Tehsil and District Gurugram owned by the Holding Company, land situated at Sector 95 village Dhorka, Gurugram Haryana by the Subsidiary Company (Sternal Buildcon Private Limited)
- (b) Corporate Guarantee by the Subsidiary Company (Sternal Buildcon Private Limited).
- (c) Personal Guarantee of Promoters (Directors of the Holding Company)
- (vii) During the year ended 31 March 2021, the Holding Company has taken term loan facility of ₹ 442,000,000 from the IndusInd Bank Limited for a tenure of 3.5 years starting after the moratorium period of 2 years, carrying floating interest rate of 9.45 % per annum. The outstanding balance of the facility is ₹ 441,999,929 as on 31 March 2021 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Mortgage and hypothecation of receivables on All piece and parcel of land in Village Hayatpur Sector 89, Gurugram being developed by Subsidiary Company (Signature Infra Build Private Limited), Land in village Dhorka Sector 95, Gurugram being developed by Subsidiary Company (Signature Infra Build Private Limited), Land in Village Naurangpur, Sector 79, Gurugram being developed by the Holding Company.
- (b) Personal Guarantee of Promoters (Directors and members of the Holding Company)
- (viii) During the year ended 31 March 2021, the Holding Company has taken term loan facility of ₹ 315,000,000 from the IndusInd Bank Limited for a tenure of 3.5 years starting after the moratorium period of 1 years, carrying floating interest rate of 10 % per annum. The outstanding balance of the facility as on 31 March 2021 is ₹ 315,000,000 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Mortgage and hypothecation of receivables on all piece and parcel of land in Village Hayatpur Sector 89, Village Dhorka Sector 95, Gurugram being developed by Subsidiary Company (Signature Infra Build Private Limited).
- (b) Corporate guarantee owned by the Subsidiary Company (Signature Infra Build Private Limited).
- (c) Personal guarantee of promoters (directors and members of the Holding Company).

5.9 Indian rupee loan from others

- (i) During the year ended 31 March 2018, the Holding Company took term loan of ₹ 1,925,000,000 from the KKR India Asset Finance Private Limited carrying an interest rate of 15.50 % per annum, the term loan was repayable in ten quarterly installments starting from 31 December 2018. During the financial year ended 31 March 2021, the Holding Company repaid full outstanding loan amount. The outstanding balance of loan as on 31 March 2021 is ₹ Nil (31 March 2020 ₹ 350,000,000). The term loan was secured way of the following:
- (a) Mortgage and hypothecation on all piece and parcel of land in village Naurangpur, Sector-79, Gurugram, Haryana.
- (b) Pledge of 7,000,000 equity shares of Subsidiary Company (Forever Buildtech Private Limited) held by Holding Company.
- (c) Pledge of 5,520,000 equity Shares of Subsidiary Company (Sternal Buildcon Private Limited) held by Holding Company.
- (d) Personal guarantee of promoters (directors and members of the Holding Company).
- (ii) During the year ended 31 March 2018, the Holding Company took two term loans from Alcoa Capital India Limited for the period of four years. The first loan amounts to ₹ 100,000,000 and second loan amounts to ₹ 380,000,000, carrying an interest rate of 15.25% per annum and 16.00 % per annum respectively. Both the loans are repayable in ten equal installments starting from March 2019. During the current year, the Holding Company repaid full outstanding loan amount. The outstanding balance of second class term loan as on 31 March 2021 is ₹ Nil (31 March 2020 ₹ 375,300,000). The term loan was secured way of the following:
- (a) First Ranking Pari Passu Charge Over Hypothecated and mortgage Properties on all the receivables pertaining to land in sector 81, village Nakhnaula, Tehsil and District Gurugram, Haryana, Project 'Synora' owned by Signature Global Developers Private Limited and land at Plot No.6, sector 3, Vaishali, Ghaziabad owned by M/s Saranya Securities Private Limited, land in sector 107, village Dhacampur, Tehsil and District Gurugram, Haryana "Soleta Project" owned by Signature Builders Private Limited. First Ranking Pari Passu Charge Over Hypothecated land in village Hayatpur, sector-89 Gurugram.
- (b) Pledge of 45,10,000 of Equity shares of the Subsidiary Company (Signature Infra Build Private Limited) held by the Holding Company
- (c) Pledge of 19,95,000 of Equity Shares of the Subsidiary Company (Signature Global Developers Private Limited) held by the Holding Company.
- (d) Personal guarantee of promoters (directors and members of Company).
- (iii) During the year ended 31 March 2020, the Holding Company took two term loans from TATA Capital Financial Services Limited, The first loan amounts to ₹ 80,000,000 and second loan amounts to ₹ 70,000,000, carrying an interest rate of 12.01% per annum and 12.01 % per annum respectively. Both the loans were repayable in eighteen equal installments starting from June 2019 and July 2019 respectively. During the period, the Holding Company has repaid the full outstanding loan amount. The outstanding balance of term loans as on 31 March 2021 is ₹ Nil (31 March 2020 ₹ 39,335,824) and as on 31 March 2021 Nil (31 March 2020 ₹ 38,531,764) respectively. These were secured by way of hypothecation of assets.
- (iv) During the year ended 31 March 2021, the Holding Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹ 86,000,000, carrying an interest rate of 12.15% per annum. The loan is repayable in 48 equal installments starting from February 2022. The outstanding balance as on 31 March 2021 is ₹ 60,459,586 (31 March 2020 Nil). These are secured by way of hypothecation of assets.



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

- (v) During the year ended 31 March 2021, the Holding Company has availed a loan facility from Tata Capital Finance Service Limited amounting to ₹17,300,000, carrying an interest rate of 12.00% per annum. The loan is repayable in 13 equal quarterly installments starting from March 2022. The outstanding balance as on 31 March 2021 is ₹ 17,300,000 (31 March 2020 Nil). These are secured by way of hypothecation of assets.
- (vi) During the year ended 31 March 2021, the Holding Company has taken Term Loan facility of ₹ 150,000,000 from the Arka Fincap Limited for a tenure of 36 Months from date of first disbursement, carrying floating interest rate of 11.50 % per annum over and above bank's one year MCLR. The outstanding balance of the term loan as on 31 March 2021 is ₹ 150,000,000 (31 March 2020 Nil). The facility is secured by the way of:
- (a) Mortgage on land and receivable on the project of land, situated at Sector 89, Village Hayatpur, Tehsil and District Gurugram owned by the Holding Company, land situated at Sector 95 village Dhorka, Gurugram Haryana by the Subsidiary Company (Sternal Buildcon Private Limited).
- (b) Corporate Guarantee owned by the Subsidiary Company (Sternal Buildcon Private Limited).
- (c) Personal guarantee of promoters (Directors and members of the Holding Company)
- (vii) During the year ended 31 March 2021, Subsidiary Company (Sternal Buildcon Pvt Limited) has availed the term loan facility from Arka Fincap Limited of Rs. 520,000,000, carrying an interest rate of 12.80% per annum. Term loan tenure shall be 3 years including 8 months moratorium period and 12 months lock in period and shall be reduced by equal amount in 10 subsequent quarters post the moratorium period. The outstanding balance of the facility as on 31 March 2021 is ₹ 260,000,000 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land at Sector-95, Gurugram.
- (b) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land at sector 89 Gurugram.
- (c) 3 months interest reserve account (ISRA) to be created upfront (in form of Fixed deposit)
- (d) Corporate guarantee of Holding Company.
- (e) Personal guarantee of Promoters (Directors and few members of the Holding Company)
- (viii) During the year ended 31st March, 2021, Subsidiary Company (Sternal Buildcon Private Limited) as Co-borrower with the Holding Company has availed the term loan facility from SBM Bank (India) Limited of ₹ 260,000,000 and ₹ 150,000,000 respectively, carrying interest rate of 11.50% per annum. Term loan tenure shall be 3 years including 8 months moratorium period and 12 months lock in period and shall be reduced by equal amount in 10 Subsequent quarters post the moratorium period. The outstanding balance of the facility as on 31 March 2021 is ₹ 2,600,00,000 (31 March 2020 Nil). The facility is secured by the way of following:
- (a) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land at Sector-95, Gurugram.
- (b) Mortgage and hypothecation over the receivables from properties on all piece and parcel of land at sector 89 Gurugram.
- (c) 3 months Interest reserve account (ISRA) to be created upfront (in form of Fixed deposit)
- (d) Personal Guarantee of Promoters (Directors and few members of the Holding Company)

