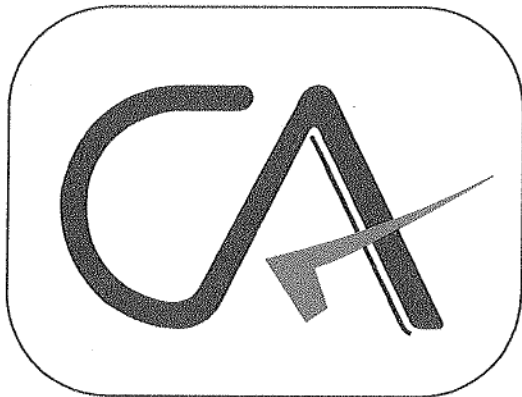


MERLIN PROJECTS LIMITED

---

AUDIT REPORT  
&  
STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2024



**Auditor:**

**B. JAIN & CO.**

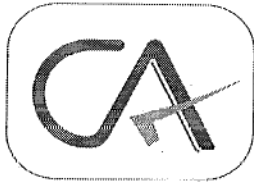
Chartered Accountants

2, Ashutosh Mukherjee Road,

4<sup>th</sup> Floor, Kolkata – 700 020

Ph Nos.: 9831119996

E - Mail: [info@bjaingroup.com](mailto:info@bjaingroup.com)



**B. Jain & Co.**  
**Chartered Accountants**

**INDEPENDENT AUDITOR'S REPORT**

**TO THE MEMBERS OF MERLIN PROJECTS LIMITED,  
Report on the Standalone Ind AS Financial Statements**

**Opinion**

We have audited the accompanying standalone IND AS financial statements of **MERLIN PROJECTS LIMITED**, ("the Company"), which comprise the Balance sheet as at March 31 2024, the Statement of Profit and Loss including the statement of Other Comprehensive Income, statement of Cash Flows and the Statement of Changes in Equity for the year then ended and notes to the financial statements including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone IND AS financial statements give the information required by 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, 2024, its profit, total comprehensive income, the changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the *Annual Report*, but does not include the standalone financial statements and our auditor's report thereon.

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

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



**2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020**  
**e-mail: info@bjaingroup.com, Ph.: 9831119996**



## B. Jain & Co. Chartered Accountants

### Responsibility of Management and Those Charged with Governance for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone IND AS Financial Statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone 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 standalone 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 standalone Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Standalone 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 standalone 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:

- a. 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.
- b. Obtain an understanding of internal financial controls 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 system in place and the operating effectiveness of such controls.



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata – 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996



## B. Jain & Co. Chartered Accountants

- c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. 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 IND AS 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.
- e. 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.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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.

### Report on Other Legal and Regulatory Requirements

1. As required by 'the Companies (Auditor's Report) Order, 2020', issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "A" statement on the matters specified in the paragraph 3 and 4 of the order, to the extent applicable.
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 my 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.



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996

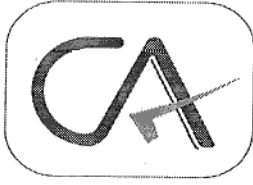


## B. Jain & Co. Chartered Accountants

- (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone IND AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- (e) On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate report in 'Annexure B'
- (g) In our opinion the managerial remuneration for the year ended March 31, 2024 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 of the Act, where applicable.
- (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, in our opinion and to the best of my information and according to the explanations given to me:
- i. The Ind As financial statements disclose the impact of pending litigation on the financial position of the Company in accordance with the generally accepted accounting practice- Refer Note no. 34 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.
  - iv.
    - (a) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
    - (b) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly,



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996



## B. Jain & Co. Chartered Accountants

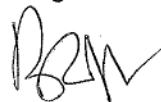
lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

- (c) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.
- v. The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.
- vi. The reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable from 01 April 2023. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account, which have a feature of recording of audit trail (edit log) facility and the same has operated throughout the year for all transactions recorded in respective software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with

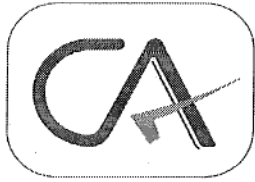
Place: Kolkata  
Date: 3<sup>rd</sup> September, 2024



For B JAIN & CO.  
Chartered Accountants  
Firm Reg. No. 307100E

  
CA B C JAIN  
Partner  
Membership No. 012181

UDIN: 24012181BKEGNG2732



**B. Jain & Co.**  
**Chartered Accountants**

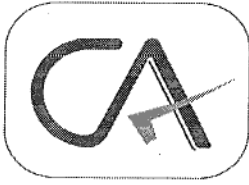
**ANNEXURE A TO THE AUDITORS' REPORT**

The annexure referred to in our Independent Auditors' Report to the member of the Company on the financial statement of the year ended 31<sup>st</sup> March 2024, we report that:

- I. In respect of its Property, Plant & Equipment & Intangible Assets:
  - a. A. The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.  
B. The Company has maintained proper records showing full particulars of its intangible assets.
  - b. As explained to us, the Company has a regular programme of physical verification of its Property, Plant and Equipment. These are verified by the management in a phased manner. In our opinion the periodicity of physical verification is reasonable, having regard to the size of the Company and nature of its assets. As informed to us no material discrepancies were noticed on such physical verification.
  - c. The title deeds of immovable property are held in the name of the company except for *Land at Chennai shown at ₹ 530.00 Lakh (Gross) under Investment Property [Refer Note 48 (x) to the Standalone financial statements]*
  - d. The company has not revalued any of its Property, Plant and Equipment during the year.
  - e. As per information and explanation given to us no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- II. In respect of Inventories:
  - (a) Physical verification has been conducted by the management at reasonable intervals in respect of goods. The procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.
  - (b) The company has not been sanctioned working capital limits at any point of time against current assets in excess of Rs. 5 crores in aggregate from banks during the Year.
- III. In respect of any loan granted:
  - (a) According to the information and explanation given to us and the records produced to us for our verification, the company has not provided any fresh guarantees and security but has granted loans to companies, firms, Limited Liability Partnerships or any other parties and the same is disclosed in the table below. Further, the company has not given any advance in the nature of loans to any Parties during the year.



**2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020**  
**e-mail: info@bjaingroup.com, Ph.: 9831119996**



## B. Jain & Co. Chartered Accountants

Particulars	Loans (₹ in Lakh)
<b>Aggregate amount granted/ provided during the year</b>	
-Subsidiaries (including step down subsidiaries)	-
- Joint Ventures	-
- Associate	3,900.00
- Others	19404.32
<b>Total Balance outstanding as at balance sheet date in respect of above cases</b>	
- Subsidiaries (including step down subsidiaries)	-
- Joint Ventures	-
- Associate	4,982.35
- Others	11,155.61

- (b) The investments made, guarantees provided and the terms and conditions of the grant of all the above-mentioned loans provided during the year are, in our opinion, prima facie, not prejudicial to the Company's interest.
- (c) According to the information and explanations given to us and based on the audit procedures performed by us, there is no stipulation of schedule of repayment of principal and payment of interest on loans granted by the company. We are, therefore, unable to make specific comment on the regularity of repayment of principal & payment of interest.
- (d) According to the information and explanations given to us and based on the audit procedures performed by us, there is no amount overdue for more than 90 days in respect of loans and advances in the nature of loans granted by the company.
- (e) According to the information and explanations given to us and based on the audit procedures performed by us, no loans or advances in the nature of loan granted, which has fallen due during the year, have been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties
- (f) According to the information and explanations given to us and based on the audit procedures performed by us, the aggregate amount of loans or advances in the nature of loans as on the balance sheet date is Rs. 16137.95 Lacs including loans granted to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013) without specifying any terms or period of repayment as per detail below.



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata – 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996





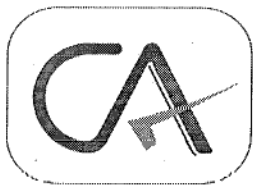
## B. Jain & Co. Chartered Accountants

Type of Borrower	Amount of loan or advance in the nature of loan outstanding (₹ in Lakh)	Percentage to the total Loans and Advances in the nature of loans	Nature
Related Parties	5164.05	32.00%	repayable on demand
Other than Related parties	10973.91	68.00%	repayable on demand

- IV. According to the information and explanations given to us, the company has not provided during the year any loans, guarantees and securities, nor made any investments in contravention of provisions of Section 185 and 186 of the Companies Act, 2013.
- V. According to the information and explanations given to us, the Company has not accepted any deposits or amounts deemed to be deposits, in terms of the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under.
- VI. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013 and are of the opinion that, prima facie, the prescribed accounts and cost records have been maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- VII. In respect of Statutory Dues:
- a. According to information and explanation given to us, the Company is regular in depositing undisputed statutory dues including Goods and service tax, Income Tax, Service Tax and other material statutory dues applicable to it with the appropriate authorities. Further, as per the records of the Company, there were no undisputed amounts of arrears payable in respect of such statutory dues which have remained outstanding as at 31st March, 2024 for a period of more than six months from the date they became payable.
- b. According to information and explanation given to us, there were no disputed amounts of statutory dues in respect of Income Tax, Wealth Tax, Goods & Service Tax, Custom Duty and Cess.
- VIII. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- IX. (a) In our opinion and the according to the information and explanations given to us, the company has not defaulted in repayment of loans or borrowings to any financial institutions or banks during the year. The company has no outstanding debentures or dues to the government.



