

24TH ANNUAL REPORT

2020-2021

VITP PRIVATE LIMITED

CIN: U72200TG1997PTC026801

Admin Block, Mariner, The V, Plot No.17,
Software Units Layout, Madhapur,
Hyderabad – 500 081

Tel: +91 40 6628 5000 Fax: +91 40 6628 5001

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr. Sanjeev Dasgupta	Non-Executive Director
Mr. Vinamra Srivastava	Non-Executive Director
Mr. Tan Choon Siang	Non-Executive Director

COMPANY SECRETARY

Mr. Kotilingam Koppu

STATUTORY AUDITORS

M/S. S.R. Batliboi & Associates, LLP,
Chartered Accountants

SECRETARIAL AUDITORS

M/S. DSMR & ASSOCIATES

REGISTERED OFFICE

VITP Private Limited,
Admin Block, Mariner, The V, Plot No.17,
Software Units Layout, Madhapur,
Hyderabad – 500 081.

DEBENTURE TRUSTEE

IDBI Trusteeship Service Limited,
Asian Building, Ground floor,
17, R. Kamani Marg, Ballard Estate,
Mumbai – 400 001

REGISTRAR AND TRANSFER AGENTS

KFIN Technologies Private limited
Karvy Selenium, Tower B, Plot No- 31 & 32, Financial District,
Nanakramguda, Serilingampally,
Hyderabad, Rangareddi, Telangana, India, 500032

Integrated Registry Management Services Private Limited
No 30, Ramana Residency
4th Cross, Sampige Road Malleswaram
Bangalore - 560 003

DEBENTUREHOLDER (LISTED NCDS)

Ascendas Property Fund (FDI) Pte. Ltd
1 Fusionopolis Place,
#10-10 Galaxis, Singapore-138522

RATING AGENCY

ICRA Limited
10th Floor, Tower B, The Millenia, Ulsoor
1-2 Murphy Road, Bengaluru – 560 008

NOTICE

Notice is hereby given that the 24th Annual General Meeting of the members of VITP Private Limited will be held on Friday, 24 September 2021 at 02:30 P.M IST at the registered office of Company at The V, Admin Block, Mariner, Plot#17, Software units Layout, Madhapur, Hyderabad – 81 to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statements for the year ended 31 March 2021 together with the Auditors' Report and Directors Report thereon.
2. To ratify the appointment of Statutory Auditors of the Company by passing the following resolution:

“RESOLVED THAT Members in the Annual General Meeting held on December 11, 2017 had appointed M/s S R Batliboi & Associates LLP, Chartered Accountants, (Firm Registration No.: 01049W/E300004), as the Statutory Auditors of the Company, for the second term of five consecutive years ending on March 31, 2022.

RESOLVED FURTHER THAT pursuant to the provisions of section 139 and other applicable provisions, if any, of the Companies Act, 2013, (including any statutory modification or re-enactment thereof for the time being in force) and the Companies (Audit and Auditors) Rules, 2014 as amended from time to time, the Company hereby ratifies the appointment of M/s. S R Batliboi & Associates LLP, Chartered Accountants, (Firm Registration No.: 01049W/E300004), as the Statutory Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the ensuing AGM of the Company, at such remuneration as maybe mutually agreed between the Board of Directors of the Company and the Auditor”.

For and on behalf of the Board of Directors

VITP Private Limited



**Kotilingam Koppu
Company Secretary**

Place: Hyderabad
Date: 18 June 2021

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE, ON A POLL, THEREAT INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.
2. AN INSTRUMENT OF PROXY TO BE EFFECTIVE SHALL BE LODGED AT THE REGISTERED OFFICE OF THE COMPANY AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING.
3. A person can act as a proxy on behalf of Members not exceeding Fifty (50) and holding in the aggregate not more than 10% of the total paid-up share capital of the Company. In case a proxy is proposed to be appointed by a Member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or member.

VITP Private Limited
International Tech Park Hyderabad, Admin Block, Mariner
Plot 17, Software Units Layout
Madhapur
Hyderabad 500 081, Telengana, India
CIN: U72200TG1997PTC026801
Tel (91) 40 6628 5000

BOARD'S REPORT

**TO,
THE MEMBERS,
VITP PRIVATE LIMITED**

Your Directors have pleasure in presenting the 24th Annual Report on the business and operations of the Company along with the Audited Statement of Accounts for the financial year ended 31 March 2021.

1. FINANCIAL SUMMARY/PERFORMANCE OF THE COMPANY

The financial results for the year ended 31 March 2021 and the corresponding figures for the last year are as under:-

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
	Rs. In Lakhs	Rs. In Lakhs
Revenue from Operations	21,389.53	21,546.63
Finance & Other Income	6,946.46	5816.12
Profit/ Loss before Depreciation, Finance Costs, Exceptional Items and Tax Expense	23,925.41	22,474.24
Less: Depreciation/ Amortisation/ Impairment	(5,109.48)	5,031.59
Profit/ Loss before Finance Costs, Exceptional Items and Tax Expense	18,815.93	17,442.65
Less: Finance Costs	13,113.76	12,610.86
Profit/ Loss before Exceptional Items and Tax Expense	5,702.17	4,831.79
Add/ Less: Exceptional Items	-	-
Profit/ Loss before Tax Expense	5,702.17	4,831.79
Less: Tax Expense (Current & Deferred)	1,917.37	1701.39
Profit/ Loss for the year (1)	3,784.80	3,130.40
Other Comprehensive Income/ Loss (2)	-	-
Total comprehensive income / (loss) for the year (1+2)	3,784.80	3,130.40
Add: Balance of Profit/(Loss) for earlier years brought forward (Retained Earnings)	18,728.45	14,329.89
Less: Transfer from / (to) Debenture Redemption Reserve	(337.51)	1268.16
Less: Transfer to Reserves	-	-
Less: Dividend paid on Equity Shares	-	-
Less: Dividend paid on Preference Shares	-	-
Less: Dividend Distribution Tax	-	-
Balance of Retained Earnings carried Forward at the end of the reporting period	22,175.75	18,728.45

The Company was successful in taking proactive measures and marketing the space to new clients in order to maintain healthy occupancy levels.

The impact of Covid-19 related lockdown on the company's revenues and cashflows has been limited in the near term with no material impact on collections or occupancy. However, any weakening of the operational parameters over the medium term will be key rating monitorable.

2. BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR/ STATE OF COMPANY'S AFFAIR

The company is primarily engaged in the business of developing, operating and maintaining Industrial Parks and incidental and associated activities. The company derives revenue through the lease of the developed area to enterprises engaged in information technology and information technology enabled services in Hyderabad and Pune.

3. CHANGE IN THE NATURE OF BUSINESS

There has been no change in the nature of the business of the Company during the financial year ended 31 March 2021.

4. SHARE CAPITAL

During the year under Review, the paid-up share capital of the Company as on 31 March 2021 is Rs.105,89,82,400. The Company has not issued any equity shares nor granted any Stock Options or Sweat Equity shares.

5. NON-CONVERTIBLE DEBENTURES (NCDs)

During FY 2020-2021, the Company has issued 3,30,00,000 (Three Crore Thirty Lakhs) Listed, Redeemable, Unsecured Non-Convertible Debentures (NCDs) of Rs. 100/- (Rupees Hundred Only) each, aggregating to INR 3,30,00,00,000/- (Rupees Three Hundred and Thirty Crores Only) for 10 years.

The Company had also issued 10,00,000 (Ten Lakhs) Unsecured, Unlisted, Non-Convertible Debentures ('NCDs') of INR 100/- (Rupees Hundred only) each, at par aggregating to INR 10,00,00,000/- (Rupees Ten Crores only) on a private placement basis, in accordance with Section 42 of the Companies Act, 2013 read with Companies (Prospectus and Allotment of Securities) Rules, 2014 and Companies (Share Capital and Debentures) Rules, 2014.

6. LISTING

Some of your company's Debentures are listed on BSE Limited. The Listing fees to the Stock Exchanges for the year 2021-2022 have been paid.

The Company has not received any grievances from the investors.

7. DEPOSITS

During the period under review, the Company has not accepted any deposits under Section 73 read with Companies (Acceptance of Deposit) Rules, 2014 from the public.

8. MERGER BETWEEN FLAGSHIP DEVELOPERS PRIVATE LIMITED (FDPL) Vs. VITP PRIVATE LIMITED (VITP)

The Scheme of Amalgamation under Sections 232 read with Section 230 of the Companies Act, 2013 was filed before the National Company Law Tribunal (NCLT), Hyderabad to amalgamate the Flagship Developers Private Limited with VITP Private Limited. The Scheme has become effective on 16 August 2018 with appointed date being 03 February 2018.

9. DIVIDEND

Your Directors have not recommended any dividend for Financial Year 2020-2021.

10. RESERVES

The amount to be transferred to General reserves forms part of the financial statement.

11. MEETINGS

The meetings of the Board are scheduled at regular intervals to decide and discuss on business performance, policies, strategies and other matters of significance. The schedule for the meetings was circulated in advance, to ensure proper planning and effective participation in meetings. In certain exigencies, decisions of the Board were also accorded through circulation.

The details of Board Meetings convened during FY 2020-2021 are tabulated below:-

Meetings	No. of Meetings held	Date of the Meetings
Board Meetings	11	17 June 2020, 27 August 2020, 24 October 2020, 5 November 2020, 11 November 2020, 17 December 2020, 15 January 2021, 21 January 2021, 30 January 2021, 5 February 2021, 24 February 2021.

Name of the Directors	Attendance on										
	17/06/20	27/08/20	24/10/20	05/11/20	11/11/20	17/12/20	15/01/21	21/01/21	30/01/21	05/02/21	24/02/21
Mr. Sanjeev Dasgupta	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mr. Vinamra Srivastava	Y	Y	N	N	Y	N	N	N	N	N	Y
Mr. Tan Choon Siang	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

12. DIRECTORS/ COMPANY SECRETARY

As on the date of this Report, the following are the Directors of the Company:

Mr. Sanjeev Dasgupta
Mr. Vinamra Srivastava
Mr. Tan Choon Siang

Mr. Kotilingam Koppu – Company Secretary

13. CREDIT RATING

During the year under review, ICRA-the rating agency reaffirmed the company rating to BBB (stable) as under:

Instrument	Type	Amount Outstanding (Rs. in Crores)	Rating
NCD	Long term	253.3	ICRA BBB (Stable)
NCD	Long term	330	ICRA BBB (Stable)

14. MATERIAL CHANGES AFFECTING THE FINANCIAL POSITION OF THE COMPANY:

No material changes and commitments affecting the financial position of your Company have occurred between the end of the financial year of the Company to which the financial statements relate and on the date of this report.

15. EXTRACT OF ANNUAL RETURN:

As required pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014, an extract of annual return in **MGT 9** is made a part of this Director Report **Annexure - I**.

16. DIRECTOR'S RESPONSIBILITY STATEMENT:

In accordance with the clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013, the Directors of your Company hereby state that:-

- in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures
- such accounting policies were selected 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 profit and loss of the company for that period;
- proper and sufficient care was taken 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;

- the annual accounts have been prepared on a going concern basis.
- The internal financial controls are adequate and were operating effectively
- proper systems were devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

17. CORPORATE SOCIAL RESPONSIBILITY (CSR) COMMITTEE:

The Company has formed a Corporate Social Responsibility Committee as per Section 135 of the Companies Act, 2013 and applicable rules made there under.

Pursuant to applicable provisions of the Companies Act, 2013 and rules made thereunder (including statutory modifications or re-enactment(s) or amendments in the applicable rules thereof for the time being in force as on date of this Report), the Members of the CSR Committee are:

Mr. Sanjeev Dasgupta
Mr. Vinamra Srivastava
Mr. Tan Choon Siang

A report on CSR activities as required under Rule 9 of the Companies (Corporate Social Responsibility) Rules, 2014 is enclosed herewith as **Annexure – II**.

18. STATUTORY AUDITORS

M/s. S R Batliboi & Associates LLP, Chartered Accountants (Firm Registration number: 0101049W/ E300004) are the Statutory Auditors of the Company.

In terms of first proviso of Section 139 of the Companies Act, 2013, the appointment of the Auditors shall be placed for ratification at every Annual General Meeting. Since then, provision to sub-section (1) of Section 139 of the Companies Act, 2013, which provided for ratification every year has been deleted. However, since the resolution passed on 11th December, 2017 contains such requirement, it has been decided, as a matter of abundant caution, to have ratification of appointment Statutory Auditors, done by the members for the entire unexpired period.

19. PARTICULARS OF EMPLOYEES:

In terms of the provisions of section 197(12) of the Companies Act, 2013 and with rule 5(2) and 5 (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, none of the employee draws remuneration in excess of the limits set out in the said rules.

20. SECRETARIAL AUDITOR:

The Board of Directors appointed M/s. DSMR & Associates, Company Secretaries (CP No. 4239) as Secretarial Auditor to conduct Secretarial Audit of the Company for Financial Year 2020-2021.

21. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE OUTGO:

The Company is engaged in the business of development, and operation of IT Parks. There are no particulars to be disclosed under the provisions of Section 134 (3) read with the Companies (Accounts) Rules, 2014 in respect of “Conservation of Energy & Technology Absorption etc.

There were no foreign exchange earnings during the year under review while the foreign exchange outflow is separately covered in the notes on accounts forming part of the accounts.

22. DETAILS OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS:

With an aim to monitor and control day-to-day operations of the Company, the Company has set up internal control systems for regular tracking and reporting. The Company has adequate material internal financial controls and such internal financial controls were operating effectively.