6 Other long term liabilities

	As at 31 March 2021	As at 31 March 2020
Rent equalisation reserve	10,683,017	13,104,542
Security deposit from customers	19,302,276	-
	<u>29,985,293</u>	<u>13,104,541</u>

7 Long-term provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
Gratuity (refer note 33)	33,725,521	24,651,920
Compensated absences (refer note 33)	16,552,208	18,396,823
	<u>50,277,729</u>	<u>43,048,743</u>

8 Short term borrowings

	As at 31 March 2021	As at 31 March 2020
Secured		
Cash credit facilities from bank (refer note 8.1)	1,286,593,952	2,648,058,664
Buyers credit (refer note 8.1)	172,641,326	70,720,661
Term loan from banks (refer note 8.2)	-	77,133,333
Unsecured		
Loan from other parties (refer note 8.3)	22,682,877	68,811,054
	<u>1,481,918,154</u>	<u>2,864,723,712</u>

Short-term borrowings guaranteed by directors and others

Cash credit facilities from bank	1,286,593,952	2,648,058,664
Buyers credit	172,641,326	70,720,661
Term loan from banks	-	77,133,333

Secured borrowings

8.1 Overdraft facility and buyer's credit

- (a) During the year ended 31 March 2019, the Holding Company had taken dropline overdraft facility of ₹ 1,550,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 10.10 % per annum ie. 1.10 % over and above bank's one year MCLR (31 March 2020 : 10.80 % per annum ie. 1.10 % over and above bank's one year MCLR) as on 31 March 2020. The outstanding balance of the facility is ₹ 630,985,816 (31 March 2020 ₹ 1,501,117,756) as on 31 March 2021. The facility is secured by the way of following:
- 1) Mortgage and hypothecation on all piece and parcel of land in Gadoli Khurd and Gadoli Kalan, Sector-37D, Gurugram, land in village Dhunela, Sector 36, Tehsil Sohna, Gurugram Haryana owned by the Subsidiary Company (Sternal Buildcon Private Limited), land in village Wazirpur, sector 95A, Gurugram Haryana owned by the Subsidiary Company (Forever Buildtech Private Limited).
- 2) Personal guarantee of promoters (directors and members of the Holding Company).



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

- (b) During the year ended 31 March 2019, the Holding Company has taken dropline overdraft facility of ₹ 200,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 11.30 % per annum i.e. 2.30 % over and above bank's one year MCLR (31 March 2020 : 12.00 % per annum i.e. 2.30 % over and above bank's one year MCLR) as on 31 March 2021. The outstanding balance of the facility is ₹ 132,917,866 (31 March 2020 ₹ 198,902,309) as on 31 March 2021. The facility is secured by the way of:
- 1) All piece and parcel of land in Sector 35, Karnal owned by the Subsidiary Company (Rose Building Solutions Private Limited).
 - 2) Also by way of first and exclusive charge by way of hypothecation on the sold and unsold receivables to the sector 35, Karnal owned by the Subsidiary Company (Rose Building Solutions Private Limited).
 - 3) Corporate Guarantee of the Subsidiary Company (Rose Building Solutions Private Limited)
 - 4) Pledge of Equity Shares 3,000 Held by the Holding Company in the Subsidiary Company (Rose Building Solutions Private Limited).
 - 5) Personal guarantee of promoters (directors and few members of the Holding Company).
- Ull the previous year, the facility was secured by way of the following:
- 1) All piece and parcel of land in Sector 35, Karnal owned by the Subsidiary Company the Subsidiary Company (Rose Building Solutions Private Limited).
 - 2) Personal guarantee of promoters (directors and few members of the Holding Company).
- (c) During the year ended 31 March 2019, the Holding Company had taken dropline overdraft facility of ₹ 1,000,000,000 from the IndusInd Bank Limited for a tenure of 42 months, carrying floating interest rate of 9.52 % per annum i.e. 0.27 % over and above the bank's applicable rate (31 March 2020 : 10.05 % per annum i.e. 0.27 % over and above bank's one year MCLR) as on 31 March 2021. The outstanding balance of the facility is ₹ 305,150,000 (31 March 2020 ₹ 512,800,000) as on 31 March 2021. The facility is secured by the way of:
- 1) All piece and parcel of land in Sector 28A, Karnal owned by the Subsidiary Company (Fantabulous Town Developers Private Limited).
 - 2) First and exclusive charge by way of hypothecation on the sold & unsold receivables to the sector 28A, Karnal owned by the Subsidiary Company (Fantabulous Town Developers Private Limited).
 - 3) Corporate guarantee of the Subsidiary Company (Fantabulous Town Developers Private Limited).
 - 4) Personal guarantee of promoters (directors and members of the Holding Company).
- (d) The Holding Company has taken dropline overdraft facility of ₹ 500,000,000 from the Yes Bank Limited for a tenure of 30 months, carrying floating interest rate of 11.90 % per annum i.e. 2.20 % over and above bank's one year MCLR. The outstanding balance of the facility is ₹ 217,540,269 (31 March 2020 ₹ 435,238,400) as on 31 March 2021. The facility is secured by the way of:
- 1) All piece and parcel of land in Sector 63A, Kadarpur, Haryana by the Company, land in Sector 93, Hyapur owned by the Subsidiary Company (Signature Builders Private Limited), land in Sector 36, Sohna owned by the Subsidiary Company (Signatureglobal Homes Private Limited).
 - 2) Corporate guarantee of by the Subsidiary Company (Signature Builders Private Limited) and (Signatureglobal Homes Private Limited).
 - 3) Pledge of 2,635,198 shares of SMC Global Securities Limited held by the Holding Company.
 - 4) Personal guarantee of promoters (directors and few members of Holding Company).
- (e) During the year ended 31 March 2021, the Holding Company has taken facility of Buyer's Credit, equivalent to ₹ 235,000,000 from the IndusInd Bank Limited for a tenure of 1095 Days (including grace period of 15 days) starting from the date of shipment as mentioned in Bill of Lading. The outstanding balance of the facility as on 31 March 2021 is ₹ 104,542,738 (31 March 2020 ₹ Nil). The facility is secured by the way of:
- 1) Land and Building, sold & unsold Receivables corresponding to Sector 95, Gurugram project being developed by the Subsidiary Company (Signature InfraBuild Private Limited)
 - 2) Land and Building, sold & unsold Receivables corresponding to Sector 89, Gurugram project being developed by the Subsidiary Company (Signature InfraBuild Private Limited)
 - 3) Personal guarantee of promoters (directors and members of the Holding Company).
- (f) One of the Subsidiary Company (Signature Builders Private Limited) has availed a buyer's credit facility of ₹ 70,720,661 during the year ended 31 March 2020, having an outstanding balance as on 31 March 2021 of ₹ 68,098,588 (31 March 2020 ₹ 70,720,661). The said facility is secured by way of:
- 1) Exclusive charge on the project Sokra 2nd being developed by the Subsidiary Company on land admeasuring 3 Acres in Solera 107, Gurugram to provide Maximum Security Cover 1.50 times of the outstanding amount.
 - 2) Exclusive charge on the project on current and moveable fixed Assets including receivable of the Project Solera 2.
 - 3) Personal guarantee of promoters (directors and members of the Holding Company).
 - 4) Unconditional and irrevocable corporate guarantee of the Holding Company to be valid throughout the tenure of facility.