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata – 700 020  
e –mail:info@bjaingroup.com, Ph.: 9831119996



**B. Jain & Co.**  
**Chartered Accountants**

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained

(d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds have been raised on short-term basis have been used for long term purposes by the Company. Accordingly, clause 3(ix)(d) of the Order is not applicable.

(e) On an overall examination of the standalone financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint venture entity.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, associates or joint venture entity. Accordingly, the requirement to report on clause ix (f) of the Order is not applicable to the Company.

X. (a) According to the information and explanation given us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments). Accordingly, paragraph 3(IX) (a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit. Accordingly, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company

XI. (a) According to the information and explanations given to us no fraud by the Company or on the Company has been noticed or reported during the course of our audit.

(b) During the year, no report under sub-section (12) of section 143 of the Act has been filed by us in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) The Company did not receive any whistle-blower complaints during the year.

XII. The Company is not a Nidhi Company. Hence the criteria of meeting Net owned funds and maintaining of Liquid Assets is not applicable for the Company

XIII. According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 188 and 177 of the Companies Act, 2013 where applicable and details of such transaction have been disclosed in the financial statements as required by the applicable accounting standards.



**2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020**  
**e-mail: info@bjaingroup.com, Ph.: 9831119996**

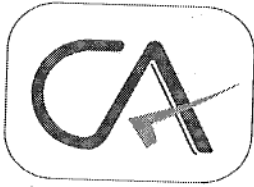


## B. Jain & Co. Chartered Accountants

- XIV. (a) The Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- XV. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not entered into any Non cash transactions with the directors or persons connected with them.
- XVI. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934, are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- XVII. The Company has not incurred cash losses in the current year and preceding financial year.
- XVIII. There has been no resignation of the statutory auditors during the year and accordingly, requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- XIX. On the basis of the financial ratios disclosed in note 47 to the Standalone Financial Statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Standalone Financial Statements, our knowledge of the Board of Directors' and management's plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



**2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020**  
**e-mail: info@bjaingroup.com, Ph.: 9831119996**



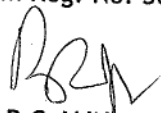
**B. Jain & Co.**  
**Chartered Accountants**

- XX. (a) There are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act.
- (b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of the Act.

Place: Kolkata  
Date: 3<sup>rd</sup> September, 2024



For B JAIN & CO.  
Chartered Accountants  
Firm Reg. No. 307100E

  
CA B C JAIN  
Partner  
Membership No. 012181

UDIN: 240121810KRGNG2732



# B. Jain & Co.

## Chartered Accountants

### ANNEXURE B TO THE AUDITORS' REPORT

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 over financial reporting of MERLIN PROJECTS LIMITED ('the Company') as of 31st March, 2024 in conjunction with our audit of the 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

#### Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the



2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata - 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996



# B. Jain & Co.

## Chartered Accountants

maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2024, 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.

Place: Kolkata  
Date: 3<sup>rd</sup> September, 2024



For B JAIN & CO.  
Chartered Accountants  
Firm Reg. No. 307100E

CA B C JAIN  
Partner  
Membership No. 012181

UDIN: 24012181BKEGNG2732

2, Ashutosh Mukherjee Road, 4<sup>th</sup> Floor, Kolkata – 700 020  
e-mail: info@bjaingroup.com, Ph.: 9831119996

**MERLIN PROJECTS LIMITED**  
**CIN: U70109WB1984PLC038040**  
**BALANCE SHEET AS ON 31ST MARCH 2024**

	Notes	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>ASSETS</b>			
<b>I. Non-Current Assets</b>			
a) Property, Plant and Equipment	4	623.69	689.42
b) Capital work-in-progress	4	-	-
c) Investment Property	4	1,192.46	3,404.34
d) Intangible Asset	4	10.53	7.72
e) Financial Assets			
i) Investments	5	886.77	750.17
ii) Other Financial Assets	6	14,868.13	11,926.33
f) Deferred Tax Assets (Net)	7	-	23.11
		<u>17,581.57</u>	<u>16,801.08</u>
<b>II. Current Assets</b>			
a) Inventories	8	1,11,754.87	79,435.33
b) Financial Assets			
i) Trade Receivables	9	804.79	384.90
ii) Cash and Cash Equivalents	10	1,860.29	1,354.61
iii) Loans	11	16,137.95	8,990.91
iv) Other Financial Assets	12	12,055.27	9,893.52
c) Current Tax Assets (Net)	13	834.23	753.19
d) Other Current Assets	14	32,796.10	27,591.96
		<u>1,76,243.50</u>	<u>1,28,404.42</u>
<b>TOTAL ASSETS</b>		<u><b>1,93,825.07</b></u>	<u><b>1,45,205.51</b></u>
<b>EQUITY AND LIABILITIES</b>			
<b>III. Equity</b>			
a) Equity Share Capital	15	763.33	763.33
b) Other Equity	16	49,389.87	45,079.21
		<u>50,153.20</u>	<u>45,842.54</u>
<b>IV. Non-Current Liabilities</b>			
a) Financial Liabilities			
i) Borrowings	17	7,377.49	9,735.57
ii) Other Financial Liabilities	18	7,429.24	5,952.58
b) Provisions	19	178.50	78.81
c) Deferred tax liabilities (Net)	7	11.84	-
c) Other Non Current Liabilities	20	2.68	2.88
		<u>14,999.75</u>	<u>15,769.84</u>
<b>V. Current Liabilities</b>			
a) Financial Liabilities			
i) Borrowings	21	6,062.04	2,241.14
ii) Trade Payables	22	5,299.28	3,729.73
iii) Other Financial Liabilities	23	1,136.08	1,935.46
b) Other Current Liabilities	24	1,16,113.85	75,587.11
c) Provisions	25	60.87	99.69
		<u>1,28,672.12</u>	<u>83,593.13</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><b>1,93,825.07</b></u>	<u><b>1,45,205.51</b></u>
Significant Accounting Policies	3		
See Accompanying Notes to Financial Statements	4-48		

As per our Report attached of even date

For B Jain & Co.  
Chartered Accountants  
Firm Regn. No.307100E

CA B C Jain  
(Partner)  
Membership No. 012181

Place: Kolkata

Date: 03.09.2024



For and on behalf of the Board of Directors

*Sushil Kumar Mohta*  
SUSHIL KUMAR MOHTA  
(Managing Director) (DIN - 00627506)

*Dilip Kumar Choudhary*  
DILIP KUMAR CHOUDHARY  
(Director) (DIN - 00605511)

*Rajib Kumar Das*  
RAJIB KUMAR DAS  
(Company Secretary) (M.No. FCS9003)

**MERLIN PROJECTS LIMITED**  
**CIN: U70109WB1984PLC038040**  
**STATEMENT OF PROFIT AND LOSS AS ON 31ST MARCH, 2024**

	Notes	For the year ended March 31, 2024 ₹ (Lakhs)	For the year ended March 31, 2023 ₹ (Lakhs)
<b>I. INCOME</b>			
Revenue from Operations	26	31,554.22	19,032.13
Other Income	27	3,767.74	3,961.16
<b>Total Income</b>		<b>35,321.96</b>	<b>22,993.29</b>
<b>II. EXPENSES</b>			
Cost of Project Development Expenditure	28	58,154.78	40,251.83
Changes in Inventories of Unsold Spaces and Work-in-Progress	29	(32,319.55)	(25,413.07)
Employee Benefits Expense	30	1,674.15	1,390.61
Finance Costs	31	1,031.49	782.93
Depreciation and Amortization Expense	4	134.21	154.17
Other Expenses	32	1,138.70	761.10
<b>Total Expenses</b>		<b>29,813.78</b>	<b>17,927.57</b>
<b>III. Profit before Tax</b>		<b>5,508.18</b>	<b>5,065.72</b>
<b>IV. Tax Expenses</b>			
Current Tax		1,287.66	1,228.07
Income Tax for Earlier Year		(3.52)	12.41
Deferred Tax		1.09	(43.24)
<b>Total Tax Expenses</b>		<b>1,285.23</b>	<b>1,197.24</b>
<b>V. Profit for the period after tax</b>		<b>4,222.95</b>	<b>3,868.49</b>
<b>VI. Other Comprehensive Income / (Loss)</b>			
A. (i) Items that will not be reclassified subsequently to Profit and Loss			
(a) Remeasurement Gains/(Losses) on Post Employment Defined Benefit Plans		(12.59)	(60.20)
(b) Equity Instrument through Other Comprehensive Income		134.15	87.97
(ii) Tax on Items that will not be reclassified subsequently to Profit and Loss		(33.86)	(38.03)
<b>VII. Total Comprehensive Income for the period</b>		<b>4,310.66</b>	<b>3,858.23</b>
<b>VIII Basic and Diluted Earnings per Equity Share of Face Value of Rs 10/- each</b>	35	<b>Rs. 55.32</b>	<b>Rs. 50.68</b>
Significant Accounting Policies	3		
See Accompanying Notes to Financial Statements	4-48		

As per our Report attached of even date

For B Jain & Co.