In order to strengthen the system of Internal Control and to provide the Board of Directors with an ability to oversee internal controls, Internal Financial Control (IFC) system was put in place in accordance with the requirements of Section 134(5)(e) of Companies Act 2013. Systems of Internal Control were implemented, considering the framework suggested in Guidance Note on ‘Audit of Internal Financial Controls over the Financial Reporting’ issued by The Institute of Chartered Accountants of India, to address the operational and financial risk.

23. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:

The Company has not given any loans or guarantees covered under the provisions of section 186 of the Companies Act, 2013.

The details of the investments made by the company are given in the notes to the financial statements.

Entity	Date of Investment	Amount
Apex Urban Infrastructure Private Limited (PUIPL)	12 June 2018	40,00,00,000
Apex Urban Infrastructure Private Limited (PUIPL)	02 March 2021	30,50,00,000
Phoenix Infocity Private Limited (PIPL)	12 June 2018	95,98,21,400
Phoenix Infocity Private Limited (PIPL)	12 June 2018	50,00,00,000
Phoenix IT Infrastructure India Private Limited (PITIPL)	10 July 2020	49,01,78,600
Phoenix Infraspace India Private Limited	12 February 2019	4,30,00,000
Phoenix Techno Hub Private Limited (PTHPL)	24 February 2021	99,00,00,000
Phoenix Ventures Private Limited (PVPL)	02 March 2021	1,62,70,00,000
Phoenix Infracsoft India Private Limited	12 February 2019	5,20,00,000

LOMA Co-Developers 1 Private Limited (LOMA 1)	04 June 2018	86,00,00,000
LOMA Co-Developers 2 Private Limited (LOMA 2)	05 June 2018	53,30,00,000
Datascape Realtors	12 November 2020	20,00,00,000
Chengalpattu Warehousing Parks Private Limited	23 March 2021	27,00,00,000
Grand Total		7,23,00,05,000

24. BASIS OF PREPARATION OF ACCOUNTS:

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS), as notified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015.

25. EXPLANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR ADVERSE REMARKS OR DISCLAIMERS MADE BY THE AUDITORS IN THEIR REPORT

Statutory Auditors:

There are no qualifications, reservations or adverse remarks made by the Auditors in their report.

Secretarial Auditor:

The Secretarial Auditor has conducted his audit and furnished report, which is enclosed to the Directors Report as **Annexure – III**.

26. SECRETARIAL STANDARDS

During the year under review, your Company had complied with all the applicable Secretarial Standards.

27. CORPORATE INSOLVENCY RESOLUTION PROCESS INITIATED UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (IBC)

Disclosures pertaining to Corporate Insolvency Resolution Process initiated under The Insolvency and bankruptcy Code, 2016 IBC), are not required to be made for your Company during the year under review.

28. FRAUDS REPORTED BY THE AUDITORS

No fraud was reported by the Auditors in their reports during the year under review.

29. SIGNIFICANT & MATERIAL ORDERS PASSED BY THE REGULATORS:

There are no significant material orders passed by the Regulators/Courts which would impact the going concern status of the Company and its future operations.

30. RISK MANAGEMENT POLICY:

Pursuant to section 134 (3) (n) of the Companies Act, 2013, the Company has developed a mechanism to identify, assess, monitor and mitigate various risks to key business objectives. At present the company has not identified any element of risk which may threaten the existence of the company.

31. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company does not have any subsidiaries.

32. RELATED PARTY TRANSACTIONS:

All related party transactions that were entered into during the financial year were on arm's length basis and were in the ordinary course of the business. There are no materially significant related party transactions made by the company with Promoters, Key Managerial Personnel or other designated persons which may have potential conflict with interest of the company at large.

The particulars of contracts or arrangements with related parties referred to in Section 188 (1), as prescribed in Form AOC – 2 of the rules prescribed under Chapter IX relating to Accounts of Companies under the Companies Act, 2013, is appended as **Annexure – IV**.

33. DISCLOSURE AS PER SEXUAL HARRASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has zero tolerance for sexual harassment at workplace and has a policy at group level on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules framed thereunder.

Internal Complaints Committee (ICC) has been set up at group level to redress complaints on sexual harassment.

During the year under review, the Company has not received any complaints on sexual harassment.

34. COST AUDIT RECORDS

The Central Government has not prescribed maintenance of cost records under the provisions of Section 148 of the Companies Act, 2013 and the rules made there under for the services rendered by the Company.

35. WHISTLE BLOWER POLICY

The Board has framed a Whistle-Blower Policy to conduct its business affairs in a fair and transparent manner by adopting highest standards of professionalism.

The policy guides the Directors, Employees and other stakeholders to report genuine concerns about unethical behavior, actual or suspected fraud or violation of the Code of Conduct. The policy has been uploaded in the Company's website with the following link: <https://ir.a-itrust.com/vitp.html>

36. ACKNOWLEDGEMENTS:

The Directors wish to place on record their appreciation of the assistance and support rendered by State and Central Government Authorities, the Reserve Bank of India, the Company's bankers, and the Joint Venture Partners, Viz.,

The Directors also wish to place on record their appreciation of the sincere efforts of the employees of the Company in the continuous development of The V Park, Hyderabad.

By Order of the Board
For VITP Private Limited

Date:18 June 2021

SANJEEV
DASGUPTA

Digitally signed by
SANJEEV DASGUPTA
Date: 2021.06.18
22:37:33 +05'30'

**Sanjeev Dasgupta
Director
(DIN:00090701)**

VINAMRA
SRIVASTAVA

Digitally signed by
VINAMRA SRIVASTAVA
Date: 2021.06.18
23:13:42 +05'30'

**Vinamra Srivastava
Director
(DIN:08080431)**

Annex-I

**FORM NO. MGT 9
EXTRACT OF ANNUAL RETURN
As on financial year ended on 31.03.2021
Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company
(Management & Administration) Rules, 2014.**

I. REGISTRATION & OTHER DETAILS:					
1	CIN	U72200TG1997PTC026801			
2	Registration Date	04-02-1997			
3	Name of the Company	VITP PRIVATE LIMITED			
4	Category/Sub-category of the Company	Company limited by shares			
5	Address of the Registered office & contact details	Admin Block, Mariner, The V, Plot No.: 17, Software Units Layout, Madhapur, Hyderabad - 500 081, Telangana.			
6	Whether listed company	No			
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	<p>KFin Technologies Private Limited Selenium Building Tower-B, Plot No.31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad – 500032, Telangana</p> <p>Integrated Registry Management Services Private Limited – 330 Crs NCDs</p>			
II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY					
(All the business activities contributing 10 % or more of the total turnover of the company shall be stated)					
S. No.	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the company		
1	Construction of buildings	41	100%		
III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES					
SN	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1	Ascendas Property Fund (India) Pte Ltd (99.99% is held by Ascendas Property Fund (India) Pte. Ltd and 0.01% is held by Ascendas Property Fund Trustee Pte Ltd hold on behalf of Ascendas Property Fund (India) Pte. Ltd)	200410839D	Holding	100%	2(46)

IV. SHARE HOLDING PATTERN

(Equity share capital breakup as percentage of total equity)

(i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/ HUF	-	-	-	0.00%			-	0.00%	0.00%
b) Central Govt	-	-	-	0.00%			-	0.00%	0.00%
c) State Govt(s)	-	-	-	0.00%			-	0.00%	0.00%
d) Bodies Corp.	-	-	-	0.00%			-	0.00%	0.00%
e) Banks / FI	-	-	-	0.00%			-	0.00%	0.00%
f) Any other	-	-	-	0.00%			-	0.00%	0.00%
Sub Total (A) (1)	-	-	-	0.00%	-	-	-	0.00%	0.00%
(2) Foreign									
a) NRI Individuals		-	-	0.00%			-	0.00%	0.00%
b) Other Individuals		-	-	0.00%			-	0.00%	0.00%

c) Bodies Corp.	1,05,89,824	-	1,05,89,824	100%	1,05,89,824		1,05,89,824	100 %	0.00%
d) Any other	-	-	-	0.00%			-	0.00%	0.00%
Sub Total (A) (2)	1,05,89,824	-	1,05,89,824	100%	1,05,89,824	-	1,05,89,824	100 %	0.00%
TOTAL (A)	1,05,89,824	-	1,05,89,824	100%	1,05,89,824	-	1,05,89,824	100 %	0.00%
B. Public Shareholding									
1. Institutions									
a) Mutual Funds			-	0.00%			-	0.00%	0.00%
b) Banks / FI			-	0.00%			-	0.00%	0.00%
c) Central Govt			-	0.00%			-	0.00%	0.00%
d) State Govt(s)			-	0.00%			-	0.00%	0.00%
e) Venture Capital Funds			-	0.00%			-	0.00%	0.00%
f) Insurance Companies			-	0.00%			-	0.00%	0.00%
g) FIs			-	0.00%			-	0.00%	0.00%
h) Foreign Venture Capital Funds			-	0.00%			-	0.00%	0.00%
i) Others (specify)			-	0.00%			-	0.00%	0.00%
Sub-total (B)(1):-	-	-	-	0.00%	-	-	-	0.00%	0.00%

2. Non-Institutions									
a) Bodies Corp.									
i) Indian			-	0.00%			-	0.00%	0.00%
ii) Overseas			-	0.00%			-	0.00%	0.00%
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh			-	0.00%			-	0.00%	0.00%
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh			-	0.00%			-	0.00%	0.00%
c) Others (specify)									
Non Resident Indians			-	0.00%			-	0.00%	0.00%
Overseas Corporate Bodies			-	0.00%			-	0.00%	0.00%
Foreign Nationals			-	0.00%			-	0.00%	0.00%
Clearing Members			-	0.00%			-	0.00%	0.00%
Trusts			-	0.00%			-	0.00%	0.00%
Foreign Bodies - DR			-	0.00%			-	0.00%	0.00%
Sub-total (B)(2):-	-	-	-	0.00%	-	-	-	0.00%	0.00%

Total Public (B)	-	-	-	0.00%	-	-	-	0.00%	0.00%
C. Shares held by Custodian for GDRs & ADRs			-	0.00%				0.00%	0.00%
Grand Total (A+B+C)	1,05,89,824	-	1,05,89,824	100.00%	1,05,89,824	-	1,05,89,824	100 %	0.00%

(ii) Shareholding of Promoter

Sl No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged/encumbered to total shares	
1	Ascendas Property Fund (India) Pte Ltd	1,05,89,816	99.99%	NIL	1,05,89,816	99.99%	NIL	0.00%
2	Ascendas Property Fund Trustee Pte Ltd	8	0.0001%	Nil	8	0.0001%	NIL	0.00%
		1,05,89,824	100	-	1,05,89,824	100	-	-

(iii) Change in Promoters' Shareholding (please specify, if there is no change):-No change

SN	Particulars	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
	At the beginning of the year			NA			NA

Changes during the year				NA			NA
At the end of the year				NA			NA

(iv) Shareholding Pattern of top ten Shareholders

(Other than Directors, Promoters and Holders of GDRs and ADRs): **NIL**

S N	For each of the Top 10 shareholders	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Name						
	At the beginning of the year				0.00%		0.00%
	Changes during the year				0.00%		0.00%
	At the end of the year				0.00%		0.00%
2	Name						
	At the beginning of the year				0.00%		0.00%
	Changes during the year				0.00%		0.00%
	At the end of the year				0.00%		0.00%

(v) Shareholding of Directors and Key Managerial Personnel:

- Not Applicable -

S N	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Name						
	At the beginning of the year				0.00%		0.00%
	Changes during the year				0.00%		0.00%
	At the end of the year				0.00%		0.00%

2	Name					
	At the beginning of the year				0.00%	0.00%
	Changes during the year				0.00%	0.00%
	At the end of the year				0.00%	0.00%

V. INDEBTEDNESS:-

Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	1,99,83,68,071	6,37,10,00,000	70,00,00,000	9,06,93,68,071
ii) Interest due but not paid				-
iii) Interest accrued but not due		1,32,37,87,731		1,32,37,87,731
Total (i+ii+iii)	1,99,83,68,071	7,69,47,87,731	70,00,00,000	10,39,31,55,802
Change in Indebtedness during the financial year				
* Addition		4,07,34,30,843		4,07,34,30,843
* Reduction	- 55,31,293			- 55,31,293
Net Change	- 55,31,293	4,07,34,30,843	-	4,06,78,99,550
Indebtedness at the end of the financial year				
i) Principal Amount	1,99,28,36,778	9,77,10,00,000	70,00,00,000	12,46,38,36,778
ii) Interest due but not paid				-
iii) Interest accrued but not due		1,99,72,18,574		1,99,72,18,574
Total (i+ii+iii)	1,99,28,36,778	11,76,82,18,574	70,00,00,000	14,46,10,55,352

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: Nil

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
	Name			
	Designation			
1	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961			
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961			
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961			
2	Stock Option			
3	Sweat Equity			
4	Commission			
	- as % of profit			
	- others, specify			
5	Others, please specify			
	Other Allowance			
	Total (A)			
	Ceiling as per the Act			

B. Remuneration to other Directors - Nil

SN.	Particulars of Remuneration	Name of Directors			Total Amount
1	Independent Directors				
	Fee for attending board committee meetings				
	Commission				
	Others, please specify				
	Total (1)	-			
2	Other Non-Executive Directors				

	Fee for attending board committee meetings				
	Commission				-
	Others, please specify				-
	Total (2)	-	-	-	-
	Total (B)=(1+2)	-			
	Total Managerial Remuneration				
	Overall Ceiling as per the Act				

C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD:NA

SN.	Particulars of Remuneration	Name of Key Managerial Personnel	Total Amount
	Name	Kotilingam Koppu	
	Designation	Company Secretary	
1	Gross salary		
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	12,62,196	12,62,196
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	2,53,152	2,53,152
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961		
2	Stock Option		
3	Sweat Equity		
4	Commission		
	- as % of profit	-	
	- others, specify	-	
5	Others, please specify	-	
	Other Allowances	36,99,250	36,99,250
	Total(A)	-	52,14,598
	Ceiling as per the Act	-	

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:					
Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
A. COMPANY					
Penalty					
Punishment			NIL		
Compounding					
B. DIRECTORS					
Penalty					
Punishment			NIL		
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty					
Punishment			NIL		
Compounding					

Annexure-II

CSR REPORT

1. Brief outline on CSR Policy of the Company:- The Company may undertake various CSR projects, programs and activities from time to time and may also contribute towards any existing or ongoing CSR projects, programs and activities.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation/Nature of Directorship
1.	Mr. Sanjeev Dasgupta,	Committee Chairman
2.	Mr. Vinamra Srivastava,	Committee Member
3.	Mr. Tan Choon Siang	Committee Member

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company. <https://ir.a-itrust.com/vitp.html>

4. 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). Not applicable as CSR obligation is less than ten crore rupees.