8.2 Term loans from banks

One of the Subsidiary Company has availed Term loan facility from Yes Bank Limited of ₹ 500,000,000 out of which ₹ 462,800,000 has been taken as term loan and balance ₹ 37,180,000 has been utilised for bank guarantee. The Subsidiary Company has to repay the said term loan in 42 months (including moratorium period of 9 months from the date of first disbursement) in 6 equal half yearly installments i.e. repayment of ₹ 77,133,333 million every 6 months from 04 April 2018 to 04 October 2020. The Subsidiary Company had paid 5 installments till 31 March 2020 and the outstanding balance as on 31 March 2021 is ₹ Nil (31 March 2020 : ₹ 77,133,333). The Subsidiary Company had secured the above mentioned facilities by way of following securities:

- 1) First and exclusive charge on the land and building (both present and future) of the affordable housing project "Grand IVA" at sector 103, Gurugram to provide maximum security cover of 1.75 times of the outstanding amount.
- 2) Exclusive charge on current and movable fixed assets (both present and future) including the sold/unsold receivables of the project "Grand IVA".
- 3) Unconditional and irrevocable corporate guarantee of Holding Company to remain valid during the entire tenure of Yes Bank Limited facilities

8.3 Indian rupee loan from other parties

Certain subsidiary companies have taken short term borrowings from other body corporates, which are repayable on demand and carries an interest rate ranging 9% - 12% per annum. The outstanding balance of the loans as on 31 March 2021 is ₹ 22,682,877 (31 March 2020 is ₹ 68,811,054).

9 Trade payables

A) Payable to micro enterprises and small enterprises

On the basis of confirmation obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:

	As at 31 March 2021	As at 31 March 2020
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year,	93,002,457	119,499,635
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year, and	1,079,300	288,175
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-
	94,081,757	119,787,810

B) Other payable

Due to others

1,585,391,049	1,912,573,678
1,585,391,049	1,912,573,678



Signatureglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (All amounts are in ₹, unless otherwise specified)

10 Other current liabilities

	As at 31 March 2021	As at 31 March 2020
Current maturities of long-term borrowings (refer note 5)	1,893,555,966	2,138,504,936
Interest accrued but not due on borrowings	475,050,605	255,530,749
Capital creditors		
-to related party (refer note 31)	3,641,605	-
-to others	4,436,775	19,699,742
Bank overdraft	68,852,498	3,496,653
Payable to employees	46,982,141	10,300,839
Statutory dues payable	118,648,307	171,948,754
Realisation under agreement to sell (refer note a and b below)	7,926,957,280	4,375,917,023
Security deposit	55,323,000	38,643,000
Deferred payment liabilities (Refer note c below)	1,103,250,379	824,027,360
Other liabilities	13,947,577	8,857,549
	11,710,646,132	7,846,926,605

(a) Includes amount collected from customers and deposited under protest with the Haryana Sales tax Department. Management has represented that the amount if any remaining after final assessment of liability shall be duly refunded back to customers.

(b) Includes application money received from customers.

(c) Deferred payment liabilities includes the external development charges payable to the government authorities after the year ended 31 March 2021.

11 Short term provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
Gratuity (refer note 33)	1,712,951	930,242
Compensated absences (refer note 33)	1,662,525	1,671,594
Provision for tax (net of prepaid taxes)	10,431,156	31,757,038
Provision against assets (refer note a)	23,329,879	11,010,668
	37,136,511	45,369,542

Note a

Provision for standard assets

Opening balance	2,384,519	2,015,058
Add: addition during the year	(299,458)	369,461
	2,085,061	2,384,519
Provision for Sub-standard assets*	-	1,397,766
Provision for doubtful assets**	21,206,043	7,228,383
Provision for Income Tax (Net of TDS)	38,775	-
	23,329,879	11,010,668

*provision @10% created on sub-standard assets classified as per prudential norms applicable to NBFCs issued by Reserve Bank of India

**provision @100% created on doubtful assets classified as per prudential norms applicable to NBFCs issued by Reserve Bank of India.

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts are in ₹, unless otherwise specified)

12 (a). Property, plant and equipment

Description	Leasehold improvements	Plant and Machinery	Office equipments	Computers	Furnitures and fixtures	Vehicles	Total	Capital work in progress
Gross block								
As at 1 April 2019	65,150,896	401,887,234	33,483,281	17,110,521	10,952,963	34,645,825	563,230,718	61,411,812
Additions	778,557	139,736,229	5,735,786	825,170	2,933,949	11,928,837	161,938,528	15,534,520
Disposals/capitalization	-	985,959	31,300	367,022	85,353	5,725,143	7,194,777	61,411,812
As at 31 March 2020	65,929,452	540,637,503	39,187,767	17,568,669	13,801,559	40,849,519	717,974,469	15,534,520
As at 1 April 2020	65,929,452	540,637,503	39,187,767	17,568,669	13,801,559	40,849,519	717,974,471	15,534,520
Additions	14,898,580	433,888,614	11,067,465	-	5,798,791	58,419,710	524,073,160	14,770,909
Disposals/capitalization	3,402,356	3,216,935	-	-	-	3,293,857	9,913,148	30,305,429
As at 31 March 2021	77,425,676	971,309,182	50,255,232	17,568,669	19,600,350	95,975,372	1,232,134,482	-
Accumulated depreciation								
As at 1 April 2019	17,486,225	192,792,483	24,179,393	12,932,446	4,517,312	18,621,355	270,529,214	-
Charge for the year	7,832,580	134,009,199	8,222,779	358,322	2,486,302	7,032,858	159,942,040	-
Disposals	-	926,989	29,407	348,671	60,960	3,901,258	5,267,285	-
As at 31 March 2020	25,318,805	325,874,692	32,372,766	12,942,097	6,942,654	21,752,955	425,203,969	-
As at 1 April 2020	25,318,805	325,874,692	32,372,766	12,942,097	6,942,654	21,752,955	425,203,969	-
Charge for the year*	8,702,644	132,210,639	7,061,850	364,641	2,158,425	11,185,953	161,684,152	-
Disposals	2,846,733	404,637	-	-	-	2,964,503	6,215,874	-
As at 31 March 2021	31,174,715	457,680,695	39,434,615	13,306,738	9,101,079	29,974,405	580,672,247	-
As at 31 March 2020	40,610,647	214,762,811	6,815,002	4,626,572	6,858,905	19,096,564	292,770,501	15,534,520
As at 31 March 2021	46,250,961	513,628,488	10,820,618	4,261,931	10,499,271	66,000,967	651,462,236	-

12 (b). Intangible assets and intangible assets under development

Description	Computer softwares	Brands/ trademarks	Total	Intangible assets under development
Gross block				
As at 1 April 2019	5,840,119	567,200	6,407,319	4,928,430
Additions	6,760,380	-	6,760,380	-
Disposals	8,505	-	8,505	4,928,430
As at 31 March 2020	12,591,994	567,200	13,159,194	-
As at 1 April 2020	12,591,994	567,200	13,159,194	-
Additions	3,794,197	-	3,794,197	-
Disposals	-	-	-	-
As at 31 March 2021	16,386,191	567,200	16,953,391	-
Accumulated amortisation				
As at 1 April 2019	4,377,689	312,628	4,690,317	-
Charge for the year	1,922,275	-	1,922,275	-
Disposals	-	-	-	-
As at 31 March 2020	6,299,964	312,628	6,612,592	-
As at 1 April 2020	6,299,964	312,628	6,612,592	-
Charge for the year	2,708,647	-	2,708,647	-
Disposals	-	-	-	-
As at 31 March 2021	9,008,610	312,628	9,321,238	-
As at 31 March 2020	6,292,030	254,572	6,546,602	-
As at 31 March 2021	7,316,949	254,572	7,571,521	-

12 (c). Depreciation and amortization expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Total depreciation and amortization expense		
Property, plant and equipment	161,684,152	159,942,040
Intangible Assets	2,708,647	1,922,275
Less: transferred to projects in progress	62,013,269	131,203,612
Depreciation and amortization expense charged off to statement of profit and loss	102,379,530	30,660,703

#During the year ended 31 March 2021, the management of the holding company conducted an operational efficiency technical review of Mivon Shuttering (included under the head Plant and Machinery) used in various projects, based on which, the management has revised the estimate of useful life of such assets from 4 years to 8 years. Had the useful life of Mivon Shuttering remained the same, the depreciation charged to the Statement of Profit and Loss would have been higher by ₹ 87,343,836 with a corresponding impact on property plant and equipment and also an impact to reserves and surplus which would have been lower by ₹ 56,822,406 (net of tax impact of ₹ 30,521,430).



Signatureglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (-All amounts are in ₹, unless otherwise specified)

13 Non-current investments

	As at 31 March 2021		As at 31 March 2020	
	No. of shares	Book value Amount	No. of shares	Book value Amount
In equity shares				
Trade investments (unquoted) at cost (fully paid up)				
In Associate				
Global Telecommunication Private Limited*			355,000	7,786,376
In others (quoted)				
SMC Global Securities Limited	6,365,885	430,069,989	8,865,885	598,966,375
In others (unquoted)				
Urbaudgs India Private Limited	67,000	715,000	67,000	715,000
Trade investment				
In preference shares				
Trade investments (unquoted) at cost (fully paid up)				
Shree Bankey Bihar Securities Private Limited	250,000	22,892,000	250,000	22,892,000
In others				
Non-trade investments (unquoted) at cost (fully paid up)				
Signatureglobal Foundation Trust		14,300		13,200
		<u>453,691,289</u>		<u>630,372,951</u>
Aggregate book value of unquoted investments		23,621,300		630,372,951
Aggregate book value of quoted investments		430,069,989		
Market value of quoted investments		438,291,182		

Note (i) : Till 31 March 2020, the Holding Company held 8,865,885 shares of SMC Global Securities Limited, which got listed during the year ended 31 March 2021. Till 31 March 2020, all shares of SMC Global Securities Limited were pledged against borrowings obtained by the Holding Company. During the year, 2,500,000 shares held by the Holding Company were released from the pledge by the lenders and out of these shares, the Holding Company has sold 891,804 shares till 31 March 2021. The remaining 1,608,196 unpledged shares as on 31 March 2021 are classified as current investment by the Holding Company.

14 Deferred tax assets (net)

	As at 31 March 2021	As at 31 March 2020
Deferred tax assets on account of		
Difference on expenditures to be claimed subsequently under Income tax act, 1961	69,295,960	79,577,147
Difference on depreciation / amortization and other differences in block of property, plant and equipment as per tax books and financial books	25,959,082	29,367,861
Provision for labour cess		
Related to timing differences on disallowance under section 43B of Income tax act, 1961	159,320,139	31,157,550
Carried forward business loss	63,286,746	26,039,082
Provision for doubtful debts and advances	6,101,574	5,660,928
Deferred tax liability on account of		
Income computation and disclosure standards adjustment		13,316,113
	<u>323,963,500</u>	<u>158,466,455</u>

15 Long-term loans and advances

(Unsecured, considered good, unless otherwise stated)

	As at 31 March 2021	As at 31 March 2020
Security deposits	185,984,635	421,939,130
Prepaid expenses	82,471,967	108,913,450
Capital advances		
- Unsecured, considered good	8,271,373	1,545,444
- Unsecured, considered doubtful	10,000,000	10,000,000
Minimum alternative tax credit entitlement	43,841,647	43,862,107
Advance given for purchase of investment	27,636,000	
Prepaid income taxes	166,226,464	282,031,989
	524,432,086	868,292,120
Less: Provision for doubtful advances	(10,000,000)	(10,000,000)
	<u>514,432,086</u>	<u>858,292,120</u>

16 Other non-current assets

	As at 31 March 2021	As at 31 March 2020
Marginal money deposit* (refer note 20)	317,245,393	134,372,438
Interest accrued on fixed deposits - held as marginal money	4,214,864	2,887,545
	<u>321,460,257</u>	<u>137,259,983</u>

*Marginal money deposits have been pledged as security for bank guarantees issued in favor of statutory authorities or under lien with statutory authorities.

Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts are in ₹, unless otherwise specified)

17 Current investment

	As at 31 March 2021	As at 31 March 2020
Trade investments (quoted)		
3,063 units (31 March 2020: 3,063 units) investment in HDFC Liquid Funds mutual funds of ₹ 3,264.50 each	10,000	10,000
16,98,196 units (31 March 2020: Nil) investment in SMC Global Securities Limited of Rs. 67.56 each (refer note 13)	108,647,397	-
	<u>108,657,397</u>	<u>10,000</u>
Book value of quoted investments - Mutual funds	10,000	10,000
Market value of quoted investments (₹4,017.67 (31 March 2020: ₹ 3,883.52) per unit)	12,306	11,895
Book value of quoted investments - Shares	108,647,397	-
Market value of quoted investments (₹ 68.85(31 March 2020 : unquoted last year) per unit)	110,724,295	-

18 Inventory (valued at lower of cost and net realizable value)

	As at 31 March 2021	As at 31 March 2020
Stock in hand	221,006,732	186,808,985
Projects-in-progress	14,970,169,230	10,565,760,936
Shares and securities held for sale (refer note below)	419,699	227,820
Goods in transit	19,792,697	1,888,805
	<u>15,211,388,358</u>	<u>10,754,686,546</u>

Details of shares and securities held for sale by certain subsidiary companies:

	As at 31 March 2021		As at 31 March 2020	
	No. of shares	Amount	No. of shares	Amount
In equity shares				
Trade investments (quoted)				
Pandep Overseas Limited	274,199	260,489	274,199	95,970
Chromatic India Limited	18,000	12,960	18,000	9,000
A2Z Infra Engineering Limited	39,000	146,250	39,000	122,850
		<u>419,699</u>		<u>227,820</u>

19 Trade receivables

	As at 31 March 2021	As at 31 March 2020
Outstanding for a period exceeding six months from the date they are due for payment		
Unsecured, considered good		
-From others	92,288,205	3,381,717
Unsecured, considered doubtful		
-From others	1,261,005	-
Other receivables		
Unsecured, considered good		
Outstanding for a period exceeding six months from the date they are due for payment		
-From others	82,416,223	231,742,647
-From related party (refer note 31)	146,926,728	293,542,888
Less: Provision for doubtful debts	(1,261,005)	-
	<u>321,631,156</u>	<u>528,667,251</u>

20 Cash and bank balances

	Non-Current		Current	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Cash and cash equivalents				
Balances with banks	-	-	1,479,593,450	346,769,605
Cash in hand (including gold coins)	-	-	14,396,628	13,443,556
Cheques in hand	-	-	27,201,069	2,409,357
Fixed deposits with original maturity of less than three months	-	-	1,005,567,189	1,010,700,710
	-	-	<u>2,526,758,336</u>	<u>1,373,323,228</u>
Other bank balances				
Balances with banks in fixed deposits	-	-	-	8,671,714
Deposits with original maturity for more than 3 months but maturity less than 12 months	-	-	92,099,101	-
Balances with banks in fixed deposits held as margin money*	317,245,393	134,372,438	286,541,211	26,424,867
	<u>317,245,393</u>	<u>134,372,438</u>	<u>378,640,312</u>	<u>35,096,581</u>
Amount disclosed under non-current assets (refer note 16)	(317,245,393)	(134,372,438)	-	-
	-	-	<u>2,905,398,648</u>	<u>1,408,419,809</u>

*Margin money deposits have been pledged as security for bank guarantees issued in favor of statutory authorities or under lien with statutory authorities.



Signatureglobal (India) Private Limited
 Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
 (All amounts are in ₹, unless otherwise specified)

21 Short-term loans and advances

(Unsecured, considered good, unless otherwise stated)

	As at 31 March 2021	As at 31 March 2020
Loan to related parties (refer note 31)	390,772,515	955,986,224
Loans to others		
unsecured, considered good	815,650,939	799,861,418
unsecured, considered doubtful	-	7,228,383
Security deposit		
To related parties (refer note 31)	82,800,000	330,000,000
To others	390,455,952	420,178,764
Advance for land purchase		
To others		
unsecured, considered good	1,517,099	20,040,000
unsecured, considered doubtful	6,200,000	6,200,000
Advances to contractors and material suppliers		
unsecured, considered good	469,226,355	388,569,195
Balances with government authorities	377,751,324	329,014,358
Advance to employees	1,124,686	748,048
Amount recoverable from related parties (refer note 31)	-	26,262,626
Prepaid expenses	130,078,261	75,994,867
	2,665,577,131	3,360,083,883
Less: Provision for doubtful receivables	(6,200,000)	(13,428,383)
	2,659,377,131	3,346,655,500

22 Other current assets

	As at 31 March 2021	As at 31 March 2020
Interest accrued but not due		
on fixed deposits	8,162,582	4,361,553
Amount recoverable from sale of investment		
from related parties (refer note 31)	9,940,000	-
from others	10,702,787	-
Other recoverables		
from related parties (refer note 31)	31,231,920	-
from others	9,215,000	-
Unbilled revenue	303,229,651	497,997,853
	372,481,941	502,359,406