Chartered Accountants

Firm Regn. No.307100E

CA B C Jain

(Partner)

Membership No. 012181

Place: Kolkata

Date: 03.09.2024



For and on behalf of the Board of Directors

*Sushil Kumar Mohta*

SUSHIL KUMAR MOHTA

(Managing Director) (DIN - 00627506)

*Dilip Kumar Choudhary*

DILIP KUMAR CHOUDHARY

(Director) (DIN - 00605311)

*Rajib Kumar Das*

RAJIB KUMAR DAS

(Company Secretary) (M.No. FCS9003)



**MERLIN PROJECTS LIMITED**  
Statement of Cash Flows for the Year Ended March 31,2024

₹ (Lakhs)

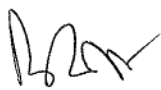
PARTICULARS	March 31,2024	March 31,2023
<b>A: CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Net Profit before Tax :	5,508.18	5,065.72
<b>Adjustment for:</b>		
Depreciation/ Amortisation	134.21	154.17
Finance Cost	1,031.49	782.93
Interest income	(2,943.51)	(3,082.59)
Profit on Fixed Assets Sold / Discarded (Net)	(700.55)	(596.98)
Dividend on Shares	(0.26)	(192.00)
Loss/(Profit) from Partnership Firm (Net)	61.47	(64.48)
<b>Operating Profit before Working Capital Changes</b>	<b>3,091.03</b>	<b>2,066.77</b>
<b>Adjustments for:</b>		
(Increase)/Decrease in Non-Current/Current Financial and Other Assets	(10,727.57)	2,170.29
(Increase)/Decrease in Inventories	(32,319.55)	(24,149.77)
Increase/(Decrease) in Non-Current/Current Financial and other Liabilities/Provisions	42,955.80	23,665.28
<b>Cash Generated from Operations</b>	<b>2,999.72</b>	<b>3,752.57</b>
Direct Taxes Paid	(1,365.18)	(1,303.55)
<b>Net Cash Flow from Operating Activities</b>	<b>1,634.54</b>	<b>2,449.02</b>
<b>B: CASH FLOW FROM INVESTING ACTIVITIES:</b>		
Purchase of Property, Plant & Equipment and Investment Property	(34.39)	(425.07)
Sale of Property, Plant & Equipment and Investment Property	2,875.53	700.00
Non Current Investment	(7,283.64)	(6,770.10)
Loss/(Profit) from Partnership Firm (Net)	(61.47)	64.48
Interest Received	2,943.51	3,082.59
Dividend Received	0.26	192.00
<b>Net Cash Flow from/(Used in) Investing Activities</b>	<b>(1,560.20)</b>	<b>(3,156.11)</b>
<b>C: CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Proceeds from Borrowings	1,462.83	1,778.12
Interest Paid	(1,031.49)	(782.93)
Dividend Paid	-	(190.83)
<b>Net Cash Flow From/(Used in ) Financing Activities</b>	<b>431.34</b>	<b>804.35</b>
<b>D: Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<b>505.68</b>	<b>97.27</b>
<b>Cash and Cash Equivalents at the beginning of the period</b>	<b>1,354.61</b>	<b>1,257.34</b>
<b>Cash and Cash Equivalents at the end of the period</b>	<b>1,860.29</b>	<b>1,354.61</b>

Note: Previous year's figures have been rearranged and regrouped wherever necessary.

**Notes:**

- The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Accounting Standard- 3 on 'Cash Flow Statement' notified by the Companies (Accounting Standards) Rules, 2006.
- Cash and Cash Equivalents include cash and bank balances on current accounts [Refer Note No.18 to the
- Figures in brackets indicate cash outflows.
- Previous year's figures have been regrouped/rearranged, wherever considered necessary to conform to this year's classification.

As per our Report attached of even date  
For B Jain & Co.  
Chartered Accountants  
Firm Regn. No.307100E

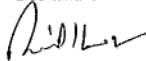
  
CA B C Jain  
(Partner)  
Membership No. 012181

Place: Kolkata

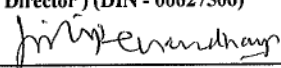
Date: 03.09.2024

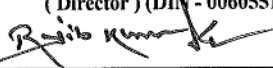


For and on behalf of the Board of Directors



SUSHIL KUMAR MOHTA  
(Managing Director) (DIN - 00627506)

  
DILIP KUMAR CHOUDHARY  
(Director) (DIN - 00605511)

  
RAJIB KUMAR DAS  
( Company Secretary )(M.No. FCS9003)

**MERLIN PROJECTS LIMITED**  
**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2024**

₹ (Lakhs)

**A. EQUITY SHARE CAPITAL**

Balance as at April 01, 2023	763.33
Changes in Equity Share Capital during the year 2023-24	-
Balance as at March 31, 2024	763.33

**B. OTHER EQUITY**

	Reserves and Surplus				Other Comprehensive Income	Total Other Equity
	Securities Premium	General Reserve	Amalgamation Reserve	Retained Earnings		
Balance as at April 01, 2022	2,642.09	2.00	328.19	38,192.17	247.36	41,411.81
Profit for the period	0.00	0.00	0.00	3,868.49	0.00	3,868.49
Other Comprehensive Income	0.00	0.00	0.00	-190.83	-10.25	-201.09
<b>Balance as at March 31, 2023</b>	<b>2,642.09</b>	<b>2.00</b>	<b>328.19</b>	<b>41,869.82</b>	<b>237.11</b>	<b>45,079.21</b>
Balance as at April 01, 2023	2,642.09	2.00	328.19	41,869.82	237.11	45,079.21
Profit for the period	0.00	0.00	0.00	4,222.95	0.00	4,222.95
Other Comprehensive Income	0.00	0.00	0.00	0.00	87.70	87.70
Dividend	0.00	0.00	0.00	0.00	0.00	0.00
<b>Balance as at March 31, 2024</b>	<b>2,642.09</b>	<b>2.00</b>	<b>328.19</b>	<b>46,092.78</b>	<b>324.82</b>	<b>49,389.87</b>

For B Jain & Co.

Chartered Accountants  
 Firm Regn. No.307100E

CA B C Jain  
 (Partner)

Membership No. 012181

Place: Kolkata

Date: 03.09.2024



For and on behalf of the Board of Directors

*Sushil Kumar Mohta*

SUSHIL KUMAR MOHTA  
 (Managing Director) (DIN - 00627506)

*Dilip Kumar Choudhary*

DILIP KUMAR CHOUDHARY  
 (Director) (DIN - 00605511)

*Rajib Kumar Das*

RAJIB KUMAR DAS  
 (Company Secretary) (M.No. FCS9003)

## MERLIN PROJECTS LIMITED

Notes to Financial Statements as at and for the year ended March 31, 2024

### 1. Company Overview

Merlin Projects Limited ("the Company") is an unlisted public limited company incorporated in India having its registered office situated at Merlin Oxford, 2nd floor 22, Prince Anwar Shah Road, Kolkata – 700 033. The Company is primarily engaged in the business of real estate development and other allied activities. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land to planning, execution, construction and marketing of projects. The Company is also engaged in earning "Rental Income" from Renting out Property and generate "Interest Income" from Surplus Funds.

### 2. Basis of Preparation of Financial Statements

#### I) Statement of Compliance

These standalone financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act 2013 ("Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented. The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair values as explained in relevant accounting policies.

The Company has adopted all the Ind AS and the adoption was carried out in accordance with Ind AS 101- First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with relevant Rules which was the previous GAAP.

The preparation of the Financial Statements required the Management to exercise judgements and to make estimates and assumptions. The Management has considered the possible effects, if any, that may result from the pandemic relating to COVID-19 on the carrying amounts of its assets. In developing the assumptions and estimates relating to the uncertainties as at the Balance Sheet date in relation to the recoverable amounts of these assets, the Management has considered the global economic conditions prevailing as at the date of approval of these financial statements and has used internal and external sources of information to the extent determined by it. The actual outcome of these assumptions and estimates may vary in future due to the impact of the pandemic.

#### II) Basis of Measurement

The Standalone financial statements have been prepared on historical cost convention on the accrual basis, except for the following items:

- (i) Certain financial assets and financial liabilities measured at fair value;
- (ii) Assets held for sale-measured at the lower of its carrying amount and fair value less costs to sell; and
- (iii) Employee's defined benefit plan as per actuarial valuation.