5. 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 Nil

Sl. 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	2017-18	-	-
2	2018-19	-	-
3	2019-20	-	-
	TOTAL	-	-

6. Average net profit of the company as per section 135(5) – 2331.84 Lakhs

7.

(a) Two percent of average net profit of the company as per section 135(5)	4,663,600
(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years	-
©Amount required to be set off for the financial year,	-
(d) Total CSR obligation for the financial year (7a+7b-7c)	4,663,600

8. (a) CSR amount spent or unspent for the financial year

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.
1,00,000	4,563,600	23 April 2021	Not applicable	Not applicable	Not applicable

(b) Details of CSR amount spent against **ongoing projects** for the financial year:

(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).	State	District.	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).	Name	Mode of Implementation Through Implementing Agency	CSR Registration number.
1.	Skill development programme to train and place unemplo	Clause (ii) of Schedule VII of the Companies Act, 2013.	Yes	Telangan	Hyderabad	10 months from signing of the agreement	20,54,400	-	20,54,400	No-Through NGO	Nirmaan		CSR00000146.

	eed youth from underprivileged communities											
2.	Meal distribution to the underprivileged school children & migrant labourers across the city	Clause (i) of Schedule VII of the Companies Act, 2013.	Yes	Telangana	Hyderabad	3 months from signing of the agreement.	6,09,200	1,00,000	5,09,200	No-Through NGO	The Akshaya Patra Foundation	CSR00000286.
3	Providing Ambulance for Preventive Health Care to the Government Bodies - Primarily used for COVID 19 relief campaigns	Clause (xii) of Schedule VII of the Companies Act, 2013.	Yes	Telangana	Hyderabad	by 30 June 2021.	20,00,000	-	20,00,000*	Yes	Ascendas Gives Foundation	CSR00000996
	TOTAL						46,63,600	1,00,000	45,53,600			

*Rs. 4,00,000 lakhs was paid as advance payment.

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

(1) Sl. No.	(2) Name of the Project	(3) Item from the list of activities in schedule VII to the Act.	(4) Loca larea (Yes/ No).	(5) Location of the project.		(6) Amount spent for the project (in Rs.).	(7) Mode of implementation - Direct (Yes/No)	(8) Mode of implementation - Through implementing agency.	
				State.	District.			Name.	CSR registration number.
1.	Meal distribution to the underprivileged school children & migrant labourers	Clause (i) of Schedule VII of the Companies Act, 2013.	Yes	Telangana	Hyderabad	1,00,000	Through NGO	The Akshaya Patra Foundation	CSR00000286.

	across the city								
	TOTAL					1,00,000			
d	Amount spent in Administrative Overheads							96000	
e	Amount spent on Impact Assessment, if applicable –							Not applicable	
f	Total amount spent for the Financial year (8a+8b+8c)							1,00,000	

(g) Excess amount for set off, if any:- Nil

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	-
(ii)	Total amount spent for the Financial Year	-
(iii)	Excess amount spent for the financial year [(ii)-(i)]	-
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	-

9. (a) Details of Unspent CSR amount for the preceding three financial years: NIL

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSRAccount 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): Nil

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. 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.
1.								
	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

(asset-wise details).

Nil

- (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 asset).
11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5) **NotApplicable, since the Company had spent the required amount during FY 2020/21**

For VITP Private Limited

SANJEEV DASGUPTA Digitally signed by
SANJEEV DASGUPTA
Date: 2021.06.18
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**Sanjeev Dasgupta
(Chairman CSR Committee)
Date : 18 June 2021**

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,
VITP Private Limited
The V Mariner,
Plot No. 17, STPI Layout,
Madhapur, Hyderabad – 500081

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by VITP PRIVATE LIMITED [CIN: U72200TG1997PTC026801] (hereinafter referred to as the Company).

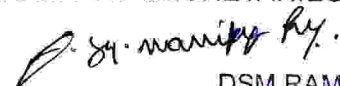
Due to prevailing circumstance of COVID-19 pandemic, the audit was conducted based on the verification of the Company's books, papers, minutes books, forms and returns filed, documents and other records furnished by / obtained from the Company electronically and also the information provided by the Company and its officers by audio and visual means, and audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company as stated above, during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 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:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by 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 in respect to the listed debt securities
- iii. The Depositories Act, 1996 and the Regulations and Byelaws framed there under to the extent of issue of Unsecured Redeemable Non-Convertible Debentures
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment;

For DSMR & ASSOCIATES
COMPANY SECRETARIES



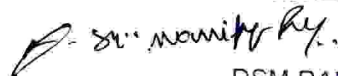
DSM RAM
PROPRIETOR

- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
- (a) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 read with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [to the extent applicable for Companies which has its Debt Securities listed on the exchanges] except for
 - *Delay in reporting of record date as per Regulation 60(2). Record date was fixed on 27th January 2021, however the intimation was done to BSE Limited on 24th April 2021*
 - (b) As per Regulation 50(3), Board Meeting was duly held on 27th August 2020 for Change in terms of NCD's was required to be intimated two days before the date of meeting however since the item of agenda was included in other business and not in the normal agenda, the intimation to the Stock Exchange was done on the same day i.e., the day of the board meeting.
 - (c) 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 with regard to its Equity Shares and Debentures.

Since the Company's Equity Shares are not listed on any Stock Exchange, the following regulations, which are applicable to companies whose Equity Shares are listed, does not apply to the Company:

- (a) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009
 - (b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefit Schemes) Regulations, 2014;
 - (e) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009
 - (f) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998
- (d) List of other laws specifically applicable to the Company:
- a. Airport Authority Act, 1994
 - b. Forest Conservation Act, 1980
 - c. Indian Forest Act, 1947
 - d. Transfer of Property Act, 1882
 - e. Registration Act, 1908
 - f. Building and Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996
 - g. Building and Other Construction Workers (Welfare Cess) Act, 1996

For DSMR & ASSOCIATES
COMPANY SECRETARIES



DSM RAM
PROPRIETOR
C.P.No. 4239

I had also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India. Since only the Secretarial standards on Meetings of the Board of Directors (SS-1) and Secretarial Standards on General Meetings (SS-2) have been notified and effective from 1st July, 2015, the Company has complied with the said Standards.
- (ii) The Company has also entered into Listing Agreement with the BSE Limited for listing of its debt securities. The Company has complied with all the provisions of the listing agreement and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 except as mentioned in point No. (iv)(a)

I further report that since the company "VITP PRIVATE LIMITED" being a private limited company, there is no such requirement as per the provisions of Companies Act, 2013 to appoint Independent directors/ Whole time director/ Managing director/ Directors retiring by rotation and the board of the Company has been duly constituted with proper balance of Non-Executive Directors.

I further report that the compliance by the company of the applicable financial laws such as direct and indirect tax laws and maintenance of financial records and books of accounts has not been reviewed in this audit since the same has been subject to review by Statutory financial auditor and other designated professionals.

Adequate notice is given to all directors to schedule the Board Meetings were sent in accordance with the statutory requirement. Agenda and detailed notes on agenda were being sent at least seven days in advance. 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.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

The Company has complied with the provisions of Companies Act, 2013 and the rules made there under.

I 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.

For DSMR & ASSOCIATES
COMPANY SECRETARIES



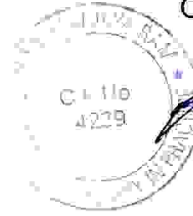
DSM RAM
PROPRIETOR
C.P.No. 4239

I further report that:

1. The company has proposed to reset the rate of Interest on both the listed NCDs from 16% p.a to 14.25% p.a. from 1st July 2020 to June 30, 2023 and 16% p.a from July 1,2023 subject to approval of debenture holders.
2. During the year, the company has allotted 10,00,000 NCD's having a face value of Rs. 100/- aggregating to Rs. 10,00,00,000/- (Rupees Ten Crores only) to Ascendas Property Fund (FDI) Pte Ltd in the Board Meeting held on 21st January 2021.
3. The company has 3,30,00,000 (Three Crore Thirty Lakhs) listed Redeemable Unsecured Non-Convertible Debentures of the face value of Rs.100/- each aggregating to Rs.330,00,00,000 (Three hundred and thirty crores) issued and allotted by the Board of directors of the Company at their meeting held on February 5, 2021 on private placement basis and the same was listed on BSE Limited.

Place: Hyderabad
Date: 16th June, 2021

For DSMR & Associates
Company Secretaries



D S M Ram
C. P. No. 4239
Proprietor

UDIN: A014939C000464652

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.

Annexure 'A'

To,

The Members,
VITP Private Limited
The V Mariner,
Plot No. 17, STPI Layout,
Madhapur, Hyderabad – 500081

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

1. Maintenance of secretarial records 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 assurances 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. Wherever required, I 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 the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company

Place: Hyderabad
Date: 16th June, 2021

For DSMR & Associates
Company Secretaries



D S M Ram
C. P. No. 4239
Proprietor
UDIN: A014939C000464652

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.

Name(s) of the related party & Nature of relationship	Nature of contracts/ arrangements s/ transactions	Duration of the contracts / arrangements /transaction	Salient terms of the contracts or arrangements or transactions including the value, if any	Justification for entering into such contracts or arrangements or transactions'	Amount paid as advances , if any	Date(s) of approval by the Board	Date on which the special resolution was passed in General meeting as required under first proviso to section 188
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

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

Name(s) of the related party & Nature of relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts / arrangements /transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Justification for entering into such contracts or arrangements or transactions'	Amount paid as advances, if any	Date(s) of approval by the Board
Ascendas Services (India) Private Limited (AS IPL)	Property Management Agreement (Agreement)	10 Years w.e.f. August 1, 2017.	Availing of General Management, Property Management, Lease Management, Marketing etc. (transaction value as mentioned in the financials of the company).	NIL	NIL	August 7, 2017.

3. Details of contracts or arrangements or transactions not in the ordinary course of business:

Name(s) of the related party & Nature of relationship	Nature of contracts/ arrangements s/ transactions	Duration of the contracts / arrangements /transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Justification for entering into such contracts or arrangements or transactions'	Amount paid as advances , if any	Date(s) of approval by the Board	Date on which the special resolution was passed in General meeting as required under first proviso to section 188
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

By Order of the Board
For VITP Private Limited

Date:18 June 2021

SANJEEV Digitally signed by
SANJEEV DASGUPTA
Date: 2021.06.18
22:38:42 +05'30'
DASGUPTA
Sanjeev Dasgupta
Director
(DIN:00090701)

VINAMRA Digitally signed by
VINAMRA SRIVASTAVA
Date: 2021.06.18
23:14:41 +05'30'
SRIVASTAVA
Vinamra Srivastava
Director
(DIN:08080431)

INDEPENDENT AUDITOR'S REPORT

To the Members of VITP Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of VITP Private Limited ("the Company"), which comprise the Balance sheet as at March 31 2021, the Statement of Profit and Loss, including the Statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as 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 Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS 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 audit opinion on the Ind AS financial statements.

Emphasis of Matter

We draw attention to Note 28(e) to the financial statements for the year ended March 31, 2021, which describes the management's evaluation of Covid-19 impact on the future business operations of the Company and its consequential effects on the carrying value of its assets as at March 31, 2021. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements. Our opinion is not modified in respect of this matter.

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Ind AS financial statements.

Key Audit Matters	How our audit addressed the key audit matter
Tax Litigations	
The Company is subjected to periodic assessments by tax authorities on various direct and indirect tax matters arising during the normal course of business. These areas include disputes in respect of income tax, service tax and the value added tax. Judgement is required in assessing the tax issues and the potential exposures to determine whether, and how much, to provide in respect of tax disputes. At March 31, 2021, the Company has disclosed contingent liabilities arising from tax disputes as set out in Note 26 (C) to the Ind AS financial statements. Accordingly, we have identified this as a key audit matter.	Our audit procedures amongst others included the following: <ul style="list-style-type: none">• Obtained list of direct tax and indirect tax litigations as at March 31, 2021 from the management.• We, together with our tax specialists, evaluated Management's judgements in respect of estimates of tax exposures and contingencies in computing the Company's tax provisions.• In understanding and evaluating Management's judgements, we together with our tax specialists, considered the status of recent and current tax audits and enquiries, the outcome of previous litigations, other judicial pronouncements, judgmental positions taken in tax returns and its impact on provision for tax.• We have assessed the Company's disclosures on the Contingent liabilities in Note 26 (C) to the Ind AS financial statement.