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts are in ₹, unless otherwise specified)

23 Revenue from operations

	For the year ended 31 March 2021	For the year ended 31 March 2020
Operating revenue		
Revenue from real estate projects	3,004,068,941	3,032,607,288
Sale of traded goods	4,511,695	25,012,116
Contract receipts	356,287,633	240,714,289
Interest income	66,266,048	118,997,546
Other operating revenue		
Forfeiture income/cancellation charges	50,572,577	37,547,600
Scrap sale	12,708,153	1,321,748
Business support service income	10,727,599	17,683,920
	<u>3,505,142,645</u>	<u>3,473,884,507</u>

Details of sale of traded goods:

Ready mix concrete	10,705	3,468,448
Low tension panel	-	4,328,715
Transformer	1,896,250	41,513
Distribution generation set	-	1,265,875
Steel	-	77,206
Cement	-	1,692,356
Others	2,604,740	14,138,003
	<u>4,511,695</u>	<u>25,012,116</u>

24 Other income

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest income on:		
Bank deposits	49,717,168	39,992,905
Delay payment by customer	31,089,910	46,401,823
Loans	113,014,278	98,409,843
Others	14,003,465	2,197,831
Dividend income	12,766,875	10,639,062
Commission income	3,542,626	3,670,932
Profit on sale of property, plant and equipment (net)	110,646	2,070,183
Profit on sale of investments (net)	34,487,194	-
Provision written back	2,094,056	6,198,073
Gain on foreign exchange fluctuations	4,124,862	-
Miscellaneous income	1,628,815	4,211,228
	<u>266,579,895</u>	<u>213,791,880</u>

25 Cost of sales

	For the year ended 31 March 2021	For the year ended 31 March 2020
Purchase of traded goods	4,348,272	18,321,271
Contract costs - sub contractor expenses	337,357,327	235,582,962
Cost of sales - real estate projects		
Project inventory at the beginning of the year	10,405,233,421	6,016,347,636
Add: Project expense incurred during the year		
Land and approval costs	2,236,919,814	2,798,970,490
Construction and development cost	3,457,090,801	2,954,730,484
Finance costs	1,177,248,521	973,684,385
Employee costs	93,334,173	63,086,973
Depreciation	62,013,269	131,203,612
Total additions to project expenses	<u>7,026,606,577</u>	<u>6,921,675,945</u>
Less: Inventory at the end of the year	<u>(14,970,169,230)</u>	<u>(10,405,233,421)</u>
Cost of sales-real estate operations	<u>2,461,670,768</u>	<u>2,532,790,159</u>
	<u>2,803,376,367</u>	<u>2,786,694,392</u>

Details of purchase of traded goods:

Ready mix concrete	10,444	2,919,486
Low tension panel	-	4,222,537
Transformer	1,850,000	40,500
Distribution generation set	-	1,235,000
Steel	-	110,915
Cement	-	380,690
Others	2,487,828	9,412,143
	<u>4,348,272</u>	<u>18,321,271</u>



Note 25 (cont'd)

	For the year ended 31 March 2021	For the year ended 31 March 2020
Breakup of cost of sales - real estate projects		
Finance cost written off through cost of sales	221,084,437	275,543,094
Other costs pertaining to real estate projects	2,240,586,331	2,257,247,065
	<u>2,461,670,768</u>	<u>2,532,790,159</u>

26 Employee benefits expenses

	For the year ended 31 March 2021	For the year ended 31 March 2020
Salaries, wages and bonus	497,140,022	353,671,771
Contribution to provident and other funds	10,945,859	11,317,077
Staff welfare expenses	14,541,866	15,207,018
Less: Amount transferred in project in progress	(93,334,173)	(63,086,973)
	<u>429,293,574</u>	<u>317,108,893</u>

27 Finance costs*

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest expense*	1,333,618,746	1,052,472,652
Other borrowing costs#	195,664,316	141,821,579
	<u>1,529,283,062</u>	<u>1,194,294,231</u>
Less : Amount transferred to projects in progress	(1,177,248,521)	(973,684,385)
Less : Amount transferred to prepaid expenses	(77,805,570)	(30,766,284)
	<u>274,228,971</u>	<u>189,843,562</u>

27.1 - Total finance costs charged to Statement of Profit and Loss

Finance cost as disclosed above*	274,228,971	189,843,562
Finance cost written off through cost of sales (refer note 25)	221,084,437	275,543,094
	<u>495,313,408</u>	<u>465,386,656</u>

Includes expenses incurred for issuance of debentures and loans which includes upfront premium, fund procurement expenses and other related expenses.

28 Other expenses

	For the year ended 31 March 2021	For the year ended 31 March 2020
Rent	34,497,213	39,929,104
Rates and taxes	32,588,621	3,789,067
Insurance	1,887,102	5,747,058
Repair and maintenance:		
-Office	21,645,699	23,461,211
-Others	1,336,431	411,301
Security and housekeeping charges	15,233,010	9,340,249
Advertising and publicity*	170,286,254	171,102,323
Business promotion	11,228,149	13,962,856
Bank charges	5,157,796	323,815
Commission and brokerage	467,174,902	154,225,604
Travelling and conveyance	6,571,163	7,395,097
Communication charges	4,149,484	4,711,944
Legal and professional fees	56,504,137	74,223,179
Auditors remuneration	4,570,895	3,624,700
Balances written off	2,053,080	100,400
Membership and subscription	1,171,771	1,666,088
Donation and charity	2,240,391	4,386,312
Electricity expenses	1,867,620	2,729,943
Corporate social responsibility expenses (refer note a)	15,150,207	7,037,516
Foreign exchange loss	-	56,034
Assets written off	745,849	-
Postage and courier expenses	44,192	264,469
Provision for doubtful advances	1,261,005	-
Printing and stationary expense	3,577,580	4,183,696
Statutory provision for standard assets	12,280,436	369,461
Miscellaneous expenses	16,809,122	10,462,071
	<u>890,032,107</u>	<u>543,503,497</u>

*-Advertisement and publicity includes earlier year expense of ₹ 5,926,543 (31 March 2020 - Nil).

Note (a)	CSR	Period	Paid	Yet to be paid	Total
(i) Construction/acquisition of any assets		31 March 2021	-	-	-
		31 March 2020	-	-	-
(ii) On purpose other than (i) above		31 March 2021	15,150,207	-	15,150,207
		31 March 2020	7,037,516	-	7,037,516



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

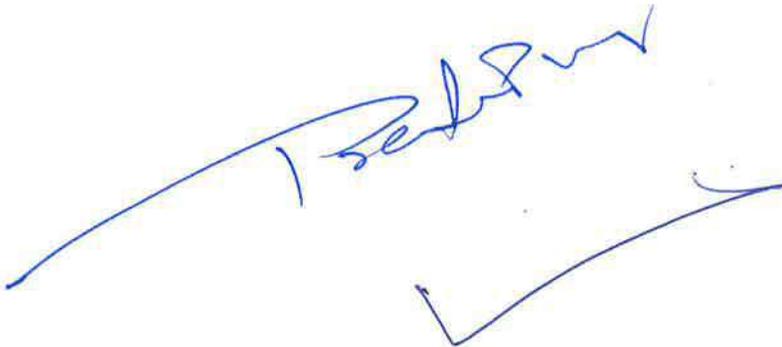
(All amounts are in ₹, unless otherwise specified)

29. Loss per equity share

	For the year ended 31 March 2021	For the year ended 31 March 2020
Basic loss per share		
Loss for the year	(685,767,427)	(157,966,692)
Nominal value per share (₹)	10.00	10.00
Weighted average number of equity shares	<u>5,687,940</u>	<u>5,687,940</u>
	<u>(120.57)</u>	<u>(27.77)</u>
Diluted loss per share*		
Loss for the year	(685,767,427)	(157,966,692)
Nominal value per share (₹)	10.00	10.00
Weighted average number of equity shares	<u>5,687,940</u>	<u>5,687,940</u>
	<u>(120.57)</u>	<u>(27.77)</u>

* the allotment of conversion option in case of compulsorily convertible debentures would be anti-dilutive for the year ended 31 March 2021 and 31 March 2020, accordingly the same has been ignored for the purpose of calculation of diluted earnings per share.