Fair value is the price that would be received on the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using another valuation technique. In determining the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

#### III) Use of Estimates and Judgments

The preparation of the Company's Standalone financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Estimates and underlying assumptions are reviewed on an ongoing basis. 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 application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these Standalone financial statements have been disclosed below. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. The changes in the estimates are reflected in the Standalone financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the Standalone financial statements.

#### IV) Critical Accounting Estimates and Key Sources of Estimation Uncertainty: Key Assumptions

##### (a) Useful Lives of Property, Plant and Equipment

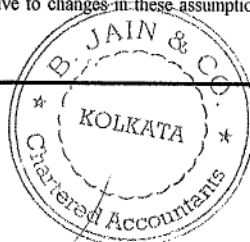
The Company uses its technical expertise along with historical and industry trends for determining the economic life of an asset/ component of an asset. The useful lives are reviewed by management periodically and revised, if appropriate. In case of a revision, the unamortized depreciable amount is charged over the remaining useful life of the assets. See note 3(II) and 4 for details.

##### (b) Fair Value Measurement of Financial Instruments

Financial assets and financial liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability. The transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit and loss are immediately recognized in the statement of profit and loss. See note 3(VII) and Note 46 for details.

##### (c) Defined Benefit Plan

The cost of the defined benefit plan includes gratuity and the present value of the gratuity obligation are determined using actuarial valuations using Projected unit method. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. See note 3(XII) and 43 for details.



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**(d) Recognition of Current Tax and Deferred Tax**

Current taxes are recognized at tax rates (and tax laws) enacted or substantively enacted by the reporting date and the amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used. See note 3(XV) and 34 for details.

**(e) Recognition and Measurement of Provisions and Contingencies**

The certain key assumptions about the likelihood and magnitude of an outflow of resources. Provision is towards known contractual obligation, litigation cases and pending assessments in respect of taxes, duties and other levies in respect of which management believes that there are present obligations and the settlement of such obligations are expected to result in outflow of resources, to the extent provided for. See note 3(IX) and 35 for details.

**3. Significant Accounting Policies**

**I) Revenue Recognition**

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as below:

**Ind AS 115 – Revenue from Contracts with Customers**

The Company has adopted Ind AS 115 "Revenue from contracts with Customers" and accordingly revenue from sale of real estate inventory property is recognised upon transfer of control of promised goods and services to customers at an amount to which the Company expects to be entitled following a five step model in accordance with Ind AS 115. Revenue is measured based on the consideration specified in a contract with a customer, as revised, and is reduced for discount, rebate and other allowances.

In case of real estate sales where agreement for sale is executed for under construction properties, revenue in respect of individual contracts is recognised when performance on the contract is considered to be completed. Moreover, the revenue share paid to landowner and co-developer has been shown in cost of development.

Dividend income is recognised when the Company's right to receive dividend is established. Interest income is recognized using the effective interest method. Effective Interest Rate is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability.

Share of profit/ loss from firms in which the Company is a partner is accounted for in the financial year ending on (or immediately before) the date of the balance sheet. All other income are recognized on accrual basis.

**II) Property, Plant & Equipment**

**Recognition and Initial measurement**

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

**Subsequent measurement (depreciation and useful lives)**

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation is provided on written down value method over the estimated useful lives of property, plant and equipment and are in line with the requirement of Part C of Schedule II of the Companies Act, 2013.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date are classified as 'Capital Advances' under other 'Non-Current Assets' Assets and the cost of assets not put to use before such date are disclosed under 'Capital Work in Progress'.

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

**De-recognition**

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



## MERLIN PROJECTS LIMITED

Notes to Financial Statements as at and for the year ended March 31, 2024

### III) Investment Properties

#### Recognition and Initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

#### Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation is provided on written down value method over the estimated useful lives of investment property and are in line with the requirement of Part C of Schedule II of the Companies Act, 2013.

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

#### De-recognition

Investment properties are de-recognized either when they have been disposed off 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 recognized in profit or loss in the period of de-recognition.

### IV) Intangible Assets

#### Recognition and Initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

#### Subsequent measurement (amortisation)

The cost of capitalised software is amortized over a period of 4 years from the date of its acquisition.

Intangible Assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an Intangible Asset with a finite useful life are reviewed at the end of each reporting period. The amortization expense on Intangible Assets with finite lives is recognized in the Statement of Profit & Loss. The Company amortizes intangible assets over their estimated useful lives using the straight line method.

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

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit & Loss when the asset is derecognized.

### V) Inventories

Inventories are valued at lower of cost or Net Realisable value, except for construction-work-in progress which is valued at cost.

Construction-work-in progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

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

### VI) Financial Instruments

#### Initial recognition and measurement

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



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**Subsequent measurement**

**i. Non derivative financial instruments**

**a) Financial assets carried at amortized cost**

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

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

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

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

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

**d) Financial liabilities**

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

**e) Investment in subsidiaries, associates and joint ventures**

Investments subsidiaries, associates and joint ventures are accounted for at cost in accordance with Ind AS 27 Separate Financial Statements, and Ind AS 28 Investments in Associates and Joint Ventures.

**f) Investment in other equity instruments**

Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers cumulative gain or loss within equity. Dividends on such investments are recognized in profit or loss unless dividend clearly represents a recovery of part of the cost of the investment.

**De-recognition of financial instruments**

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

**VII) Fair Value Measurement**

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized 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:

- i) Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ii) Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- iii) Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

**VIII) Impairment**

Impairment is recognized based on the following principles:

**Financial Assets**

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



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**Non-Financial Assets**

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount. The carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date, there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

**IX) Provisions, Contingent Assets and Contingent Liabilities**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets are neither recognized nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

**X) Foreign Currency Transactions & Translations**

**Functional and presentation currency**

The financial statements are presented in Indian Rupees (Rs) which is also the functional and presentation currency of the Company.

**Ind AS 21 – The Effect of Changes in Foreign Exchange Rates**

**Foreign Currency Translation:** Foreign currency transactions during the year are recorded in the reporting currency at the exchange rates prevailing on the date of the transaction.

**Conversion:** Foreign currencies denominated monetary items are translated into rupees at the closing rates of exchange prevailing at the date of the balance sheet. Non-monetary items, which are carried in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction.

**Exchange Differences:** Exchange differences arising, on the settlement of monetary items or reporting of monetary items at the end of the year at closing

**XI) Cash and Cash Equivalents**

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

**XII) Employee Benefits**

**Defined Contribution Plan**

The Company makes contributions towards provident fund and employees state insurance to the regulatory authorities to a defined contribution retirement benefit plan for qualifying employees, where the Company has no further obligations. Both the employees and the Company make monthly contributions for a specified percentage of the covered employee's salary.

**Defined Benefit Plan**

Gratuity is paid to employees under the Payment of Gratuity Act 1972 through funded scheme. The Company's liability is actuarially determined using the Projected Unit Credit method at the end of the year in accordance with the provision of Ind AS 19 - Employee Benefits.

The Company had incorporated a Trust named Merlin Projects Gratuity Fund Trust for the managed employees, gratuity fund with Life Insurance Corporation of India. The present value of obligation is determined based on actuarial valuation using the Project Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

**XIII) 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.



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**XIV) Leases**

Leases under which the company assumes substantially all the risks and rewards of ownership are classified as finance leases. When acquired, such assets are capitalized at fair value or present value of the minimum lease payments at the inception of the lease, whichever is lower. Lease payments under operating leases are recognized as an expense on a straight line basis in net profit in the Statement of Profit & Loss over the lease term.

**XV) Taxation**

Income tax expense is recognized in the Statement of Profit & Loss except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).

Minimum alternate tax ("MAT") credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the Financial Statements 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 tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. However, considering the reasonable uncertainty of reversal of timing difference management decided not to recognise deferred tax asset.

**XVI) Earnings per Share**

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

For the purpose of calculating diluted earnings per share, the net profit 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.

**XVII) Operating Segment**

Based on the synergies, risks and returns associated with business operations and in terms of Ind AS-108, the Company's operating operation comprises of only two primary segment viz. construction and rental income. The Company also believes that even geographically, the Company faces similar risk and returns and there is no separate segment that can be identified for the purpose of reporting under Ind AS 108 on "Segment Reporting".

**XVIII) Current and Non-current classification**

The Company presents assets and liabilities in the Balance Sheet based on current/non-current classification.

An asset is classified as current when it is:

- i) expected to be realised or intended to be sold or consumed in the normal operating cycle,
- ii) held primarily for the purpose of trading,
- iii) expected to be realised within twelve months after the reporting period, or
- iv) cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

A liability is classified as current when it is:

- i) it is expected to be settled in the normal operating cycle,
- ii) it is due to be settled within twelve months after the reporting period, or
- iii) there is no unconditional right to defer settlement of the liability for at least twelve months after the reporting period.