Information Other than the Financial Statements and Auditor's Report Thereon

The 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 Ind AS financial statements and our auditor's report thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Ind AS Financial Statements

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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, 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 the 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (f) With respect to the adequacy of the internal financial controls with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
- (g) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2021;
- (h) 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 has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements - Refer Note 26 (C) to the Ind AS financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

ADARSH

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Date: 2021.06.18 16:31:05
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per Adarsh Ranka

Partner

Membership Number: 209567

UDIN: 21209567AAAADF6776

Place of Signature: Bengaluru

Date: June 18, 2021

Annexure 1 referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: VITP Private Limited ('the Company')

- (i).
 - a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.
 - b) Property, plant and equipment and Investment property have not been physically verified by the management during the year and all fixed assets were not physically verified by the management during the previous year, but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification in previous year.
 - c) According to the information and explanations given by the management, the title deeds of immovable properties included in investment property are held in the name of the Company.
- (ii). The Company's business does not involve inventories and, accordingly, the requirements under paragraph 3(ii) of the Order are not applicable to the Company.
- (iii). According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- (iv). In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are applicable and hence not commented upon.
- (v). 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). To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company.
- (vii).
 - a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, income-tax, sales-tax, service-tax, value added tax, goods and service tax, cess and other material statutory dues applicable to it. The provisions relating to employees' state insurance, duty of customs and duty of excise are not applicable to the Company.
 - b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, service tax, sales-tax, duty of custom, duty of excise, value added tax, goods and service tax, cess and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- c) According to the records of the Company, the dues of income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax and cess on account of any dispute, are as follows:

Name of the statute	Nature of the dues	Amount Demanded (Rs. Lakhs)	Amount paid under protest (Rs. Lakhs)	Period to which the amount relates	Forum where the dispute is pending
Andhra Pradesh General Sales tax Act 1957	Sales tax	223.58	166.22	2002-03 to 2004-05	High Court of Andhra Pradesh
Andhra Pradesh VAT Act 2005	Sales tax	1,050.46	602.81	2005-06 to 2010-11	Note 1
		269.27	129.55	2011-12 to 2012-13	Note 2
Finance Act, 1994	Service Tax	2,751.01	-	June 2007 to September 2012	Custom Excise & Service Tax Appellate Tribunal
		29.26	7.31	April 2010 to September 2012	
		45.86	3.44	October 2012 to June 2013	
		5.73	-	July 2013 to March 2014	
		35.96	2.84	April 2014 to September 2015	
		13.42	2.35	October 2015 to June 2017	
Income Tax Act, 1961 (Note 4)	Income Tax	61.23	52.25	Assessment Year 2002-03	Note 3
		9.21	7.13	Assessment Year 2005-06	Income Tax Appellate Tribunal
		26.42	-	Assessment Year 2006-07	Commissioner of Income Tax (Appeals)
		383.90	76.78	Assessment Year 2012-13	
		335.37	335.37	Assessment Year 2013-14	Income tax appellate Tribunal
		341.14	341.14	Assessment Year 2014-15	Commissioner of Income Tax (Appeals)
		206.54	-	Assessment Year 2015-16	
		167.87	-	Assessment Year 2016-17	

Note 1: Sales Tax Appellate Tribunal has remanded the matter to the Assessing Authority to re-determine the tax liability.

Note 2: Appellate Deputy Commissioner has remanded the matter to the Assessing Authority to re-determine the tax liability.

Note 3: Income Tax Appellate Tribunal has remanded the matter to the Assessing Authority to re-determine the tax liability.

Note 4: Pending final income tax assessment order, this does not include income tax dues that may arise on the enhanced income for the AY 2017-18 of Rs. 66,580,701 based on the draft assessment order received by the Company.

- (viii). In our opinion and according to information and explanations given by the management, we are of the opinion that the Company has not defaulted in repayment of dues to debenture holders. The Company did not have any outstanding dues in respect of a financial institution or bank or government during the year.
- (ix). According to the information and explanations given by the management, the Company has not raised any money by way of initial public offer / further public offer / debt instruments and term loans hence, reporting under clause (ix) is not applicable to the Company and hence not commented upon.
- (x). Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no material fraud by the Company or no material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.
- (xi). According to the information and explanations given by the management, provisions of section 197 read with Schedule V to the Companies Act, 2013 are not applicable to the Company, being a "private company" as defined under section 2(68) of the Act and hence reporting under clause 3(xi) are not applicable and hence not commented upon.
- (xii). In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.
- (xiii). According to the information and explanations given by the management, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of sec 177 of the Act are not applicable to the Company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- (xiv). According to the information and explanations given to us and on an overall examination of the balance sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the company and, not commented upon.
- (xv). According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of the Companies Act, 2013.
- (xvi). According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

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ADARSH RANKA
Date: 2021.06.18
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per Adarsh Ranka

Partner

Membership Number: 209567

UDIN: 21209567AAAADF6776

Place of Signature: Bengaluru

Date: June 18, 2021

ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS OF VITP PRIVATE LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to Ind AS financial statements of VITP Private Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by 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 these Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls With Reference to these Ind AS Financial Statements

A company's internal financial controls with reference to these Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to these Ind AS financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS 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 Ind AS financial statements.

Inherent Limitations of Internal Financial Controls With Reference to these Ind AS Financial Statements

Because of the inherent limitations of internal financial controls with reference to these Ind AS 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 these Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to these Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

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Date: 2021.06.18
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per Adarsh Ranka

Partner

Membership Number: 209567

UDIN: 21209567AAAADF6776

Place of Signature: Bengaluru

Date: June 18, 2021

VITP Private Limited
CIN: U72200TG1997PTC026801
Balance sheet as at March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

	Notes	March 31, 2021	March 31, 2020
ASSETS			
Non-current assets			
Property, plant and equipment	3	133.76	118.90
Investment property	4	72,520.56	77,657.01
Capital work-in-progress	5	15,622.47	9,802.90
Financial assets			
Investments	6A	41,080.15	38,380.15
Loans	6B	29,220.00	-
Other financial assets	6C	39.93	39.93
Deferred tax assets	15(b)	-	602.73
Current tax assets (net)		6,415.37	5,700.26
Other non-current assets	7	8,082.27	7,501.76
		<u>173,114.51</u>	<u>139,803.64</u>
Current assets			
Financial assets			
Trade receivables	8	180.59	464.92
Cash and cash equivalents	9	8,747.73	3,856.30
Bank balances other than cash and cash equivalents	10	-	-
Loans	6B	2,000.00	-
Other financial assets	6C	11,472.47	7,639.45
Other current assets	7	589.88	732.33
		<u>22,990.67</u>	<u>12,693.00</u>
Total assets		<u>196,105.18</u>	<u>152,496.64</u>
EQUITY AND LIABILITIES			
Equity			
Share capital	11	10,589.82	10,589.82
Other equity	12	26,797.10	23,012.30
		<u>37,386.92</u>	<u>33,602.12</u>
Non-current liabilities			
Financial liabilities			
Borrowings	13A	124,638.37	90,693.68
Other financial liabilities	13B	15,872.36	8,398.61
Long term provisions	14	96.83	96.83
Deferred tax liabilities (net)	15(a)	2,017.66	2,216.40
Deferred revenue		138.54	206.47
		<u>142,763.76</u>	<u>101,611.99</u>
Current liabilities			
Financial liabilities			
Trade payables			
- Dues of micro enterprises and small enterprises	16	46.34	89.95
- Dues of creditors other than micro and small enterprises	16	1,823.64	2,513.68
Other financial liabilities	13B	13,570.78	13,921.51
Deferred revenue		121.11	295.64
Other current liabilities	17	392.63	461.75
		<u>15,954.50</u>	<u>17,282.53</u>
Total equity and liabilities		<u>196,105.18</u>	<u>152,496.64</u>
Summary of significant accounting policies	2.2		

The accompanying notes form an integral part of the financial statements
As per our report of even date

For S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm Registration No.: 101049W / E300004
Chartered Accountants

Digitally signed by
ADARSH RANKA
Date: 2021.06.18
15:41:03 +05'30'
per Adarsh Ranka
Partner
Membership No.: 209567
Date: June 18, 2021

For and on behalf of the Board of Directors of
VITP Private Limited

VINAMRA SRIVASTAVA
Digitally signed by VINAMRA SRIVASTAVA
Date: 2021.06.18 14:02:07 +05'30'
Vinamra Srivastava
Director
DIN : 08080431
Date: June 18, 2021

SANJEEV DASGUPTA
Digitally signed by SANJEEV DASGUPTA
Date: 2021.06.18 13:55:06 +05'30'
Sanjeev Dasgupta
Director
DIN: 00090701
Date: June 18, 2021

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Digitally signed by kotilingam koppu
Date: 2021.06.18 13:03:08 +05'30'
Kotilingam Koppu
Company Secretary
(A-17903)
Date: June 18, 2021

VITP Private Limited
CIN: U72200TG1997PTC026801
Statement of profit and loss for the year ended March 31, 2021
(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

	Notes	March 31, 2021	March 31, 2020
Income			
Revenue from operations	18	21,389.53	21,546.63
Other income	19	87.33	129.30
Finance income	20	6,859.13	5,686.82
Total income (I)		28,335.99	27,362.75
Expenses			
Employee benefits expense	21	54.91	40.50
Depreciation expense	22	5,109.48	5,031.59
Finance costs	23	13,113.76	12,610.86
Other expenses	24	4,355.67	4,848.01
Total expenses(II)		22,633.82	22,530.96
Profit before tax (I-II)		5,702.17	4,831.79
Tax expenses			
Current tax	15(c)	2,116.11	1,697.75
Deferred tax charge/ (credit)		(198.74)	3.64
Total tax expense		1,917.37	1,701.39
Profit for the year		3,784.80	3,130.40
Other comprehensive income ('OCI')		-	-
Total comprehensive income for the year		3,784.80	3,130.40
Earnings per equity share [nominal value of shares Rs.10 (March 31, 2020: Rs.10)]			
Basic (Rs.)	25	30.62	25.11
Diluted (Rs.)	25	30.62	25.11
Summary of significant accounting policies	2.2		

The accompanying notes form an integral part of the financial statements
As per our report of even date

For S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm Registration No.: 101049W / E300004
Chartered Accountants

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ADARSH RANKA
Date: 2021.06.18
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per Adarsh Ranka
Partner
Membership No.: 209567
Date: June 18, 2021

For and on behalf of the Board of Directors of
VITP Private Limited

VINAMRA SRIVASTAVA Digitally signed by
VINAMRA SRIVASTAVA
Date: 2021.06.18
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Vinamra Srivastava
Director
DIN : 08080431
Date: June 18, 2021

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Date: 2021.06.18
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Sanjeev Dasgupta
Director
DIN: 00090701
Date: June 18, 2021

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Date: 2021.06.18
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Kotilingam Koppu
Company Secretary
(A-17903)
Date: June 18, 2021

VITP Private Limited
 CIN: U72200TG1997PTC026801
 Statement of changes in equity for the year ended March 31, 2021
 (All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

a. Equity share capital

	No. of shares	Amount
Equity shares of Rs 10 each issued, subscribed and fully paid		
As at March 31, 2019	10,589,824	10,589.82
As at March 31, 2020	10,589,824	10,589.82
As at March 31, 2021	10,589,824	10,589.82

b. Other equity

For the year ended March 31, 2021

	Attributable to equity holders of the Company - Reserves and surplus					Total
	Capital reserve	Capital redemption reserve	Debenture redemption reserve	General reserve	Retained earnings	
As at April 01, 2020	0.00	1,789.39	1,324.02	1,170.44	18,728.45	23,012.30
Profit for the year	-	-	-	-	3,784.80	3,784.80
Total comprehensive income	0.00	1,789.39	1,324.02	1,170.44	22,513.25	26,797.10
Transfer to reserves						
Debenture redemption reserve	-	-	337.51	-	(337.51)	-
As at March 31, 2021	0.00	1,789.39	1,661.52	1,170.44	22,175.75	26,797.10

For the year ended March 31, 2020

	Attributable to equity holders of the Company - Reserves and surplus					Total
	Capital reserve	Capital redemption reserve	Debenture redemption reserve	General reserve	Retained earnings	
As at April 01, 2019	0.00	1,789.39	2,592.18	1,170.44	14,329.89	19,881.90
Profit for the year	-	-	-	-	3,130.40	3,130.40
Total comprehensive income	0.00	1,789.39	2,592.18	1,170.44	17,460.29	23,012.30
Transfer to reserves						
Debenture redemption reserve	-	-	(1,268.16)	-	1,268.16	-
As at March 31, 2020	0.00	1,789.39	1,324.02	1,170.44	18,728.45	23,012.30

Summary of significant accounting policies

The accompanying notes form an integral part of the financial statements
 As per our report of even date

For S.R. BATLIBOI & ASSOCIATES LLP
 ICAI Firm Registration No.: 101049W / E300004
 Chartered Accountants

ADARSH RANKA
 Digitally signed by
 ADARSH RANKA
 Date: 2021.06.18
 15:43:32 +05'30'

per Adarsh Ranka
 Partner
 Membership No.: 209567
 Date: June 18, 2021

For and on behalf of the Board of Directors of
 VITP Private Limited

VINAMRA SRIVASTAVA
 Digitally signed by
 VINAMRA SRIVASTAVA
 Date: 2021.06.18
 14:43:22 +05'30'