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless otherwise specified)***30. Capital and other commitments**

Particulars	As at 31 March 2021	As at 31 March 2020
a) Contingent liabilities, not acknowledged as debt, include:		
Corporate guarantees given on behalf of related parties (refer note 31)	398,180,000	625,070,000
b) Commitments		
Capital commitments	32,857,889	700,000
Other commitments and contingencies	8,941,692	8,941,692
For commitments relating to lease arrangements, please refer note 32.		

(c) The Group has certain litigation involving customers and some farmers. The management carried out an assessment of the financial impact of such litigations and management believes that no material liability will devolve on the Group in respect of such litigations.

31. Related party disclosures**a) Relationships****I. Key Managerial Personnel (KMP)**

Ravi Aggarwal	Director
Pardeep Kumar Aggarwal	Director

II. Relatives of Key Managerial Personnel (with whom transaction were carried out during the year): -

Devender Aggarwal	Brother of KMP's
Lalit Kumar Aggarwal	Brother of KMP's
Rashmi Aggarwal	Wife of Ravi Aggarwal
Madhu Aggarwal	Wife of Pradeep Kumar Aggarwal
Nidhi Aggarwal	Daughter of Pradeep Kumar Aggarwal
Bhawna Aggarwal	Wife of Devender Aggarwal

III. Entities under significant influence of the Key Managerial Personnel and Relatives of Key Managerial Personnel (with whom transaction were carried out during the year): -

Signatureglobal Capital Private Limited	Company in which KMP's are Directors
Signatureglobal Securities Private Limited	Company in which KMP's are Directors
Signatureglobal Marketing Solutions Private Limited	Company in which KMP's are Directors
Signatureglobal Comtrade Private Limited	Company in which KMP's are Directors
Sarvpriya Securities Private Limited	Company in which KMP's have significant influence
Pulin Investments Private Limited	Company in which KMP's are Directors




Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless otherwise specified)

IV. Associate Company

Global Telecommunications Private Limited (Upto 15th February 2021)

V. Entity in which KMP and their relatives are Trustees

Signatureglobal Foundation Trust (Incorporated on 17 September 2019)

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

b) The following transactions were carried out with Key Managerial Personnel, relatives of Key Managerial Personnel and entities under significant influence of Key Managerial Personnel

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Salaries, wages and bonus*		
Ravi Aggarwal	19,200,000	14,950,000
Devender Aggarwal	19,200,000	14,950,000
Lalit Kumar Aggarwal	19,200,000	14,950,000
Pradeep Kumar Aggarwal	19,200,000	14,950,000
Rashmi Aggarwal	1,560,000	1,560,000
Nidhi Aggarwal	-	200,000
Madhu Aggarwal	1,200,000	-
Bhawna Aggarwal	1,620,000	1,620,000
*Does not include gratuity expense as the same is provided in the books on the basis of actuarial valuation for the company as a whole and hence individual figure cannot be determined.		
Investments made		
Signatureglobal Foundation Trust	1,100	13,200
Advance given for purchase of investment in Indeed Fincap Private Limited		
Global Telecommunication Private Limited	27,636,000	-
Business support services		
Signatureglobal Securities Private Limited	120,000	120,000
Signatureglobal Marketing Solutions Private Limited	255,000	331,800
Signature Global Foundation Trust	60,000	-
Signatureglobal Capital Private Limited	180,000	140,000
Signatureglobal Comtrade Private Limited	120,000	180,000
Sarvpriya Securities Private Limited	8,227,433	17,847,920
Rent and maintenance expenses		
Signatureglobal Securities Private Limited	3,334,365	5,235,901
Security deposit received back		
Sarvpriya Securities Private Limited	250,000,000	-
Legal and professional charges		
Sarvpriya Securities Private Limited	12,449,000	15,000,000
Signatureglobal Securities Private Limited	-	6,000,000
Business promotion		
Signatureglobal Marketing Solutions Private Limited	1,800,000	4,267,340
Signatureglobal Securities Private Limited	-	6,000,000
Commission and brokerage expenses incurred		
Signatureglobal Marketing Solutions Private Limited	21,114,502	13,554,403
Rental income		
Sarvpriya Securities Private Limited	58,571	122,000
Corporate responsibility expenses		
Signatureglobal Foundation Trust	4,589,050	22,000
Security deposit given		
Sarvpriya Securities Private Limited	2,800,000	-
Loan given		
Signatureglobal Capital Private Limited	-	1,744,217,898
Signatureglobal Securities Private Limited	2,500,000	57,757,177
Signatureglobal Marketing Solution Private Limited	-	8,926,560
Sarvpriya Securities Private Limited	352,000,000	44,542,840
Loan received back		
Signatureglobal Capital Private Limited	636,513,519	1,256,276,305
Signatureglobal Securities Private Limited	2,500,000	57,757,177
Signatureglobal Marketing Solution Private Limited	326,560	2,900,000
Sarvpriya Securities Private Limited	281,000,000	-
Purchase of Property, plant and equipment		
Signatureglobal Securities Private Limited	2,993,695	-
Sarvpriya Securities Private Limited	26,972,407	-
Purchase of land		
Sarvpriya Securities Private Limited	353,400,000	14,463,521
Purchase of shops and rights		
Sarvpriya Securities Private Limited	1,688,097	108,967,166
Consideration received for cancellation of shops		
Sarvpriya Securities Private Limited	4,899,501	-



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

The following transactions were carried out with Key Managerial Personnel, relatives of Key Managerial Personnel and entities under significant influence of Key

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Expenses paid on behalf of		
Sarvprya Securities Private Limited	44,159,497	2,686,109
Signatureglobal Securities Private Limited	-	204,266
Sale of investment of Global Telecommunication Private Limited to		
Pulm Investments Private Limited	99,40,000	-
Interest income		
Signatureglobal Capital Private Limited	10,742,166	59,461,390
Signatureglobal Securities Private Limited	6,233	285,757
Signatureglobal Marketing Solution Private Limited	952,478	362,844
Sarvprya Securities Private Limited	14,613,074	-
Corporate guarantees given		
Sarvprya Securities Private Limited	-	400,000,000
Corporate guarantees extinguished		
Sarvprya Securities Private Limited	226,890,000	194,930,000
Recovery of testing charges		
Sarvprya Securities Private Limited	-	120,000
Purchase of traded goods/inventory		
Sarvprya Securities Private Limited	-	4,450,508
Expenses paid on behalf of		
Signatureglobal Comtrade Private Limited	1,204	6,014
Sarvprya Securities Private Limited	27,797,872	1,437,520
Signature Capital Private Limited	11,282	-
Signature Global Foundation trust	3,510	-
Signatureglobal Securities private Limited	34,559	163,821
Signatureglobal Marketing Solutions Private Limited	264,664	34,244
Sale of traded goods		
Sarvprya Securities Private Limited	4,511,695	23,306,213
Contract receipts(Billed)		
Sarvprya Securities Private Limited	350,202,459	231,283,727
Contract receipts(Unbilled)		
Sarvprya Securities Private Limited	6,085,174	2,388,048
Share of (loss)/profit from associate		
Global Telecommunication Private Limited	(321,232)	4,502,626

c) The following are balances of Key Managerial Personnel, relatives of Key Managerial Personnel and entities under significant influence of Key Managerial

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Managerial remuneration		
Ravi Aggarwal	1,310,347	-
Devender Aggarwal	1,310,447	-
Pradeep Kumar Aggarwal	1,310,447	-
Trade receivables(Billed)		
Signatureglobal Securities Private Limited	3,403	-
Signatureglobal Marketing Solutions Private Limited	75,669	459,863
Signatureglobal Comtrade Private Limited	142,804	218,414
Sarvprya Securities Private Limited	146,465,001	292,848,442
Signatureglobal Capital Private Limited	239,851	16,169
Trade receivables (Unbilled)		
Sarvprya Securities Private Limited	29,086,675	2,388,048
Amount recoverable		
Sarvprya Securities Private Limited	30,992,920	26,262,626
Signatureglobal Marketing Solutions Private Limited	239,000	-

(Handwritten signature and checkmark)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless stated otherwise)

The following are balances of Key Managerial Personnel, relatives of Key Managerial Personnel and entities under significant influence of Key Managerial

Particulars	Year ended 31 March 2021	Year ended 31 March 2020
Loans given		
Signatureglobal Capital Private Limited	297,604,561	863,375,914
Signatureglobal Marketing Solution Private Limited	7,554,880	6,928,962
Sarvpriya Securities Private Limited	85,613,074	-
Trade payables		
Signatureglobal Marketing Solutions Private Limited	8,145,875	5,544,293
Signatureglobal Securities Private Limited	12,276,322	22,862,942
Sarvpriya Securities Private Limited	88,639,266	89,733,359
Amount recoverable for the sale of investment of Global Telecommunication Private Limited from Puhm Investments Private Limited	9,940,000	-
Capital creditors		
Signatureglobal Securities Private Limited	3,641,605	-
Security deposit given		
Sarvpriya Securities Private Limited	82,800,000	330,000,000
Corporate guarantees given		
Sarvpriya Securities Private Limited	398,180,000	625,070,000
Investments in		
Global Telecommunication Private Limited	-	7,786,376
Signatureglobal Foundation Trust	14,300	13,200

(This space has been intentionally left blank.)