All other assets and liabilities are classified as non-current.

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





**MERLIN PROJECTS LIMITED**  
 Notes to Financial Statements as at and for the year ended March 31, 2024  
 4. Property, Plant & Equipment, Investment, Investment Property and Intangible Asset  
 (a) Property, Plant & Equipment (Current Year)

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2023	Addition	Deletion/ Adjustment	As at 31st March 2024	As at 1st April 2023	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2024	As at 31st March 2023
<b>Property, Plant &amp; Equipment :</b>										
a) Land	123.73	-	-	123.73	-	-	-	-	123.73	123.73
b) Building (At 26 PAS Road)	1.44	-	-	1.44	-	-	-	-	1.44	1.44
c) Building (At Prine)	161.05	-	-	161.05	41.68	-	5.81	-	115.55	119.56
d) Office (1st Floor)	170.15	-	-	170.15	7.63	-	7.91	-	15.54	154.61
e) Staff Canteen	1.97	-	-	1.97	0.58	-	0.07	-	1.32	1.62
f) Office & Godown	4.14	-	-	4.14	1.23	-	0.14	-	2.78	1.39
g) Plant & Machinery	242.56	-	-	242.56	164.13	-	17.15	-	181.29	78.43
h) Motor Cars	381.96	-	-	381.96	259.41	-	32.88	-	299.29	122.55
i) Electronic Installation	15.53	-	-	15.53	11.34	-	0.44	-	1.78	4.19
j) Computer	66.95	16.35	-	83.30	42.29	-	21.00	-	65.29	24.67
k) Furniture & Fixture	133.22	13.76	-	146.98	95.54	-	6.56	-	101.90	45.08
l) Air Conditioner	19.04	0.68	-	19.72	9.65	-	4.44	-	14.09	9.40
m) Roller	1.70	-	-	1.70	1.41	-	0.07	-	1.47	0.23
n) Office Equipment	3.05	0.16	-	3.22	2.21	-	0.39	-	2.60	0.84
<b>Total :</b>	<b>1,326.51</b>	<b>30.95</b>	<b>-</b>	<b>1,357.46</b>	<b>637.09</b>	<b>-</b>	<b>96.69</b>	<b>-</b>	<b>733.77</b>	<b>689.42</b>

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2023	Addition	Deletion/ Transfer	As at 31st March 2024	As at 1st April 2023	Deletion/ Transfer	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2024	As at 31st March 2023
<b>Capital work-in-progress (Current Year)</b>										
a) Building (At Merlin Oxford 1st Floor)	-	-	-	-	-	-	-	-	-	-
b) Aluminium Formwork	-	-	-	-	-	-	-	-	-	-
<b>Total :</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2023	Addition	Deletion/ Adjustment	As at 31st March 2024	As at 1st April 2023	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2024	As at 31st March 2023
<b>Ageing of Capital work-in-progress</b>										
<b>Capital work-in-progress</b>										
a) Building (At Merlin Oxford 1st Floor)	-	-	-	-	-	-	-	-	-	-
b) Aluminium Formwork	-	-	-	-	-	-	-	-	-	-
<b>Total :</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2023	Addition	Deletion/ Adjustment	As at 31st March 2024	As at 1st April 2023	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2024	As at 31st March 2023
<b>Investment Property (Current Year)</b>										
a) Building (At 18 ATM Road)	1,068.70	-	107.60	961.10	294.36	32.63	36.91	-	662.46	774.34
b) Land (Chennai)*	2,630.00	-	2,100.00	530.00	-	-	-	-	530.00	2,630.00
<b>Total :</b>	<b>3,698.70</b>	<b>-</b>	<b>2,207.60</b>	<b>1,491.10</b>	<b>294.36</b>	<b>32.63</b>	<b>36.91</b>	<b>-</b>	<b>1,192.46</b>	<b>3,404.34</b>

\* Pending Registration in the name of the Company. During the year the company had received back amount of ₹ 2100 Lakh on cancellation of deal.

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2023	Addition	Deletion/ Adjustment	As at 31st March 2024	As at 1st April 2023	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2024	As at 31st March 2023
<b>Intangible Asset (Current Year)</b>										
a) Computer Software	18.27	5.70	-	23.97	10.55	-	2.89	-	13.44	7.72
<b>Total :</b>	<b>18.27</b>	<b>5.70</b>	<b>-</b>	<b>23.97</b>	<b>10.55</b>	<b>-</b>	<b>2.89</b>	<b>-</b>	<b>13.44</b>	<b>7.72</b>



4. Property, Plant & Equipment, Investment Property and Intangible Asset

(a) Property, Plant & Equipment (Previous Year)

Particulars	GROSS BLOCK				DEPRECIATION / AMORTISATION			NET BLOCK		
	As at 1st April 2022	Addition	Deletion/ Adjustment	As at 31st March 2023	As at 1st April 2022	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2023	As at 31st March 2022
Property, Plant & Equipment:										
a) Land	123.73	-	-	123.73	-	-	-	-	123.73	123.73
b) Land At 26 PAS Road	1.44	-	-	1.44	-	-	-	-	1.44	1.44
c) Building (At Pune)	161.05	-	-	161.05	35.57	-	6.11	-	119.36	125.47
d) Office (1st Floor)	-	170.15	-	170.15	-	-	7.63	-	162.53	-
e) Staff Quarter	1.97	-	-	1.97	0.51	-	1.08	-	1.39	1.46
f) Plant & Godown	4.14	-	-	4.14	-	-	0.07	-	2.92	3.07
g) Motor Cars	242.56	-	-	242.56	142.16	-	0.15	-	100.40	100.40
h) Electronic Installation	309.69	72.27	-	381.96	225.67	-	21.97	-	164.13	78.43
i) Computer	15.53	-	-	15.53	10.80	-	33.74	-	259.41	122.55
j) Furniture & Fixture	32.82	34.13	-	66.95	17.96	-	0.54	-	4.19	4.73
k) Air Conditioner	129.70	3.51	-	133.22	88.01	-	24.32	-	37.68	14.86
l) Roller	1.70	-	-	1.70	1.94	-	7.53	-	9.40	17.11
m) Office Equipment	2.69	0.36	-	3.05	1.32	-	0.08	-	0.30	0.38
Total:	1,046.08	280.43	-	1,326.51	526.92	-	110.17	-	637.09	689.42

(b) Capital work-in-progress (Previous Year)

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2022	Addition	Deletion/ Transfer	As at 31st March 2023	As at 1st April 2022	Deduction/ Transfer	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2023	As at 31st March 2022
a) Building (At Morlin Oxford 1st Floor)	139.43	30.73	170.15	-	-	-	-	-	-	139.43
b) Aluminium Formwork	984.23	279.07	1,263.30	-	-	-	-	-	-	984.23
Total:	1,123.65	309.80	1,433.45	-	-	-	-	-	-	1,123.65

Assessing of Capital work-in-progress

Particulars	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	2-3 years	
a) Building (At Morlin Oxford 1st Floor)	30.73	83.47	-	114.20
b) Aluminium Formwork	279.07	984.23	-	1,263.30
Total:	309.80	1,067.70	-	1,377.50

(c) Investment Property (Previous Year)

Particulars	GROSS BLOCK				DEPRECIATION / AMORTISATION			NET BLOCK		
	As at 1st April 2022	Addition	Deletion/ Adjustment	As at 31st March 2023	As at 1st April 2022	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2023	As at 31st March 2022
a) Building (At 18 ATM Road)	1,209.06	-	140.36	1,068.70	288.17	37.35	43.54	-	774.34	970.89
b) Land (Chennai)*	2,630.00	-	-	2,630.00	-	-	-	-	2,630.00	2,630.00
Total:	3,839.06	-	140.36	3,698.70	288.17	37.35	43.54	-	3,404.34	3,550.89

\* Pending Registration in the name of the Company.