Vinamra Srivastava
 Director
 DIN : 08080431
 Date: June 18, 2021

SANJEEV DASGUPTA
 Digitally signed by
 SANJEEV DASGUPTA
 Date: 2021.06.18
 13:36:01 +05'30'

Sanjeev Dasgupta
 Director
 DIN: 00090701
 Date: June 18, 2021

kotilingam koppu
 Digitally signed by
 kotilingam koppu
 Date: 2021.06.18
 13:04:27 +05'30'

Kotilingam Koppu
 Company Secretary
 (A-17903)
 Date: June 18, 2021

VITP Private Limited
CIN: U72200TG1997PTC026801
Cash flow statement for the year ended March 31, 2021
(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

	March 31, 2021	March 31, 2020
A. Cash flow from operating activities		
Profit/(loss) before taxation	5,702.17	4,831.79
Adjustments for:		
Depreciation expense	5,109.48	5,031.59
Finance income	(6,859.13)	(5,686.82)
Amortisation of marketing fees	533.72	582.52
Finance costs	13,113.76	12,610.86
Net gain on sale of current investments	-	(96.18)
Provision/(recovery) of doubtful debts	2.74	39.13
Loss/(gain) on discard/sale of property, plant and equipment and investment property (net)	(23.71)	-
	17,579.03	17,312.89
Working capital adjustments		
(Decrease)/Increase in trade payables	(733.65)	95.86
(Decrease)/Increase in other financial liabilities	(79.22)	134.78
Decrease in other liabilities	(69.12)	(266.22)
Decrease in deferred revenue	(242.46)	(398.95)
Increase in provisions	-	29.26
Decrease in trade receivables	281.59	59.84
Decrease / (Increase) in other financial assets	191.27	(46.66)
Increase in other assets	(438.06)	(129.53)
	16,489.38	16,791.27
Taxes paid (net of refunds)	(2,228.49)	(2,539.07)
Net cash flow from operating activities	14,260.89	14,252.20
B. Cash flow from investing activities		
Purchase of property, plant and equipment including investment property, capital	(5,881.28)	(9,873.74)
Proceeds from sale of property, plant and equipment and investment property	31.75	433.67
Interest received (finance income)	2,834.84	1,269.48
Redemption of/(investments in) bank deposits (net) (having original maturity of more than three months)	-	1,888.82
Investments in mutual funds	-	(2,000.00)
Proceeds on redemption of mutual funds	-	2,096.18
Investment in non-convertible debentures and equity shares	(2,700.00)	(2,250.05)
Loans given	(31,220.00)	-
Purchase consideration paid	-	(498.56)
Net cash used in investing activities	(36,934.69)	(8,934.20)
C. Cash flow from financing activities		
Proceeds from long term borrowings	34,000.00	2,250.00
Interest paid	(6,434.77)	(6,745.78)
Net cash from/(used in) financing activities	27,565.23	(4,495.78)
Net increase/(decrease) in cash and cash equivalents	4,891.43	822.22
Cash and cash equivalents at the beginning of the year	3,856.30	3,034.09
Cash and cash equivalents at the end of the year	8,747.73	3,856.31
Cash and cash equivalents comprise:		
Cash on hand	-	-
Bank balances		
- On current accounts	6.25	516.30
- Deposits with original maturity of less than three months	8,741.48	3,340.00
Total cash and cash equivalents (Note 9)	8,747.73	3,856.30

Summary of significant accounting policies

The accompanying notes form an integral part of the financial statements
As per our report of even date

For S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm Registration No.: 101049W / E300004
Chartered Accountants
ADARSH RANKA
per Adarsh Ranka
Partner
Membership No.: 209567
Date: June 18, 2021

For and on behalf of the Board of Directors of
VITP Private Limited

VINAMRA SRIVASTAVA
Vinamra Srivastava
Director
DIN : 08080431
Date: June 18, 2021

SANJEEV DASGUPTA
Sanjeev Dasgupta
Director
DIN: 00090701
Date: June 18, 2021

kotilingam koppu
Kotilingam Koppu
Company Secretary
(A-17903)
Date: June 18, 2021

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

1 Corporate Information

VITP Private Limited ('VITP' or 'the Company') is a private company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the Company is located at The V, Admin block, Mariner, Plot # 17, Software units Layout, Madhapur, Hyderabad 500 081, Telangana, India.

The Company is principally engaged in the business of developing, operating and maintaining industrial and IT/ITES parks on SEZ and non-SEZ lands and incidental and associated activities. Information on the Company's structure is provided in Note 34. Information on other related party relationships of the Company is provided in Note 30.

The National Company Law Tribunal has sanctioned the Scheme of Amalgamation of Flagship Developers Private Limited ('Transferor Company' or 'FDPL') with VITP Private Limited ('Transferee Company'). The Scheme became effective on August 16, 2018 and had been accounted in that year. The financial statements were authorised for issue accordance with a resolution of the directors on June 18, 2021.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

These financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value or revalued amount:

- Certain financial instruments are measured either at fair value or amortized cost depending upon classification;
- Long term borrowings and security deposits from customers, are measured at amortized cost using effective interest rate method;

These financial statements are presented in INR and all values are rounded to the nearest lakhs (INR 00,000), except when otherwise indicated.

2.2 Summary of significant accounting policies

a) Business combinations and acquisitions

Business combinations not under common control

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Company elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable.

When the Company acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of Ind AS 109 Financial Instruments, is measured at fair value with changes in fair value recognised in profit or loss. If the contingent consideration is not within the scope of Ind AS 109, it is measured in accordance with the appropriate Ind AS. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates and subsequent its settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration over the net identifiable assets acquired and liabilities assumed. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the company's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. A cash generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired.

Business combinations under common control

Common control business combination means a business combination involving entities or businesses in which all the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory.

Business combinations involving entities or businesses under common control shall be accounted for using the pooling of interests method, which involves the following:

- The assets and liabilities of the combining entities are reflected at their carrying amounts. The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee. Alternatively, it is transferred to General Reserve, if any.
- No adjustments are made to reflect fair values, or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies.
- The difference, if any, between the amount recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve and presented separately from other capital reserves.
- The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information is restated only from that date.

Acquisitions not resulting in business combinations

In cases where the acquisition of an asset or a group of assets does not constitute a business, the Company identifies and recognises the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets) and liabilities assumed. The cost of the Company shall be allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction or event does not give rise to goodwill.

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

b) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgements, 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. The effect of change in an accounting estimate is recognized prospectively.

c) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Company collects taxes such as goods and services tax, sales tax/ value added tax, service tax, etc. on behalf of the Government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from the aforesaid revenue/ income.

The specific recognition criteria described below must also be met before revenue is recognised.

Rental income receivable under operating leases is recognised in the income statement on a straight-line basis over the term of the lease.

Reimbursable expenses that are contractually recoverable from lessees are accounted for on accrual basis and are netted off against the respective expenditure.

Operations, maintenance and utilities income, and other amenities income is recognised on rendering of services as per the terms of the contract.

Car park income includes revenue earned from the operations of the parking facilities, which is recognised when the services are rendered.

Unbilled revenue: Revenue in excess of billings on rental contracts is recorded as unbilled receivables and is included in other current assets.

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

d) Property, plant & equipment

Property, plant & equipment are stated at their cost of acquisition/construction, net of accumulated depreciation and impairment losses, if any.

The cost comprises purchase price, borrowing costs if capitalization criteria are met, directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components of plant and equipment. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

Subsequent expenditures related to an item of property, plant and equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

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

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Cost of assets not ready for use at the balance sheet date are disclosed under capital work-in-progress.

e) Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

f) Depreciation

Depreciation is calculated on a straight-line basis using the rates arrived at, based on the useful lives estimated by the management.

The useful lives estimated by the management are given below:

Category of Asset	Estimated useful life (years)
Investment Property	
Buildings*	30
Plant and Machinery	10-15
Fit outs**	10
Development rights ***	99
Property, plant and equipment	
Furniture and fixtures	10
Computer Equipment	3
Office Equipment	5

* The Company depreciates building component of investment property over 30 years from the date of original purchase. The Company, based on technical assessment made by technical expert and management estimate, depreciates the building over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

** Depreciation on fit outs is provided over the remaining non-cancellable period or 10 years whichever is lower.

*** Depreciation on development rights is provided over the lease period.

In case of re-development plan, the Company depreciates assets over remaining useful life of the assets or the balance period as per re-development plan whichever is lower.

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

g) Impairment of assets

(i) Non-Financial Assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, are recognised in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(ii) Financial Assets (other than at Fair value)

The Company assesses at each date of balance sheet whether a financial asset or a Company of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

h) Leases

Company is a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease, unless the lease agreement explicitly states that increase is on account of inflation. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

i) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

j) Foreign currency transactions

Foreign currency transactions are recorded at the rate of exchange prevailing on the date of the transaction. At the year end, all the monetary assets and liabilities denominated in foreign currency are restated at the closing exchange rates. Exchange differences resulting from the settlement of such transactions and from the translation of such monetary assets and liabilities are recognised in the statement of profit and loss.

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

k) Financial instruments

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

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

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

Debt instruments at amortised cost

Debt instruments at fair value through other comprehensive income (FVTOCI)

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

Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

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

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised when:

- ▶ The rights to receive cash flows from the asset have expired, or
- ▶ The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables and loans and borrowings.

Subsequent measurement

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

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

De-recognition

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

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

l) Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

m) Income taxes

Current income tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

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

In the situations where the Company is entitled to a tax holiday under the Income-tax Act, 1961, no deferred tax (asset or liability) is recognized in respect of timing differences which reverse during the tax holiday period, to the extent the Company's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of timing differences which reverse after the tax holiday period is recognized in the year in which the timing differences originate.

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

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

Minimum Alternate Tax (MAT)

Minimum Alternative Tax (MAT) may become payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular corporate tax payable in subsequent years, as per the provisions of Income Tax Act. MAT paid in a year is charged to the statement of profit and loss as current tax. The components recognize MAT credit available as an asset only to the extent that there is convincing evidence that the components will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the components recognize MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The components review the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the components do not have convincing evidence that it will pay normal tax during the specified period.

n) Provisions and Contingent Liabilities

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

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 recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

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 period and equity shares that will be issued upon the conversion of mandatorily convertible instruments. Earnings considered in ascertaining the Company's earnings per share is the net profit for the period after deducting preference dividends and any attributable tax thereto for the period. The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares, that have changed the number of equity shares outstanding, without a corresponding change in resources.

VITP Private Limited

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Notes to the financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

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 is adjusted for the effects of all dilutive potential equity shares.

p) Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

q) Cash dividend to equity holders of the Company

The Company recognises a liability to make cash distributions to equity holders of the Company when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3 Property, plant and equipment

	Computer Equipment	Office Equipment	Furniture and Fixtures	Total
<u>Cost or Deemed cost</u>				
As at April 01, 2019	11.35	94.46	282.76	388.57
Additions	1.66	31.40	20.42	53.48
Disposals	(2.09)	32.96	31.75	62.62
As at March 31, 2020	10.92	158.82	334.93	504.67
Additions	49.94	-	-	49.94
Disposals/adjustments	-	-	-	-
As at March 31, 2021	60.86	158.82	334.93	554.61
<u>Depreciation</u>				
As at April 01, 2019	9.01	79.19	269.75	357.95
Charge for the year	0.63	22.57	5.52	28.72
Disposals	(0.80)	(0.10)	-	(0.90)
As at March 31, 2020	8.84	101.66	275.27	385.77
Charge for the year	11.86	16.10	7.12	35.08
Disposals/adjustments	-	-	-	-
As at March 31, 2021	20.70	117.76	282.39	420.85
<u>Net block</u>				
As at March 31, 2020	2.08	57.16	59.66	118.90
As at March 31, 2021	40.16	41.06	52.54	133.76

4 Investment property

	Development Rights	Land	Buildings	Plant and Machinery	Fitouts	Total
<u>Cost or Deemed cost</u>						
As at April 01, 2019	6,378.42	1,719.95	69,571.30	10,475.04	651.97	88,796.68
Additions	-	-	2,318.23	139.74	-	2,457.97
Disposals/adjustments (refer Note 35)	(68.57)	-	(378.46)	100.66	(87.30)	(433.67)
As at March 31, 2020	6,309.85	1,719.95	71,511.07	10,715.44	564.67	90,820.98
Additions	-	-	-	352.22	-	352.22
Disposals/adjustments	-	-	-	(102.53)	-	(102.53)
As at March 31, 2021	6,309.85	1,719.95	71,511.07	10,965.13	564.67	91,070.67
<u>Depreciation</u>						
As at April 01, 2019	158.56	-	6,876.15	1,914.13	(132.10)	8,816.74
Charge for the year	63.85	-	3,691.39	1,051.52	196.11	5,002.87
Disposals/adjustments	-	-	-	-	-	-
As at March 31, 2020	222.41	-	10,567.54	2,965.65	64.01	13,819.61
Charge for the year	65.51	-	3,790.19	1,049.72	168.99	5,074.41
Disposals/adjustments	-	-	-	(94.49)	-	(94.49)
As at March 31, 2021	287.92	-	14,357.73	3,920.88	233.00	18,799.53

Initial direct costs incurred in negotiating and arranging an operating lease

As at March 31, 2020	655.64
As at March 31, 2021	249.42

Net block

As at March 31, 2020	6,087.44	1,719.95	60,943.53	7,749.79	500.66	77,657.01
As at March 31, 2021	6,021.93	1,719.95	57,153.34	7,044.25	331.67	72,520.56

Notes:

Investment property with net block of Rs. 54,969.40 (March 31, 2020: Rs. 57,674.33) located in Pune is subject to first and exclusive charge in favour of debenture trustee, as per debenture subscription and inter se agreement to secure the non-convertible debentures. Also refer note 13.