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless otherwise specified)***32. Leases****Information required to be disclosed under Accounting Standard 19 on "Leases"***Operating lease*

The premises are taken on lease for a lease term ranging from five years to nine years including the lock-in period ranging from two to three years. These leases are further renewable on the expiry of total lease term subject to mutual consent of both the parties. There are no restrictions imposed on the Company under the lease arrangement. There are no subleases.

The minimum lease payments over the lease term are as under:

Description	31 March 2021	31 March 2020
Payable within 1 year	27,736,179	30,505,742
Payable between 1-5 years	108,443,009	125,984,190
Payable after 5 years	10,715,205	38,382,372
Rent expense for the year recognized in the Statement Profit and Loss*	34,497,213	39,929,104

*includes expense on account of rent straight-lining.

33. Employee benefits:**Gratuity**

Amount recognised as expense in the Statement of Profit and Loss is determined as under:

Description	For the year ended 31 March 2021	For the year ended 31 March 2020
Current service Cost	11,691,996	9,148,140
Interest cost	1,727,301	1,048,450
Actuarial loss/(gain) recognized during the year	(3,354,449)	(33,506)
Benefits paid	(208,539)	-
Amount recognised in the Statement of Profit and Loss	9,856,310	10,163,784

Movement in the liability recognised in the Balance Sheet is as under:

Description	For the year ended 31 March 2021	For the year ended 31 March 2020
Present value of defined benefit obligation as at the beginning of the year	25,582,162	15,418,378
Current service cost	11,691,996	9,148,840
Interest cost	1,727,301	1,048,450
Actuarial loss/(gain) recognized during the year	(3,354,449)	(33,506)
Benefits paid	(208,539)	-
Present value of defined benefit obligation as at the end of the year		
Current	1,712,951	9,30,242
Non-current	33,725,521	24,651,920



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless otherwise specified)*

For determination of the gratuity liability of the Company, the following actuarial assumptions were used:

Description	As at 31 March 2021	As at 31 March 2020
Discount rate	6.80%	6.80%
Rate of increase in compensation levels	7.00%	7.00%
Mortality table	IALM (2012 - 14)	IALM (2012 - 14)
Withdrawal rate		
- Up to 30 years	15.00%	15.00%
- From 31 to 44 years	10.00%	10.00%
- Above 44 years	5.00%	5.00%

Compensated absences

For determination of the compensated absences liability of the Company, the following actuarial assumptions were used:

Description	As at 31 March 2021	As at 31 March 2020
Discount rate	6.80%	6.80%
Rate of increase in compensation levels	7.00%	7.00%
Mortality table	IALM (2012 - 14)	IALM (2012 - 14)
Withdrawal rate		
- Up to 30 years	15.00%	15.00%
- From 31 to 44 years	10.00%	10.00%
- Above 44 years	5.00%	5.00%

Amounts for the current and previous four years are as follows:**Gratuity:**

Description	31 March 2021	31 March 2020	31 March 2019	31 March 2018	31 March 2017
Defined benefit obligation	35,438,472	25,582,162	15,418,378	7,111,915	3,982,760
Experience adjustments on plan liabilities (loss) / gain	(3,345,449)	(33,506)	2,293,034	(925,480)	(457,427)

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021***(All amounts in ₹, unless otherwise specified)*

34. Consolidated financial statements comprise the financial statements of Signatureglobal (India) Private Limited, its subsidiaries and associate entity during the year ended 31 March 2021 as listed below -

S. No	Name of the entity	Country of Incorporation	Proportion of Ownership (%) as at 31 March 2021	Proportion of Ownership (%) as at 31 March 2020
Subsidiary companies:				
1	Signature Builders Private Limited	India	69.92	69.92
2	Signatureglobal Developers Private Limited	India	100	100
3	JMK Holdings Private Limited	India	100	100
4	Signature Infrabuild Private Limited	India	100	100
5	FantabulasTown Developers Private Limited	India	100	100
6	Maa-Vaishno Net-tech Private Limited	India	100	100
7	Indeed Fincap Private Limited	India	63.68	63.68
8	Sternal Buildcon Private Limited	India	100	100
9	Forever Buildtech Private Limited	India	100	100
10	Rose Building Solutions Private Limited	India	100	100
11	Signatureglobal Homes Private Limited	India	100	100
12	Signatureglobal Business Park Private Limited	India	100	100
Associate company:				
1	Global Telecommunications Private Limited	India	-	38.04

35. Disclosure in respect of project which falls under the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real Estate transactions (Revised 2012)"

Description	31 March 2021	31 March 2020
Amount of project revenue recognized as revenue during the year	3,004,068,941	3,032,607,288
Aggregate amount of costs incurred and profits recognized to date	21,037,864,745	18,033,795,804
Amount of advances received	7,926,957,280	4,375,917,023
Amount of work in progress and value of inventories	14,970,169,230	10,565,760,936
Excess of revenue recognized over actual bills raised (unbilled revenue)	303,229,651	497,997,853

(This space has been intentionally left blank)



Signatureglobal (India) Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts are in ₹, unless otherwise specified)

36. Segment reporting
 Information required to be disclosed under Accounting Standard 17 – Segment Reporting. The following business segments have been identified as primarily reportable segments:

Business segment

The business of the Group and its associates comprise of construction and development of real estate, non-banking finance company (NBFC) and others - which includes trading of goods and securities. The Group is operating only in India and there is no other significant geographical segment.

Particulars	31 March 2021			31 March 2020				
	Real Estate	NBFC	Others	Total	Real Estate	NBFC	Others	Total
Revenue								
External operating revenue	3,054,641,518	66,266,048	384,235,080	3,505,142,645	3,070,154,888	118,997,546	284,732,074	3,473,884,508
Internal operating revenue	-	47,947,653	1,843,657,625	1,891,605,278	-	16,759,053	1,057,618,305	1,074,377,358
Less: Inter-segment operating revenue	-	(47,947,653)	(1,843,657,625)	(1,891,605,278)	-	(16,759,053)	(1,057,618,305)	(1,074,377,358)
Total revenue	3,054,641,518	66,266,048	384,235,080	3,505,142,645	3,070,154,888	118,997,546	284,732,074	3,473,884,508
Segment results	538,043,377	66,266,048	42,529,481	646,838,906	537,364,728	118,997,546	30,827,842	687,190,116
Unallocable interest incomes	-	-	-	28,093,672	-	-	-	25,470,109
Unallocable incomes	-	-	-	238,486,222	-	-	-	188,321,771
Unallocable finance costs	-	-	-	274,228,971	-	-	-	189,843,562
Unallocable expenses	-	-	-	1,421,705,211	-	-	-	891,273,094
Loss before tax, minority interest and share of profit in associate	-	-	-	(782,515,481)	-	-	-	(180,134,660)
Less: Tax credit	-	-	-	(88,617,676)	-	-	-	(30,033,723)
Loss before minority interest and share of profit in associate	-	-	-	(693,897,705)	-	-	-	(150,100,937)
Other information								
Segment assets	11,155,775,810	510,513,752	509,224,471	12,175,514,035	9,205,781,546	1,097,945,547	374,682,267	10,678,409,360
Unallocated corporate assets	-	-	-	11,837,515,207	-	-	-	8,123,166,008
Total assets				24,013,029,242				18,801,575,368
Segment liabilities	12,484,297,696	37,049,628	658,487,311	13,179,834,635	7,285,860,912	104,664,984	604,302,688	7,992,828,584
Unallocated corporate liabilities	-	-	-	10,496,891,131	-	-	-	9,786,675,886
Total liabilities				23,676,725,766				17,779,504,470
Capital expenditure	-	-	-	527,997,425	-	-	-	117,895,186
Depreciation, amortization and impairment expense	-	-	-	102,379,550	-	-	-	30,660,703



Signatureglobal India Private Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021
(All amounts are in Indian rupees, unless otherwise specified)
37. Additional information as required by paragraph 2 of the general instructions for preparation of consolidated financial statements to Schedule III to the Companies Act, 2013.