(d) Intangible Asset (Previous Year)

Particulars	GROSS BLOCK			DEPRECIATION / AMORTISATION			NET BLOCK			
	As at 1st April 2022	Addition	Deletion/ Adjustment	As at 31st March 2023	As at 1st April 2022	Deductions/ Adjustments	For the Year	Short/(Excess) Depreciation Provision for earlier years	As at 31st March 2023	As at 31st March 2022
Intangible Asset:										
a) Computer Software	13.27	5.00	-	18.27	9.92	-	0.63	-	10.55	3.35
Total:	13.27	5.00	-	18.27	9.92	-	0.63	-	10.55	3.35



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>5 Investments (Non-Current)</b>		
<b>Investment in Equity Instruments</b>		
<b>Quoted Shares</b>		
Investment Carried at Fair Value through Other Comprehensive Income		
Scintilla Commercial & Credit Ltd	3.85	3.85
43,900 (43,900) Shares of Rs. 10/- each fully paid up		
Bank of Baroda Ltd	0.20	0.17
75 (75) Shares of Rs. 2/- each fully paid up		
Sinclairs Hotel Ltd	4.02	-
3194 (Nil) Shares of Rs. 2/- each fully paid up		
Cera Sanitary Ltd*	6.78	-
100 (Nil) Shares of Rs. 5/- each fully paid up		
NHPC Ltd	0.03	-
35 (Nil) Shares of Rs. 10/- each fully paid up		
<b>In Subsidiary (Unquoted)</b>		
<b>Investments carried at Cost</b>		
Bengal Merlin Housing Limited	12.80	12.80
1,28,000 (1,28,000) Shares of Rs. 10/- each fully paid up		
<b>In Associates (Unquoted) carried at Cost</b>		
Moonabakkam Realty Private Ltd	113.85	113.85
1138500 (1138500) Shares of Rs. 10/- each fully paid up		
<b>Unquoted Shares</b>		
Investment Carried at Fair Value through Other Comprehensive Income		
Bengal Merlin Infrastructuro Limited	0.21	0.29
28,000 (28,000) Shares of Rs. 10/- each fully paid up		
Daga Damani Dovelopers Pvt Ltd	0.50	0.49
300 (300) Shares of Rs. 10/- each fully paid up		
Truo Value Maintenance Services Pvt Ltd	24.55	21.97
9,800 (9,800) Shares of Rs. 10/- each fully paid up		
Olympia Merlin Developers Pvt. Ltd	0.00	0.00
1,80,050 (1,80,050) Shares of Rs. 10/- each fully paid up		
South City Projects (Kolkata) Ltd	657.54	534.31
3,90,955 (3,90,955) Shares of Rs. 10/- each fully paid up		
<b>Investment in Partnership Firm (Refer Note: 40)</b>		
Investments carried at Cost	62.44	62.44
<b>Total</b>	<u>886.77</u>	<u>750.17</u>
(a) Aggregate amount of quoted investments and market value thereof;	14.88	4.02
(b) Aggregate amount of unquoted investments	871.89	746.15
* Cera Sanitary Ltd was in physical form and no value was considered earlier and after dematerialised in current year, necessary entries has been accounted for in current financial year.		
<b>6 Other Financial Assets (Non-Current)</b>		
<b>Financial Assets carried at Amortised Cost</b>		
<b>(Unsecured, Considered Good)</b>		
Fixed Deposits with Banks with original maturity of		
More than 12 months	1,480.14	700.34
Security Deposits	92.72	75.43
Partnership Firm (Fluctuating Capital)	13,295.27	11,150.56
<b>Total</b>	<u>14,868.13</u>	<u>11,926.33</u>



**MERLIN PROJECTS LIMITED**  
Notes to Financial Statements as at and for the year ended March 31, 2024

	As at March 31, 2024 ₹ (Lakhs)	As at March 31, 2023 ₹ (Lakhs)
<b>7 Deferred Tax Assets/ Liabilities (Net)</b>		
<b>Deferred Tax Asset</b>		
Timing difference in depreciable assets	49.87	62.39
Expenses allowable against taxable income in future years	60.24	51.98
<b>Deferred Tax Liability</b>		
Equity Instrument	(121.95)	(91.26)
<b>Deferred Tax Asset/ (Deferred Tax Liability)</b>	<u>(11.84)</u>	<u>23.11</u>
<b>Movement of Deferred Tax Assets/Liabilities Balances</b>		
	<b>Opening Balance</b>	<b>Recognised in SPL/OCI</b>
<b>2023-24</b>		
<b>Deferred Tax Assets/liabilities in relation to:</b>		
Equity Instrument	<u>(91.26)</u>	<u>(30.69)</u>
<b>Total Deferred Tax Liability</b>	<u>(91.26)</u>	<u>(30.69)</u>
Timing difference in depreciable assets	62.39	(12.52)
Expenses allowable against taxable income in future years	51.98	8.30
<b>Total Deferred Tax Asset</b>	<u>114.37</u>	<u>(4.26)</u>
<b>Deferred Tax Asset/(Liabilities) (Net)</b>	23.11	(34.95)
<b>2022-23</b>	<b>Opening Balance</b>	<b>Opening Balance</b>
<b>Deferred Tax Assets/liabilities in relation to:</b>		
Equity Instrument	<u>(70.76)</u>	<u>(20.50)</u>
<b>Total Deferred Tax Liability</b>	<u>(70.76)</u>	<u>(20.50)</u>
Timing difference in depreciable assets	65.70	(3.31)
Expenses allowable against taxable income in future years	22.95	29.03
<b>Total Deferred Tax Asset</b>	<u>88.65</u>	<u>25.72</u>
<b>Deferred Tax Asset (Net)</b>	17.89	5.22



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

	As at March 31, 2024 ₹ (Lakhs)	As at March 31, 2023 ₹ (Lakhs)
<b>8 Inventories</b>		
(Carried at Lower of Cost and Net Realisable Value)		
Work-in-Progress	1,08,194.97	76,594.03
Unsold Spaces	3,559.90	2,841.30
<b>Total</b>	<b>1,11,754.87</b>	<b>79,435.33</b>
Cost of Project Development Expenditure	58,154.78	40,251.83
Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	(32,319.55)	(25,413.07)

**9 Trade Receivables**

 Financial Assets carried at Amortised Cost  
(Unsecured, Considered Good)

Trade Receivables	804.79	384.90
<b>Total</b>	<b>804.79</b>	<b>384.90</b>

Note: 9(i) Trade Receivables Ageing:

Particulars	Outstanding for following periods from due date of payment for Financial Year 2023-24					Total
	< 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	739.83	0.02	59.07	0.00	5.79	804.79
(ii) Undisputed Trade Receivables – which have significant increase in credit risk						
(iii) Undisputed Trade Receivables – credit impaired						
(iv) Disputed Trade Receivables–considered good						
(v) Disputed Trade Receivables – which have significant increase in credit risk						
(vi) Disputed Trade Receivables – credit impaired						

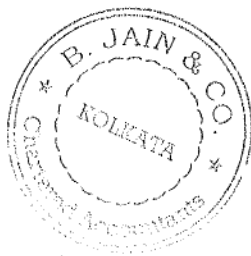
Particulars	Outstanding for following periods from due date of payment for Financial Year 2022-23					Total
	< 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	319.37	58.76	6.15	0.62	-	384.90
(ii) Undisputed Trade Receivables – which have significant increase in credit risk						
(iii) Undisputed Trade Receivables – credit impaired						
(iv) Disputed Trade Receivables–considered good						
(v) Disputed Trade Receivables – which have significant increase in credit risk						
(vi) Disputed Trade Receivables – credit impaired						

**10 Cash and Cash Equivalents**

Financial Assets carried at Amortised Cost

Balances with Banks in Current Accounts	1,831.05	1,325.21
Cash on Hand	18.24	18.40
Cash Seized by Income Tax Department*	11.00	11.00
<b>Total</b>	<b>1,860.29</b>	<b>1,354.61</b>

\* A search & seizure operation was conducted by the income tax department against the company on 11th September, 2008. A sum of ₹ 11.00 Lakh belonging to the company has been seized in such operation and is shown as cash with IT Department under the head current assets.

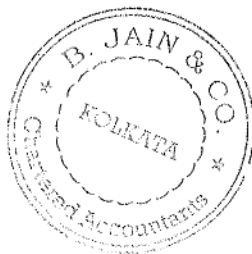


**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

	As at March 31, 2024 ₹ (Lakhs)	As at March 31, 2023 ₹ (Lakhs)
<b>11 Loans (Current)</b>		
<b>Financial Assets carried at Amortised Cost (Unsecured, Considered Good)</b>		
Loans:		
Related Party	5,164.05	1,246.13
Body Corporates	10,973.91	7,744.78
<b>Total</b>	<b>16,137.95</b>	<b>8,990.91</b>
<i>Additional Details as required under Schedule III</i>		
<b>(i) For March 31, 2024</b>		
a. Without specifying any terms or period of repayment	Nil	
b. Repayable on demand		
<b>Type of Borrower</b>	<b>Amount of loan or advance in the nature of loan outstanding</b>	<b>Percentage to the total Loans and Advances in the nature of loans</b>
Promoter	Nil	Nil
Directors	Nil	Nil
KMPs	Nil	Nil
Related Parties	5,164.05	32.00%
<b>(ii) For March 31, 2023</b>		
a. Without specifying any terms or period of repayment	Nil	
b. Repayable on demand		
<b>Type of Borrower</b>	<b>Amount of loan or advance in the nature of loan outstanding</b>	<b>Percentage to the total</b>
Promoter	Nil	Nil
Directors	Nil	Nil
KMPs	Nil	Nil
Related Parties	1,246.13	13.86%
<b>12 Other Financial Assets (Current)</b>		
<b>Financial Assets carried at Amortised Cost (Unsecured, Considered Good)</b>		
Security Deposit	12,055.27	9,893.52
<b>Total</b>	<b>12,055.27</b>	<b>9,893.52</b>
<b>13 Current Tax Assets (Net)</b>		
Income Tax Payment (Net of Provision)	834.23	753.19
	<b>834.23</b>	<b>753.19</b>
<b>14 Other Current Assets (Unsecured, Considered Good)</b>		
Advances against Development Property *	29,809.03	24,699.06
Advances to Employees	66.22	53.78
Balances with Statutory Authorities	265.07	499.18
Advances to Suppliers	2,495.50	2,318.38
Others	160.27	21.55
<b>Total</b>	<b>32,796.10</b>	<b>27,591.96</b>

\* "Advances against Development Property" includes advances (interest bearing) made to various persons covered under prospective Joint Development Agreements.