Information regarding income and expenditure of investment property

	March 31, 2021	March 31, 2020
Rental income derived from investment properties	21,389.53	21,546.63
Less: Direct operating expenses (including repairs and maintenance) that		
- generated rental income	(4,054.32)	(4,419.93)
- did not generate rental income	(301.35)	(428.08)
Profit arising from investment properties before depreciation and indirect expenses	17,033.86	16,698.62
Less: Depreciation	(5,074.41)	(5,002.87)
Profit arising from investment properties before indirect expenses	11,959.45	11,695.75

The management has determined that the investment properties consist of two classes of assets – office and retail- based on the nature, characteristics and risks of each property.

The fair value of the properties is Rs. 280,340 (December 31, 2020) and Rs. 270,580 (December 31, 2019). These valuations are based on valuations performed by accredited independent valuers - Savills Property Services (India) Pvt Ltd,

The fair value of investment properties is based on discounted cash flows and classified as level 3 fair value in the fair value hierarchy due to the use of unobservable inputs. There has been no change in valuation techniques used since prior years.

Fair value hierarchy for investment properties have been provided in note 32.

5 Capital work-in-progress

	Property, plant and equipment	Investment property under construction	Total
As at April 01, 2019	-	8,011.67	8,011.67
Additions (subsequent expenditure)	53.48	4,249.20	4,302.68
Capitalised during the year	(53.48)	(2,457.97)	(2,511.45)
As at March 31, 2020	-	9,802.90	9,802.90
Additions (subsequent expenditure)	49.94	6,171.79	6,221.73
Capitalised during the year	(49.94)	(352.22)	(402.16)
As at March 31, 2021	-	15,622.47	15,622.47

C. Other financial assets (Unsecured, considered good unless stated otherwise)

	Non- current		Current	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Margin money deposit* (Note 10)	39.93	39.93	-	-
Recoverable expenses	-	-	222.74	414.01
Interest accrued on deposits	-	-	67.54	86.69
Interest accrued on debt securities and loans	-	-	11,182.19	7,138.75
Total	39.93	39.93	11,472.47	7,639.45

* Held as lien against bank guarantees

7 Other assets (Unsecured, considered good unless stated otherwise)

	Non- current		Current	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Capital advances	5,668.00	5,668.00	-	-
Security deposits *	673.44	667.74	-	-
Prepaid expenses	-	-	57.21	26.13
Unbilled revenue	297.81	540.72	302.71	563.98
Balances with statutory / government authorities	1,443.02	625.30	-	-
Other receivables	-	-	229.96	142.22
Total	8,082.27	7,501.76	589.88	732.33

* Includes amounts paid under protest of Rs. 15.94 (March 31, 2020: 10.75)

8

	March 31, 2021	March 31, 2020
Secured, Considered good		
Due from related parties	-	-
Due from others	150.45	359.58
Unsecured, Considered good		
Due from related parties	13.38	-
Due from others	16.76	105.34
Receivables - credit impaired		
Due from others	48.55	188.95
	229.14	653.87
Less: Provision for doubtful debts	(48.55)	(188.95)
Total	180.59	464.92

No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member. Trade receivables are generally on a term of 7 to 30 days.

9 Cash and cash equivalents

	March 31, 2021	March 31, 2020
Bank balances		
- On current accounts	6.25	516.30
- Deposits with original maturity of less than three months	8,741.48	3,340.00
Total	8,747.73	3,856.30

10 Bank balances other than cash and cash equivalents

	Non- current		Current	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Deposits with remaining less than twelve months	-	-	-	-
Deposits with remaining maturity more than twelve months	-	-	-	-
Margin money deposit	39.93	39.93	-	-
	39.93	39.93	-	-
Less: Amount disclosed under other non-current financial assets (Note 6C)	(39.93)	(39.93)	-	-
Total	-	-	-	-

11 Share capital

	March 31, 2021	March 31, 2020
Authorised shares		
12,100,000 (March 31, 2020: 12,100,000) equity shares of Rs. 100 each	12,100.00	12,100.00
3,000,000 (March 31, 2020: 3,000,000) 1% fully convertible cumulative preference shares of Rs.10 each	300.00	300.00
Issued, subscribed and fully paid-up share capital		
10,589,824 (March 31, 2020: 10,589,824) equity shares of Rs.100 each	10,589.82	10,589.82
Total	10,589.82	10,589.82

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

Equity shares	March 31, 2021		March 31, 2020	
	No.	Amount	No.	Amount
At the beginning of the year	10,589,824	10,589.82	10,589,824	10,589.82
Outstanding at the end of the year	10,589,824	10,589.82	10,589,824	10,589.82

b) Terms/right attached to shares

Equity shares:

The company has one class of equity shares having a par value of Rs.100 per share. Each shareholder is eligible for one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

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

c) Shares held by holding company

Out of equity shares issued by the Company, shares held by its holding company are as follows:

	March 31, 2021	March 31, 2020
Ascendas Property Fund (India) Pte Limited, the holding company		
10,589,816 (March 31, 2020: 10,589,816) equity shares of Rs 100 each	10,589.82	10,589.82
Total	10,589.82	10,589.82

d) Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	March 31, 2021		March 31, 2020	
	No.	Amount	No.	Amount
Equity shares				
Ascendas Property Fund (India) Pte Limited, the holding company	10,589,816	99.99%	10,589,816	99.99%

As per records of the company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

e) Aggregate number of shares bought back during the period of five years immediately preceding March 31, 2021

Particulars	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016
Equity shares bought back by the company	-	-	-	-	-
Preference shares bought back by the company	-	-	-	-	942,800

12 Other equity

	March 31, 2021	March 31, 2020
Capital reserve	0.00	0.00
Capital redemption reserve		
Balance as at the beginning of the year	1,789.39	1,789.39
Add: Amount transferred from surplus balance in the statement of profit and loss	-	-
Closing balance	1,789.39	1,789.39
Debenture redemption reserve		
Balance as per the last financial statements	1,324.02	2,592.18
Add: amount transferred from/(to) surplus balance in the statement of profit and loss	337.51	(1,268.16)
Closing balance	1,661.52	1,324.02
General reserve	1,170.44	1,170.44
Surplus in the statement of profit and loss		
Balance as at the beginning of the year	18,728.45	14,329.89
Add: Total comprehensive income/(loss) for the year	3,784.80	3,130.40
Less: Appropriations		
Transfer from/(to) debenture redemption reserve	(337.51)	1,268.16
Balance at the end of the year	22,175.75	18,728.45
Total other equity	26,797.10	23,012.30

Distribution made and proposed

The Company has not made any distribution of dividend or proposed any dividend for the year ended March 31, 2021 and March 31, 2020.

Debenture redemption reserve

The Company has recomputed debenture redemption reserves as per the rules amended in the current year and transferred back the excess reserve to the statement of profit and loss.

13 Financial Liabilities

	Effective interest rate (Average)	Maturity	March 31, 2021	March 31, 2020
A. Long term borrowings				
Unsecured:				
2,533 (March 31, 2020: 2,533) Redeemable, unsecured and non-convertible debentures of Rs. 1,000,000 each [refer note (i)]	14.25%	2047	25,330.00	25,330.00
3,838 (March 31, 2020: 3,838) Unsecured and compulsory convertible debentures of Rs. 1,000,000 each [refer note (ii)]	11.93%	2048-2049	38,380.00	38,380.00
3,40,00,000 (March 31, 2020: Nil) Redeemable, unsecured and non-convertible debentures of Rs. 100 each [refer note (ia)]	12.00%	2031	34,000.00	-
Intercompany deposits (unsecured) [refer note (iii)]	14.30%	2022	7,000.00	7,000.00
Secured:				
2,000 (March 31, 2020: 2,000) non-convertible redeemable debentures of Rs. 1,000,000 each [refer note (iv)]	12.85%	2024-2031	19,928.37	19,983.68
Total			124,638.37	90,693.68

Notes

(i) Unsecured Debentures (Non convertible debentures): The Company has issued redeemable, unsecured and non-convertible debentures (NCDs) of Rs. 1,000,000 each in two tranches, with the first tranche constituting of 2,368 NCDs on January 27, 2017, the second tranche constituting of 165 NCDs on February 10, 2017 aggregating to 2,533 NCD's of Rs. 25,330 which carry an interest rate of 14.25% (from July 01, 2023 interest rate at 16% p.a.). Interest for the period April 01, 2018 to March 31, 2022 shall be payable within a period of 2 years and 11 months from the date of accrual (interest payment terms amended in current year). Subsequently the interest shall be payable within May 30th of the subsequent financial year. The rate of interest may be reset from time to time upon agreement between debenture trustee and the Company.

The term of each debenture shall be thirty years from the date of issue, however the Company has an option to redeem the debentures in part or full, at any time after the third anniversary but before expiry of the term of thirty years. At the time of redemption of the debentures, the Company may, at its sole discretion, choose to redeem the debentures with a premium as shall be fixed at that time.

(ia) Unsecured Debentures (Non convertible debentures): The Company has issued redeemable, unsecured and non-convertible debentures (NCDs) of Rs. 100 each, aggregating to 34,000,000 NCD's of Rs. 34,000 which carry an interest rate of 12% per annum. The Company shall endeavour to make the interest payouts based on availability of funds as decided by Board of Directors of the Company and in compliance with applicable law.

The term of each debenture shall be ten years from the date of issue, however the Company has an option to redeem the debentures in part or full, at any time after the third anniversary but before expiry of the term of thirty years. At the time of redemption of the debentures, the Company may, at its sole discretion, choose to redeem the debentures with a premium as shall be fixed at that time.

- (ii) Unsecured Debentures (Compulsory convertible debentures): The Company has issued unsecured and compulsory convertible debentures (CCDs) of Rs. 1,000,000 each in seven tranches, with the first tranche constituting of 1068 CCDs on June 01, 2018, the second tranche constituting of 2350 CCDs on June 12, 2018, the third tranche constituting of 50 CCDs on January 21, 2019, the fourth tranche constituting of 95 CCDs on February 11, 2019, the fifth tranche constituting of 50 CCDs on February 22, 2019, the sixth tranche constituting of 100 CCDs on April 26, 2019 and the seventh tranche constituting of 125 CCDs on June 03, 2019 aggregating to 3,838 CCDs of Rs. 38,380. NCDs of Rs. 13,930 carry interest of 11% p.a. (interest terms amended in current year), payable annually. NCDs of Rs. 24,450 carry an interest rate of 12.00% p.a. for first two years from the date of allotment and 12.50% p.a. thereafter, payable annually.

The CCDs shall be compulsorily convertible into equity shares of the Company on the basis of conversion ratio which can be fair market value as on the date of conversion subject to a minimum fair market value of equity shares as on the date of allotment of CCDs. These CCDs shall be convertible into equity shares on 30th anniversary from the date of issue and allotment of such CCDs.

- (iii) Intercorporate deposits carry interest @ 14.30% p.a. and are repayable after 5 years from January 6, 2017, with an early repayment option.

- (iv) Secured debentures: The Company has issued rated, listed, redeemable, non-convertible debentures ("NCD") of Rs 20,000 (2,000 debentures of Rs 1,000,000 each) on December 23, 2014 on a private placement basis, in accordance with Section 42 of the Companies Act, 2013 read with Companies (Prospectus and Allotment of Securities) Rules, 2014 and Companies (Share Capital and Debentures) Rules, 2014.

These NCD's are issued at par and redeemable after 10 years at par. The interest on the NCDs is payable quarterly. The Debentures carry interest @ 14.30% p.a. from January 20, 2017 (12% till January 19, 2017).

The NCDs are secured as below:

First and exclusive charge on the development rights of leasehold land of the Company and construction on property land in favour of debenture trustee, as per debenture subscription and inter se agreement.

B. Other financial liabilities

	Non- current		Current	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Security deposits	1,155.97	1,573.72	6,339.17	6,000.64
Interest accrued but not due (payable to related parties)	14,716.39	6,824.89	5,255.79	6,412.99
Retention money	-	-	280.07	269.60
Payable to related parties	-	-	-	-
Payable for capital goods*	-	-	1,695.75	1,238.28
Total	15,872.36	8,398.61	13,570.78	13,921.51

*Includes payable to related parties amounting to Rs. 11.69 (March 31, 2020: Rs. 91.50).

14 Provisions

	Non- current		Current	
	March 31, 2021	March 31, 2020	March 31, 2021	March 31, 2020
Other provisions				
Provision for sales tax and service tax disputes [net of amounts paid under protest Rs. 898.59 (March 31, 2020: Rs. 898.59)]	96.83	96.83	-	-
Total	96.83	96.83	-	-

Particulars	Amount
Provision for sales tax dispute	
Balance as at April 01, 2019	966.16
Additions/(reversals) during the year	29
Balance as at March 31, 2020	995.42
Additions/(reversals) during the year	-
Balance as at March 31, 2021	995.42
Amounts paid under protest	
Balance as at April 01, 2019	898.59
Additions/(reversals) during the year	-
Balance as at March 31, 2020	898.59
Additions/(reversals) during the year	-
Balance as at March 31, 2021	898.59

15 Income Tax

	March 31, 2021	March 31, 2020
(a) Deferred tax liabilities		
Property, Plant and Equipment: Difference between carrying amount of fixed assets in the financial statements and the Income Tax Return	2,408.11	2,424.66
Impact of expenses offered for tax on payment but expense recognised in statement of profit and loss on the basis of amortisation	72.63	190.92
Relating to origination of temporary differences	(463.07)	(399.18)
Deferred tax liabilities (net)	2,017.66	2,216.40
(b) Deferred tax assets		
Minimum Alternative Tax ("MAT") credit entitlement *	-	602.73
Total	-	602.73

Notes:

1) The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

2) MAT credit is recognised to the extent that it is probable that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward and sufficient taxable profit will be available against which the MAT credit can be utilised. During the year ended March 31, 2017, in view of amendment to the Income Tax Act, vide Finance Bill 2017, the revised time limit for MAT entitlement carry forward is 15 years from the existing time limit of 10 years.