Name of the entity	Net assets i.e. total assets minus total liabilities as on 31 March 2021		Share in profit or loss for the year ended 31 March 2021	
	As % of consolidated net assets	Amount	As % of consolidated profit	Amount
Holding Company				
Signatureglobal (India) Private Limited	-2111%	(7,100,399,259)	89%	(609,415,287)
Subsidiary companies:				
Signatureglobal Developers Private Limited	290%	974,129,628	8%	(58,266,993)
JMK Holdings Private Limited	94%	316,652,465	-4%	25,079,312
Pantabulas Town Developers Private Limited	105%	351,769,903	-1%	9,175,326
Maa-Vaishno Net-tech Private Limited	169%	567,810,925	-3%	21,870,743
Sternal Buildcon Private Limited	58%	195,807,940	5%	(36,119,679)
Forever Buildtech Private Limited	37%	124,266,342	-14%	98,684,224
Signature Infrabuild Private Limited	231%	777,329,514	13%	(87,123,809)
Indeed Fincap Private Limited	141%	473,464,124	0%	2,631,352
Signature Builders Private Limited	153%	514,529,219	4%	(26,565,572)
Rose Building Solutions Private Limited	127%	427,660,288	1%	(10,273,848)
Signatureglobal Business Park Private Limited	0%	1,265,803	0%	135,007
Signatureglobal Homes Private Limited	861%	2,896,307,030	3%	(23,708,480)
Associate Company				
Global Telecommunication Private Limited*	0%	-	0%	(321,232)
Minority interest	-55%	(184,290,448)	-1%	8,451,510
Total	100%	336,303,476	100%	(685,767,427)

Name of the entity	Net assets i.e. total assets minus total liabilities as on 31 March 2020		Share in profit or loss for the year ended 31 March 2020	
	As % of consolidated net assets	Amount	As % of consolidated profit	Amount
Holding Company				
Signatureglobal (India) Private Limited	-572%	(5,846,965,552)	63%	(99,345,527)
Subsidiary companies:				
Signatureglobal Developers Private Limited	77%	785,817,202	9%	(14,939,899)
JMK Holdings Private Limited	11%	108,268,607	-41%	65,337,548
Pantabulas Town Developers Private Limited	21%	218,975,085	22%	(34,911,777)
Maa-Vaishno Net-tech Private Limited	36%	369,829,472	-5%	8,676,308
Sternal Buildcon Private Limited	19%	198,705,062	-12%	19,409,859
Forever Buildtech Private Limited	14%	145,533,793	-23%	36,025,195
Signature Infrabuild Private Limited	128%	1,309,847,357	34%	(53,029,151)
Indeed Fincap Private Limited	97%	993,280,563	-14%	22,760,627
Signature Builders Private Limited	28%	285,033,314	-13%	20,185,224
Rose Building Solutions Private Limited	20%	204,870,789	31%	(49,436,738)
Signatureglobal Business Park Private Limited	0%	1,136,084	0%	144,555
Signatureglobal Homes Private Limited	239%	2,440,481,079	45%	(70,977,160)
Associate Company				
Global Telecommunication Private Limited*	0%	-	-3%	4,502,626
Minority interest	-19%	(192,741,958)	8%	(12,368,381)
Total	100%	1,022,070,898	100%	(157,966,692)



Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless otherwise specified)

38. The Group is engaged in the business of providing infrastructural facilities as per Section 186(11) read with Schedule VI of the Act. Accordingly, disclosures under Section 186 of the Act, are not applicable to the Group.
39. The Hon'ble Supreme Court (SC) India has passed a judgement dated 28 February 2019 and it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies. Currently, the Group has not considered any impact in these consolidated financial statements.
40. The Outbreak of Covid 19 has severally impacted businesses around the world. In many countries, including India, here has been severe disruption of regular business operations due to lock down restrictions and other emergency measures imposed by the Government. The uncertain economic environment persists amid announcement of lockdown like restrictions by several state governments subsequent to year ended 31 March 2021 due to spread of second wave of COVID-19. The management has made a detailed assessment of its liquidity position including recoverability and carrying values of its receivables, inventory, business advances and other advances as at balance sheet date. Based on the current indicators of future economic conditions, the management expects to recover carrying amount of these assets. Further, the management will continue to closely monitor any material change to future economic conditions.
41. As per tax ordinance dated 20 September 2019, a new tax provision has been introduced whereby a company can claim the benefits of reduced tax rates, provided it forgoes available incentives/exemptions under Income Tax Act, 1961. The Holding Company and certain subsidiary companies of the Group are claiming deduction of profits and gains from its affordable housing project under section 80-IBA of the Income-tax Act, 1961. As per the projections and current incentives/exemptions available to the entities, the Holding Company and subsidiary companies have decided not to opt for the considering the value of incentives/exemptions under Income-tax Act, 1961 is greater than the benefit by opting the reduced tax rates as at 31 March 2021. The Holding Company and subsidiary companies will reassess the option to adopt the new provision every year and adjustments, if any will be considered in due course.
42. Amalgamation of erstwhile Avenir Finvest and Leasing Limited, Buxom Fincap Private Limited and Master-piece Investment Private Limited ("transferor companies") with the Signatureglobal (India) Private Limited ("transferee company" or "the Holding Company").
- i. The Hon'ble National Company Law Tribunal Division Bench New Delhi (Bench-III) vide its order dated 14 February 2020 had approved the arrangement as embodied in the Scheme of Amalgamation of the transferor companies with the Holding Company ("the Scheme"). The Scheme became effective from 01 April 2018, ("appointed date"). Accordingly, all the assets, rights, powers, liabilities and duties of the transferor companies vested in the transferee company as a going concern from the appointed date and the transferor companies without any further act were dissolved without winding up.
- ii. The transferor companies were directly or indirectly wholly owned subsidiaries of the Holding Company, therefore no shares had been issued pursuant to this amalgamation.
43. In the opinion of the board of directors, assets, loans and advances have a value on realization in the ordinary course of the business at least equal to the amounts at which they are stated and provision for all known liabilities have been made.
44. All loans, guarantees and securities as disclosed in respective notes are provided for business purposes.
45. During the year ended 31 March 2021, the Subsidiary Company (Signature Infrabuild Private limited) entered into cancellation agreements against two land collaboration agreements. According to the cancellation agreements, security deposits amounting to the ₹ 25,000,000 were forfeited by the land owner. Further, stamp duty charges, finance cost capitalized and other related expenses incurred in relation to the abovementioned collaboration agreements amounting to ₹ 29,927,372, total amount ₹ 54,927,372 is written off to the Consolidated Statement of Profit and Loss and have been disclosed as exceptional items.



A handwritten signature in blue ink, followed by a large blue checkmark.

Signatureglobal (India) Private Limited

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

(All amounts in ₹, unless otherwise specified)

46. Previous year comparative information has been reclassified, wherever considered necessary, to conform to this year's classification.

This is the summary of significant accounting policies and other explanatory information referred to in our report of even date.

For **Walker Chandio & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

For and on behalf of the Board of Directors of
Signatureglobal (India) Private Limited


Neeraj Sharma
Partner
Membership No.: 502103




Ravi Aggarwal
Director
DIN-00203856


Pradeep Kumar Aggarwal
Director
DIN-00050045

Place: Gurugram
Date: 29 July 2021


Anurag Srivastava
Company Secretary
Membership No. A-21317