**MERLIN PROJECTS LIMITED**

CIN: U70109WB1984PLC038040

Notes to Financial Statements as at and for the year ended March 31,2024

	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>15 Equity Share Capital</b>		
a) Authorised:		
1,20,00,000 (31st March 2024- 120,00,000) Equity Shares of Rs 10/- each	1,200.00	1,200.00
	<u>1,200.00</u>	<u>1,200.00</u>
b) Issued, Subscribed and Paid-up Capital		
76,33,325 (31st March 2024- 76,33,325) Equity Shares of Rs 10/- each fully paid up	763.33	763.33
	<u>763.33</u>	<u>763.33</u>

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

Name of Shareholders	As at March 31,2024		As at March 31,2023	
	No. of shares	% Holding	No. of shares	% Holding
Sushil Kumar Mohta	28,58,610	37.45	28,58,610	37.45
Sushil Kumar Mohta & Sons (HUF)	6,63,145	8.69	6,63,145	8.69
Shiv Kishan Mohta & Sons (HUF)	6,89,401	9.03	6,89,401	9.03
Jupiter Mercantiles Private Limited	7,42,068	9.72	7,42,068	9.72

**d) Reconciliation of the shares outstanding is set out below:**

Particulars	March 31,2024		March 31,2023	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the period	76,33,325	763,33,250	76,33,325	763,33,250
Add : Shares Issued	-	-	-	-
Outstanding at the end of the period	<u>76,33,325</u>	<u>763,33,250</u>	<u>76,33,325</u>	<u>763,33,250</u>

**c) Details of Promoters holding in the Company**
**(i) For March 31,2024**

Name of Promoter	No. of shares	% Holding	Change during the year
Sushil Kumar Mohta	28,58,610	37.45	-
Saket Mohta	1,79,524	2.35	-
Sushil Kumar Mohta & Sons (HUF)	6,63,145	8.69	-
Secana Mohta	5,32,967	6.98	-
Shiv Kishan Mohta & Sons (HUF)	6,89,401	9.03	-

**(ii) For March 31,2023**

Name of Promoter	No. of shares	% Holding	Change during the year
Sushil Kumar Mohta	28,58,610	37.45	-
Saket Mohta	1,79,524	2.35	-
Sushil Kumar Mohta & Sons (HUF)	6,63,145	8.69	-
Secana Mohta	5,32,967	6.98	-
Shiv Kishan Mohta & Sons (HUF)	6,89,401	9.03	-

**f) Terms/rights attached to each class of shares**
**Equity Shares:**

The Company has only one class of equity shares having a par value of Rs.10/-. Each holder of equity share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to 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 any of the remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**16 Other Equity**

	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>A. Securities Premium</b>		
As per last Balance Sheet	2,642.09	2,642.09
Add: Addition during the period	-	-
Balance as at the end of the period	<u>2,642.09</u>	<u>2,642.09</u>
<b>B. General Reserve</b>		
As per last Balance Sheet	2.00	2.00
Add: Addition during the period	-	-
Balance as at the end of the period	<u>2.00</u>	<u>2.00</u>
<b>C. Amalgamation Reserve</b>		
As per last Balance Sheet	328.19	328.19
Add: Addition during the period	-	-
Balance as at the end of the period	<u>328.19</u>	<u>328.19</u>
<b>D. Surplus in the statement of profit and loss</b>		
As per last Balance Sheet	41,869.82	38,192.17
Add : Profit for the period	4,222.95	3,868.49
Less : Dividend paid	-	190.83
Balance as at the end of the period	<u>46,092.78</u>	<u>41,869.82</u>
<b>E. Other Comprehensive Income</b>		
As per last Balance Sheet	237.11	247.36
Add: Addition during the period	87.70	(10.25)
Balance as at the end of the period	<u>324.82</u>	<u>237.11</u>
	<u>49,389.87</u>	<u>45,079.21</u>

The description of the nature and purpose of each reserve within equity is as follows:

**Securities premium:** Securities premium reserve represents the premium received on issue of shares over and above the face value of equity shares and also pursuant to Schemes of amalgamation in earlier years.

**General Reserve:** This Reserve is created out of the profits of the Company and pursuant to Schemes of amalgamation in earlier years. This Reserve can be utilized in accordance with the provisions of the Companies Act, 2013.

**Amalgamation reserve:** The reserve was created pursuant to schemes of amalgamation in earlier years.

**Surplus in the statement of profit and loss:** This Reserve represents the cumulative profits/ (losses) of the Company and effects of remeasurement of defined benefit obligations. This Reserve can be utilized in accordance with the provisions of the Companies Act, 2013.

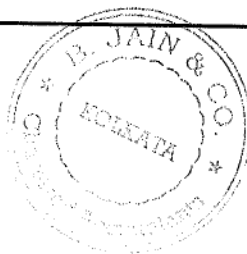
**Other Comprehensive Income:** This Reserve represents the cumulative gains (net of losses) arising on the revaluation of Equity Instruments measured at Fair Value through Other Comprehensive Income and effects of remeasurement of defined benefit obligations.



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>17 Borrowings (Non- Current)</b>		
<b>Financial Liabilities carried at Amortised Cost</b>		
<b>Secured</b>		
Term Loans from Banks		
Rupee Loan		
State Bank Of India	-	398.52
Kotak Mahindra Bank Ltd	1,197.73	2,162.22
Axis Bank Ltd	3,482.54	-
Cash Credit/Overdraft Facilities from Banks		
Kotak Mahindra Bank Ltd	792.05	400.91
Term Loans form Financial Institution		
Rupee Loan		
Tata Capital Housing Finance Ltd	22.99	3,917.21
LIC Housing Finance Ltd	-	1,998.02
Bajaj Finance Limited	1,828.57	800.00
Car Loan	53.60	58.70
<b>Total</b>	<b>7,377.49</b>	<b>9,735.57</b>
<b>Notes:</b>		
The Current maturities of Long Term Borrowings are shown under Other Financial Liabilities (Note No.21), as Current Maturities of long term debt.		
Refer Note 39 for disclosure w.r.t Security, Interest rates & repayment terms of the Loans.		
<b>18 Other Financial Liabilities (Non- Current)</b>		
<b>Financial Liabilities carried at Amortised Cost</b>		
Security Deposit	3,246.66	2,154.97
Partnership Firm (Fluctuating Capital)	4,182.58	3,797.61
	<b>7,429.24</b>	<b>5,952.58</b>
<b>19 Provisions (Non-Current)</b>		
Provisions for Employee Benefits		
Gratuity	178.50	78.81
<b>Total</b>	<b>178.50</b>	<b>78.81</b>
<b>20 Other Non Current Liabilities</b>		
Pre Received Rent	2.68	2.88
	<b>2.68</b>	<b>2.88</b>
<b>21 Borrowings (Current)</b>		
<b>Secured</b>		
Current Maturity of Term Loans		
Rupee Loans		
Kotak Mahindra Bank Ltd	308.05	165.28
State Bank Of India	320.18	500.00
Car Loans	11.43	16.91
<b>Unsecured</b>		
Loans Repayable on Demand		
Loans from Body Corporate	5,422.38	1,558.95
<b>Total</b>	<b>6,062.04</b>	<b>2,241.14</b>





**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

	As at March 31,2024 ₹ (Lakhs)	As at March 31,2023 ₹ (Lakhs)
<b>22 Trade Payables</b>		
<b>Financial Liabilities carried at Amortised Cost</b>		
Micro, Small and Medium Enterprises*	677.03	19.24
Others	4,622.25	3,710.49
<b>Total</b>	<b>5,299.28</b>	<b>3,729.73</b>
<i>Refer Note 22(i) for ageing and other details</i>		
<b>Notes :</b>		
Disclosure of payables to MSME vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Company. There are no overdue principal amounts/interest payable amounts for delayed payments to such vendors at the Balance Sheet date.		
<b>23 Other Financial Liabilities (Current)</b>		
<b>Financial Liabilities carried at Amortised Cost</b>		
Cheques Overdrawn	219.17	222.18
Provisions for Expenses	916.91	1,713.28
<b>Total</b>	<b>1,136.08</b>	<b>1,935.46</b>
<b>24 Other Current Liabilities</b>		
Advances against Bookings (Net)**#	1,15,962.45	75,550.65
Statutory Dues	22.75	17.90
Others Payables	128.65	18.56
<b>Total</b>	<b>1,16,113.85</b>	<b>75,587.11</b>
**# 1. Amount of Advances against Booking is shown after adjustment of amounts paid to land-owners under various joint development agreements. 2. Advance against booking of Merlin Oikyo includes amount transferrable to the joint developer on recognition of revenue after completion of the respective project at the end of the project.		
<b>25 Provisions (Current)</b>		
Provisions for Employee Benefits		
Gratuity	60.87	99.69
<b>Total</b>	<b>60.87</b>	<b>99.69</b>