(c) Current tax

The major components of income tax expense for the years ended March 31, 2021 and March 31, 2020 are:

	March 31, 2021	March 31, 2020
Statement of profit and loss:		
(i) Profit or loss section		
- Current income tax:		
Current income tax charge	2,116.11	1,697.74
- Deferred tax:		
Relating to origination and reversal of temporary differences	(198.74)	3.65
Income tax expense reported in the statement of profit or loss	<u>1,917.37</u>	<u>1,701.39</u>
(ii) OCI section		
Net loss/(gain) on remeasurements of defined benefit plans	-	-
Income tax charged to OCI	<u>-</u>	<u>-</u>

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2021 and March 31, 2020:

	March 31, 2021	March 31, 2020
Accounting profit before income tax	5,702.17	4,831.79
At India's statutory income tax rate of 29.12% (March 31, 2020: 29.12%)	1,660.47	1,407.02
<i>Non-deductible expenses for tax purposes:</i>		
Depreciation	257.32	254.34
Others	(0.42)	40.03
At the effective income tax rate of 33.63% (March 31, 2020: 36.17%)	1,917.37	1,701.39
Income tax expense reported in the statement of profit and loss	<u>1,917.37</u>	<u>1,701.39</u>

16 Trade payables

	March 31, 2021	March 31, 2020
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises (Refer note below)	46.34	89.95
- Total outstanding dues of creditors other than micro enterprises and small enterprises	1,601.89	2,124.11
Trade payables to related parties	221.75	389.57
Total	<u>1,869.98</u>	<u>2,603.63</u>

The above information regarding Micro and Small Enterprises has been determined to the extent such parties are identified on the basis of information available with the Company. There were no delays in payment of dues to Micro and Small Enterprises. Refer note 36 for the amount outstanding to micro and small enterprises as at March 31, 2021 and as at March 31, 2020.

17 Other current liabilities

	March 31, 2021	March 31, 2020
Advances from customers	184.73	139.77
Statutory dues	207.90	321.98
Total	<u>392.63</u>	<u>461.75</u>

VITP Private Limited

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Notes to financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

18 Revenue from operations		
	March 31, 2021	March 31, 2020
Rental income	17,376.23	17,231.21
Revenue from contract with customers		
Operational and facility management charges:		
Operations, maintenance and amenities income	3,624.03	3,989.18
Other amenities income	389.27	326.24
Total	21,389.53	21,546.63
19 Other income		
	March 31, 2021	March 31, 2020
Gain on sale of investment property (net)	23.71	-
Net gain on sale of current investments	-	96.18
Miscellaneous income	63.62	33.12
Total	87.33	129.30
20 Finance income		
	March 31, 2021	March 31, 2020
Interest income		
Bank deposits	270.11	202.08
Debentures and Loans	6,333.05	5,439.47
Others	255.97	45.27
Total	6,859.13	5,686.82
21 Employee benefits expense		
	March 31, 2021	March 31, 2020
Salaries, wages and bonus	53.39	39.84
Contribution to provident and other funds	1.52	0.66
Total	54.91	40.50
22 Depreciation expense		
	March 31, 2021	March 31, 2020
Depreciation of property, plant and equipment	35.08	28.72
Depreciation of investment properties	5,074.40	5,002.87
Total	5,109.48	5,031.59
23 Finance costs		
	March 31, 2021	March 31, 2020
Interest on debentures and intercorporate deposits	12,823.74	12,162.90
Notional interest on lease deposit	290.02	447.96
Total	13,113.76	12,610.86
24 Other expenses		
	March 31, 2021	March 31, 2020
Power and fuel [net of amount recovered from tenants]	93.87	13.14
Repairs and maintenance		
Buildings	778.35	1,231.55
Plant and machinery	859.96	774.42
Insurance	69.35	38.52
Property tax [net of amount recovered from tenants]	232.90	163.93
Property management fee	422.11	421.89
Security charges	441.56	446.14
Rates and taxes	5.74	34.96
Travelling and conveyance	1.05	25.33
Legal and professional fees (Refer below)	110.75	100.57
Lease management fee	211.06	210.95
General management fee	480.79	575.39
Marketing expenses	533.72	582.52
Advertising and publicity expenses	5.69	74.68
CSR expenses	46.64	53.11
Provision for doubtful debts	2.74	39.13
Miscellaneous expenses	59.39	61.78
Total	4,355.67	4,848.01

VITP Private Limited

CIN: U72200TG1997PTC026801

Notes to financial statements for the year ended March 31, 2021

(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

Legal and professional charges include the following amounts paid/ payable to auditors (net of goods and service tax)

	March 31, 2021	March 31, 2020
As auditor		
Audit fees	4.87	3.47
Limited review	5.35	5.00
Tax audit fees	5.14	5.00
Certification fees	3.00	-
Other services	11.27	10.53
Reimbursement of expenses	-	0.07
Total	29.63	24.07

Corporate Social Responsibility (CSR)

	March 31, 2021	March 31, 2020	
(a) Gross amount required to be spent by the group during the year	46.64	56.55	
(b) Amount spent during the year ending on 31st March, 2021:			
	In Cash	Yet to be paid in cash	Total
i) Construction/acquisition of any asset	-	-	-
ii) On purposes other than (i) above	46.64	-	46.64
(c) Amount spent during the year ending on 31st March, 2020:			
	In Cash	Yet to be paid in cash	Total
i) Construction/acquisition of any asset	-	-	-
ii) On purposes other than (i) above	53.11	-	53.11

25 Earnings per share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year and equity shares that will be issued upon the conversion of mandatorily convertible instruments.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

	March 31, 2021	March 31, 2020
Profit attributable to equity holders for basic earnings	3,784.80	3,130.40
Weighted average number of equity shares of Rs. 10 each outstanding during the period	10,589,824	10,589,824
Add: Equity shares to be issued upon the conversion of Compulsorily Convertible Debentures	1,771,354	1,876,414
Weighted average number of equity shares of Rs. 10 each outstanding during the period used in calculating basic and diluted EPS	12,361,178	12,466,238

26 Commitments and contingencies

a. Leases

Operating lease commitments – Company as lessor

The Operating leases on renting Investment Property entered into by the Company are usually for a period between 3 years to 15 years, which include both cancellable and non-cancellable leases. The lessee has the option to either renew the lease for a further period as may be decided upon by mutual consent or vacate the premises. During the tenure of the lease, the Operation and Maintenance charges are to be borne by the lessee for all the services and facilities provided by the Company.

Future minimum rentals receivable under non-cancellable operating leases are as follows:

	March 31, 2021	March 31, 2020
Within one year	3,435.32	8,027.88
After one year but not more than five years	2,445.12	5,814.90
More than five years	-	-
Total	5,880.45	13,842.78

b. Commitments

i) The estimated amount of contracts, net of advances remaining to be executed on capital account and not provided is Rs. 32,902.28 (March 31, 2020: Rs. 37,628.89).

c. Contingent liabilities

	March 31, 2021	March 31, 2020
Claims against the Company not acknowledged as debts		
Sales tax matters under dispute	577.14	577.14
Service tax matters under dispute including penalty to the extent demanded	2,162.91	2,162.91
Income tax matters under dispute including interest to the extent demanded *	2,518.11	2,518.11

* Pending final income tax assessment order, this does not include income tax dues relating AY 2017-18. The Company had received transfer pricing order dated January 26, 2021 and draft assessment order dated April 30, 2021 enhancing the taxable income by Rs. 66,580,701 primarily on account of transfer pricing adjustment under section 92CA of the Income Tax Act, 1961, with respect to interest expense on Non-Convertible Debentures (NCDs) issued to Ascendas Property Fund (FDI) Pte Limited and Ascendas Property Fund (FDI) Pte Ltd. The Company is yet to receive final income tax assessment order. The Company is confident that the matter, if contested, will be decided in its favour and has accordingly not provided for the same in the financial statements.

Other litigations

(a) The Company has pending litigations with few of its tenants for outstanding amount of Rs. 110.90 (March 31, 2020: Rs. 110.90) with respect to recovery of rental dues from them. The disputed amounts, if any in excess of security deposit has been fully provided by the Company as provision for bad and doubtful debts. Also, one of the tenant has filed a case against the Company demanding Rs. 500 (March 31, 2020: Rs. 500) as compensation for breach of several terms of general terms and conditions specified in the lease deed. The Company is contesting the same and is confident that the matter will be decided in its favour and has accordingly not provided for the same in the financial statements.

(b) In addition to the above, the Company had also received demand order for the period June 2007 to September 2012 for payment of service tax of Rs. 689.08 (including penalty of Rs. 287.58) [March 31, 2020: Rs. 689.08 (includes penalty of Rs. 287.58)] on security deposits. The Company is contesting the same and is confident that the matter will be decided in its favour and has accordingly not provided for the same in the financial statements.

(c) The Company had received income tax assessment order for the financial year 2007-08 wherein there is short grant of TDS credit amounting to Rs. 106.27 (March 31, 2020: Rs. 106.27) against which the Company has filed rectification petitions and is confident of its recovery.

(d) The Company had received income tax assessment order for the financial year 2009-10 demanding income tax including interest aggregating to Rs. 2.36 (March 31, 2020: Rs. 2.36) primarily on account of short grant of TDS credit against which the Company has filed rectification petitions and is confident that the matter will be decided in its favour.

27 Operating segment

The Company is principally engaged in the business of developing, operating and maintaining industrial and IT/ITES parks on SEZ and non-SEZ lands and incidental and associated activities. As such, the Company operates in a single business and geographic segment and hence disclosing information as per the requirements of Ind AS 108 "Operating segments" is not required. Further, no single major customer represents sales of more than 10%.

28 Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

a) Tax litigations

The Company is subject to periodic assessments by tax authorities on various direct and indirect tax matters arising during the normal course of business. These areas include disputes in respect of income tax, service tax and value-added tax. Judgement is required in assessing the tax issues and the potential exposures to determine whether, and how much, to provide in respect of tax disputes. At March 31, 2021, the Company has disclosed contingent liabilities arising from tax disputes as set out in Note 26 to the Ind AS financial statements.

b) Accounting for leases

In the process of applying the accounting policies, management has made judgement relating to determination of lease classification which has the most significant effect on the amounts recognised in the financial statements.

The Company has entered into commercial property leases on its investment properties. The Company has determined, based on an evaluation of the terms and conditions of the arrangements such as the lease term not constituting a substantial portion of the economic life of the commercial property, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the contracts as operating leases.

c) Deferred tax assets

Deferred tax asset, comprising of Minimum Alternative Tax ("MAT") credit is recognised to the extent that it is probable that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward and sufficient taxable profit will be available against which the MAT credit can be utilised. Significant management judgement is required to determine the amount of MAT credit that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

d) Useful lives of Investment Property and Property, Plant and Equipment - Refer note 2.2(f)

e) The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the future business operations of the Company and its consequential effects on the carrying amounts of investment property, investments in debentures including interest accrued, trade receivables, unbilled revenue and recoverable expenses. In developing the assumptions relating to the possible future uncertainties in the global and Indian economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information. The Company based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at March 31, 2021 will be recovered. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

29 Financial risk management objectives and policies

The Company's principal financial liabilities comprise of borrowings, security deposits, trade and other payables. The main purpose of these financial liabilities is to finance and support the entity's operating and investing activities. The Company's principal financial assets include loans given in the form of debentures, trade and other receivables, cash and cash equivalents, and other bank balances that derive directly from its operating and investing activities.

The Company is exposed to credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. The financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the entity's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

i. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and investing activities (short term bank deposits and loans/debentures). Credit appraisal is performed by the management before lease agreements are entered into with customers and loans given in the form of debentures. The risk in respect of customers is mitigated due to customers placing significant amount of security deposits for lease and fit-out rentals and in respect of debentures by obtaining necessary collateral security.

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2021 and March 31, 2020 are the carrying amounts as illustrated in Note 6A, 6B, 6C, 8, 9 and 10.

At the balance sheet date, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset in the balance sheet.

The ageing analysis of the trade receivables (gross of provisions) has been considered from the date invoice falls due and not impaired is as follows:

	March 31, 2021	March 31, 2020
Upto six months	101.03	423.69
More than six months	128.11	230.19
Total	229.14	653.87

The carrying amount of trade receivables determined to be impaired is as follows :

	March 31, 2021	March 31, 2020
Gross amount	48.55	188.95
Less: Provision for doubtful debts	(48.55)	(188.95)
Total	-	-

ii. Liquidity Risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments (including interest payments):

	Within 1 year	1 to 5 years	After 5 years	Total
As at March 31, 2021				
Borrowings*	-	7,000.00	79,258.37	86,258.37
Other financial liabilities **	12,109.73	15,271.81	-	27,381.55
Trade payables	1,869.98	-	-	1,869.98
Total	13,979.71	22,271.81	79,258.37	115,509.89
As at March 31, 2020				
Borrowings	-	7,000.00	45,313.68	52,313.68
Other financial liabilities **	12,633.50	8,822.15	-	21,455.65
Trade payables	2,603.63	-	-	2,603.63
Total	15,237.13	15,822.15	45,313.68	76,372.96

*Compulsorily Convertible Debentures of Rs. 38,380 (March 31, 2020: Rs. 38,380) are not considered since they are to be converted into equity shares and no cash outflow is expected.

**Value of security deposits has been considered on undiscounted basis i.e. Rs. 7,096.64 (March 31, 2020: Rs. 8,144.81) and value of interest accrued of Rs. 208.50 (March 31, 2020: Rs. 1,434.92) due to effective interest rate method has not been considered since no cash outflow is expected.

30 Related party disclosures

Nature of relationship	Name of the related party
Ultimate holding company	Ascendas India Trust (AIT)
Holding company	Ascendas Property Fund (India) Pte Limited
Enterprise exercising significant influence over the ultimate holding company	Ascendas Pte Ltd ("Investor")
Related parties with whom transactions have taken place during the year	CapitaLand Singapore (BP&C) Pte. Ltd. [previously known as Ascendas Land (Singapore) Pte Ltd]
Enterprise over which investor exercises control	Ascendas Gives Foundation
Enterprise over which investor exercises control	Ascendas Services (India) Private Limited
Enterprise over which investor exercises control	Ascendas Services Pte Ltd
Fellow subsidiary	Ascendas Property Fund (FDI) Pte Limited
Fellow subsidiary	Information Technology Park Limited
Fellow subsidiary	Ascendas IT Park (Chennai) Limited
Fellow subsidiary	Cyber Pearl Information Technology Park Pvt Ltd
Fellow subsidiary	Hyderabad Infratech Private Limited
Fellow subsidiary	AVANCE-ATLAS Infratech Private Limited
Fellow subsidiary	Deccan Real Ventures Private Limited
Fellow subsidiary	Phoenix IT Infrastructure India Private Limited [#]

- with effect from March 02, 2021

VITP Private Limited
CIN: U72200TG1997PTC026801
Notes to financial statements for the year ended March 31, 2021
(All amounts in Indian Rupees Lakhs, except share data and where otherwise stated)

Related party transactions		
Party	March 31, 2021	March 31, 2020
(i) Transactions during the year		
CapitaLand Singapore (BP&C) Pte. Ltd		
Receiving of services	-	0.89
Ascendas Services (India) Private Limited		
Sale of services	74.85	64.85
Receiving of services	1,319.36	1,644.05
Ascendas Services Pte Ltd		
Receiving of services	1.40	11.32
Ascendas Gives Foundation		
Investment in Trust Securities	-	0.05
Donation	46.64	
Ascendas Property Fund (FDI) Pte Limited		
Interest expenses	4,437.05	4,002.24
Loans taken	34,000.00	
Ascendas Property Fund (India) Pte Limited		
Loans taken	-	2,250.00
Interest expenses	4,581.01	4,347.89
Information Technology Park Limited		
Interest on inter corporate deposits	1,001.00	1,001.00
Ascendas IT Park (Chennai) Limited		
Interest on non convertible debentures	2,804.69	2,860.00
Reimbursement of expenses	9.83	
Cyber Pearl Information Technology Park Pvt Ltd		
Receiving of services	0.08	-
Reimbursement of expenses	3.16	-
Hyderabad Infratech Private Limited		
Reimbursement of expenses	0.08	-
AVANCE-ATLAS Infratech Private Limited		
Reimbursement of expenses	3.16	-
Deccan Real Ventures Private Limited		
Reimbursement of expenses	0.08	-
Phoenix IT Infrastructure India Private Limited		
Interest on non convertible debentures	48.69	-
(ii) Year-end balances		
Receivable/(payable)		
CapitaLand Singapore (BP&C) Pte. Ltd	(3.13)	(3.83)
Ascendas Services Pte Ltd	(13.10)	(17.39)
Ascendas Services (India) Private Limited	(199.51)	(368.35)
Ascendas Property Fund (FDI) Pte Limited	(69,302.45)	(33,394.01)
Ascendas Property Fund (India) Pte Limited	(46,716.64)	(43,553.76)
Ascendas Property Fund Trustee Pte Ltd	(0.13)	(0.13)
Information Technology Park Limited	(7,000.00)	(7,000.00)
Ascendas IT Park (Chennai) Limited	(20,011.70)	(20,000.00)
Phoenix IT Infrastructure India Private Limited	5,392.18	-
Cyber Pearl Information Technology Park Pvt Ltd	3.08	-
AVANCE-ATLAS Infratech Private Limited	3.08	-

31 Fair value measurements

The carrying value of financial instruments by categories is as follows:

	As at March 31, 2021			As at March 31, 2020		
	At Cost	Fair value through profit or loss	At Amortised Cost	At Cost	Fair value through profit or loss	At Amortised Cost
Financial assets						
Investments	-	-	41,080.15	-	-	38,380.15
Trade receivables	-	-	180.59	-	-	464.92
Cash and cash equivalents	-	-	8,747.73	-	-	3,856.30
Bank balances other than cash and cash equivalents	-	-	-	-	-	-
Loans	-	-	31,220.00	-	-	-
Other financial assets	-	-	11,512.40	-	-	7,679.38
Total	-	-	92,740.87	-	-	50,380.75
Financial liabilities						
Borrowings	-	-	124,638.37	-	-	90,693.68
Trade payables	-	-	1,869.98	-	-	2,603.63
Other financial liabilities	-	-	29,443.14	-	-	22,320.12
Total	-	-	155,951.49	-	-	115,617.43

32 Fair value hierarchy

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities.

	As at March 31, 2021				As at March 31, 2020			
	Carrying amount	Fair value			Carrying amount	Fair value		
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3
Financial assets								
<i>Measured at cost/ amortised cost</i>								
Investments	41,080.15	-	-	41,080.15	38,380.15	-	-	38,380.15
Trade receivables	180.59	-	-	180.59	464.92	-	-	464.92
Cash and cash equivalents	8,747.73	-	-	8,747.73	3,856.30	-	-	3,856.30
Bank balances other than cash and cash equivalents	-	-	-	-	-	-	-	-
Loans	31,220.00	-	-	31,220.00	-	-	-	-
Other financial assets	11,512.40	-	-	11,512.40	7,679.38	-	-	7,679.38
Total	92,740.87	-	-	92,740.87	50,380.75	-	-	50,380.75
Assets for which fair value are disclosed								
Investment properties	72,520.56	-	-	280,340.00	77,657.01	-	-	270,580.00
Total	72,520.56	-	-	280,340.00	77,657.01	-	-	270,580.00
Financial liabilities								
<i>Measured at amortised cost</i>								
Borrowings	124,638.37	-	-	124,638.37	90,693.68	-	-	90,693.68
Trade payables	1,869.98	-	-	1,869.98	2,603.63	-	-	2,603.63
Other financial liabilities	29,443.14	-	-	29,443.14	22,320.12	-	-	22,320.12
Total	155,951.49	-	-	155,951.49	115,617.43	-	-	115,617.43

Notes:

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

There have been no transfers between the levels during the period.

The carrying amounts of trade receivables, cash and cash equivalents, bank balances other than cash and cash equivalents, trade payables and other current financial liabilities are considered to be the same as their fair values, due to their short-term nature.

The fair values for investments, other non-current financial assets and other non-current financial liabilities, were calculated based on cash flows discounted using a current lending rate.
They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

The fair values of non-current borrowings are based on discounted cash flows using a current borrowing rate.
They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk.

For fair valuation methodology of investment property, refer note 4.

33 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and reserves and surplus attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The entity manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the entity may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The entity monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The entity's policy is to keep the gearing ratio minimal. The entity includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents and bank balances other than cash and cash equivalents, excluding discontinued operations.

	March 31, 2021	March 31, 2020
Interest-bearing loans and borrowings	124,638.37	90,693.68
Trade payables	1,869.98	2,603.63
Other payables	29,443.14	22,320.12
Less: Cash and cash equivalents	(8,747.73)	(3,856.30)
Less: Bank balances other than cash and cash equivalents	-	-
Net Debts	A	147,203.76
Equity	B	33,602.12
Total	C = A + B	184,590.68
Gearing ratio	A / C	80%
		77%

In order to achieve this overall objective, the entity's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2021 and March 31, 2020.

34 Company Information

The holding company of VITP is Ascendas Property Fund (India) Pte Limited which holds 99.99% of the equity shares in VITP and is based out of Singapore. The next senior and the ultimate holding company of VITP is Ascendas India Trust which is listed and based out of Singapore.

35 Pursuant to share purchase agreement dated December 23, 2014 (as amended), amongst VITP, FDPL and the shareholders of FDPL, VITP had acquired all the shares of FDPL for a consideration of Rs. 25,327.69 during the year ended March 31, 2017 and had agreed to pay additionally deferred consideration on fulfilment of certain conditions mentioned in the aforesaid agreement. Management based on its internal assessment had estimated and provided for the deferred consideration amounting to Rs. 2,899.01 during the year ended March 31, 2017. The cost to the Company i.e. Rs. 28,226.70 is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase and has not resulted in goodwill.

The management had reassessed the estimate in the previous year ended March 31, 2018 and had revised the estimate of deferred consideration payable to Rs. 1,146.74 out of which Rs. 776.59 has been paid till March 31, 2020 and the balance was payable on the fulfilment of certain conditions mentioned in the aforesaid agreement. During the year ended March 31, 2018, decrease in the deferred consideration of Rs. 1,752.27 due to revised estimate had been credited to the value of the investment property including depreciation provided on the same. Contractual period for fulfilment of conditions has expired in the current year and consequently deferred consideration of Rs. 370.15 is no longer payable. Hence the same has been credited to the value of the investment property including depreciation provided on the same.

36 Details of dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED Act, 2006')

	March 31, 2021	March 31, 2020
<i>The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year</i>		
Principal amount due to micro and small enterprises	46.34	134.15
Interest due on above	-	-
The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
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 the MSMED Act 2006.	1.43	8.86
<i>The amount of interest accrued and remaining unpaid at the end of each accounting year</i>		
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 of the MSMED Act 2006.	10.29	8.86

37 Standards issued but not yet effective

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from April 1, 2021.

The accompanying notes form an integral part of the financial statements

As per our report of even date

For S.R. BATLIBOI & ASSOCIATES LLP
ICAI Firm Registration No.: 101049W / E300004
Chartered Accountants

ADARSH RANKA
Digitally signed by
ADARSH RANKA
Date: 2021.06.18
15:46:31 +05'30'

per Adarsh Ranka
Partner

Membership No.: 209567
Date: June 18, 2021

For and on behalf of the Board of Directors of
VITP Private Limited

VINAMRA SRIVASTAVA
Digitally signed by
VINAMRA SRIVASTAVA
Date: 2021.06.18 14:44:41
+05'30'

Vinamra Srivastava
Director
DIN : 08080431
Date: June 18, 2021

SANJEEV DASGUPTA
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SANJEEV DASGUPTA
Date: 2021.06.18
13:36:56 +05'30'

Sanjeev Dasgupta
Director
DIN: 00090701
Date: June 18, 2021

kotilingam koppu
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kotilingam koppu
Date: 2021.06.18
13:05:35 +05'30'

Kotilingam Koppu
Company Secretary
(A-17903)
Date: June 18, 2021

ATTENDANCE SLIP

CIN : U72200TG1997PTC026801
Name of the Company : VITP Private Limited
Registered Office : The V, Admin Block, Mariner, Plot #17, Software Units
Layout, Madhapur, Hyderabad – 500081.

Members attending the Meeting in person or by proxy are requested to complete the Attendance slip and hand it over at the entrance of the meeting room.

Folio No.	
No. of Shares	

Name and Address of the Shareholder

I hereby record my presence at the 24th Annual General Meeting of the company held on Friday, 24 September 2021 at 02:30 p.m. IST at The V, Admin Block, Mariner, Plot #17, Software Units Layout, Madhapur, Hyderabad – 500081.

Signature of Shareholder/ Proxy

PROXY FORM

CIN : U72200TG1997PTC026801
Name of the Company : VITP Private Limited
Registered Office : The V, Admin Block, Mariner, Plot #17, Software Units
 Layout, Madhapur, Hyderabad – 500081.

Name of the Member(s) :
 Registered Address :
 Email-id :
 Folio No. :

I / We, being the member(s) of _____ shares/debentures of the above-mentioned company, hereby appoint:

1. Name: _____
 Address: _____
 E-mail Id: _____
 Signature: _____, or failing him/her

2. Name: _____
 Address: _____
 E-mail Id: _____
 Signature: _____, or failing him/her

3. Name: _____
 Address: _____
 E-mail Id: _____
 Signature: _____

as my / our proxy to attend and vote (on a poll) for me / us and on my / our behalf for or against any resolution at the 24th Annual General Meeting of the Company, to be held on 24 September 2021 at 02:30 p.m. IST at The V, Admin Block, Mariner, Plot #17, Software Units Layout, Madhapur, Hyderabad – 500081:

Ordinary Business:

Item No. 1 – Adoption of Audited Financial Statements for the financial year ended 31 March 2021 the Auditors' Report and Directors Report.

Item No. 2 – Ratification of the appointment of Statutory Auditors.

Signed this ___ day of ____, 2021

Signature of Shareholder :

Signature of Proxy Holder(s) :



Route Map