**MERLIN PROJECTS LIMITED**

Note 22 (i)

₹ (Lakhs)

**(A) Trade Payables ageing schedule for Financial Year 2023-24**

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	677.03	-	-	-	677.03
(ii) Others	3,529.60	547.47	542.40	2.78	4,622.25
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

**Additional Details for micro, small and medium enterprises for Financial Year 2023-24**

Particulars	Principal	Interest
(a) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year;	677.03	Nil
(b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
(c) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	Nil	Nil
(d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
(e) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	Nil	Nil

**(B) Trade Payables ageing schedule for Financial Year 2022-23**

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	40.76	-	-	-	40.76
(ii) Others	3,056.43	627.89	0.79	3.86	3,688.97
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

**Additional Details for micro, small and medium enterprises for Financial Year 2022-23**

Particulars	Principal	Interest
(a) the principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year;	40.76	Nil
(b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
(c) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	Nil	Nil
(d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
(e) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	Nil	Nil



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

	For the year ended March 31,2024 ₹ (Lakhs)	For the year ended March 31,2023 ₹ (Lakhs)
<b>26 Revenue from Operations</b>		
Sale of Real Estate Units	30,614.58	17,885.61
Rent Received	598.77	675.33
Sale of Service	340.87	471.19
<b>Total</b>	<b>31,554.22</b>	<b>19,032.13</b>
<b>27 Other Income</b>		
Interest Income	2,943.51	3,082.59
Dividend on Shares of Non Current Investments	0.26	192.00
Other Non-Operating Income		
Profit/Loss From Partnership Firm/ LLP (Net)*	-	64.48
Profit on sale of Shares	27.28	-
Profit on sale of Investment Property	700.55	596.98
Insurance Claimed received	11.69	7.86
Miscellaneous Income	84.44	17.24
<b>Total</b>	<b>3,767.74</b>	<b>3,961.16</b>
* Includes Loss of from Partnership Firm/ LLP Share of (PY-13.16 Lakh )		
<b>28 Cost of Project Development Expenditure</b>		
Cost of Construction and Related Expenses*	58,154.78	40,251.83
	<b>58,154.78</b>	<b>40,251.83</b>
*Cost of construction and related expenses for the year include expenses incurred under the following heads:		
Construction Expenses (Including Payment to contractor)	38,208.73	26,719.11
Power & Fuel Expenses	313.89	376.59
Selling ,Marketing & Allied Cost	3,675.21	3,918.53
Salaries and Allowances	1,192.15	923.57
Land, Sanction & Other Allied Expenses	13,313.76	6,306.04
Security Charges	268.10	199.76
Administration Overhead	663.84	420.16
Finance Cost	519.08	357.76
Pre-Development Expenditure*	-	1,030.31
	<b>58,154.78</b>	<b>40,251.83</b>
*Expenditure incurred in earlier years transferred from Advances against Development Property		
<b>29 Changes in Inventories of Unsold Spaces and Work-in-Progress</b>		
<b>Opening Stock</b>		
Unsold Spaces	2,841.30	3,960.33
Work in Progress	76,594.03	50,061.93
	<b>79,435.33</b>	<b>54,022.26</b>
<b>Closing Stock</b>		
Unsold Spaces	3,559.90	2,841.30
Work in Progress	1,08,194.97	76,594.03
	<b>1,11,754.87</b>	<b>79,435.33</b>
	<b>(32,319.55)</b>	<b>(25,413.07)</b>
<b>30 Employee Benefits Expense</b>		
Salaries, Wages and Bonus	1,423.92	1,205.92
Contribution to Provident & other funds	45.45	42.25
Gratuity	61.09	47.64
Staff Welfare Expenses	143.69	94.80
<b>Total</b>	<b>1,674.15</b>	<b>1,390.61</b>



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

	For the year ended March 31,2024 ₹ (Lakhs)	For the year ended March 31,2023 ₹ (Lakhs)
<b>31 Finance Costs</b>		
Interest Expense	972.62	772.31
Other Borrowing Cost	58.87	10.62
<b>Total</b>	<b>1,031.49</b>	<b>782.93</b>
* Borrowing Cost capitalised during the year to construction work in progress amounts to Rs. 519.08 Lakh (PY-Rs.357.76 Lakh)		
<b>32 Other Expenses</b>		
Payments to the auditors		
As auditors	5.00	5.00
Advertisement & Business Promotion	292.72	223.85
Bank Charges	3.97	6.12
Brokerages	-	0.21
Corporate Social Responsibility	71.80	56.60
Electricity Charges	42.42	43.69
Insurance Expenses	1.28	3.24
Penalty & Interest On Statutory Dues	0.26	1.36
Rent	12.31	13.11
Profit/Loss From Partnership Firm/ LLP (Net)*	61.47	-
Legal & Consultancy Charges	165.21	88.08
Membership & Subscription	21.80	4.38
Motor Car Expenses	22.85	15.97
Office Maintenance	233.34	114.55
Printing, Stationary & Courier	29.84	57.68
Rates & Taxes	28.20	14.51
Corporation Tax (Homeland Mall) (including arrears)	29.98	33.58
Repairing Charges (Others)	9.34	2.07
Telephone Expenses	20.54	19.47
Travelling & Conveyance	66.89	41.94
Miscellaneous Expenses	19.47	15.68
<b>Total</b>	<b>1,138.70</b>	<b>761.10</b>
-		

\* Includes Profit from Partnership Firm/ LLP of ₹ 31.47 Lakh (PY- Nil )



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**33 Effective Tax Reconciliation**

The reconciliation of Estimated Income Tax to Income Tax Expense is as below :

Particulars	₹ (Lakhs)	₹ (Lakhs)
	March 31,2024	March 31,2023
<b>Income Tax Recognised in Statement of Profit &amp; Loss</b>		
Current Tax	1,287.66	1,228.07
Deferred Tax	1.09	(43.24)
<b>Total Income Tax Expense recognised in the current year</b>	<b>1,288.75</b>	<b>1,184.83</b>
Profit Before Tax	5,508.18	5,065.72
Applicable Tax Rate	25.17%	29.12%
Computed Tax Expense	1,386.30	1,475.14
Tax Effect of:		
Exempted Income	(15.38)	(18.78)
Standard Deduction of house property	(42.95)	(56.06)
Indexation benefit on Capital Gains	(69.26)	(96.15)
Expenses Disallowed	30.22	23.51
Lower Tax Impact on Capital Gains	(6.39)	(8.16)
Deduction u/s 80IB	-	(63.03)
Other Tax Differences	6.20	(71.64)
<b>Current Tax Provision (A)</b>	<b>1,288.75</b>	<b>1,184.83</b>
<b>Effective Tax Rate</b>	<b>23.40%</b>	<b>23.39%</b>

**34 Contingencies and Commitments**

**I) Contingent Liabilities**

Claims against the company/disputed liabilities not acknowledged as Debts

Particulars	March 31,2024	March 31,2023
Income Tax	-	276.38
<b>Total</b>	<b>-</b>	<b>276.38</b>

**II) Guarantees given**

Particulars	March 31,2024	March 31,2023
Guarantees given by the Company not acknowledged as debt**#	53,970.00	45,075.00
<b>Total</b>	<b>53,970.00</b>	<b>45,075.00</b>

\*#The Company has given corporate guarantee for MERLIN ACROPOLIS PROJECTS PRIVATE LIMITED to Punjab National Bank amounting to Rs. 33,895 Lakh (26,100 Lakh) which is restricted to undivided proportionate leasehold interest in the land (closing stock held in the name of Merlin projects Ltd ) situated at 1858/1, Rajdanga Main Road, P.S.-Kasba, Kolkata-700107, attributable to the 3 (three) Basements, Ground floor and Four upper floor (Acropolis Mall)

\*#The Company has given corporate guarantee for MEENAMBAKKAM REALTY PRIVATE LIMITED to HDFC Bank Ltd amounting to Rs. 20,075 Lakh (P.Y. 18,975 Lakh) which is restricted to all the constructed area in the basement, ground floor and First Floor measuring about 41071 sq. ft. with proportionate undivided share in the land, constructed area alongside undivided share in land along with open terrace measuring about 7656 sq. ft. and open land for car parking measuring about 25687 sq. ft. lying and situated at premises no. 26, Prince Anwar Shah Road, Kolkata - 700033, P.S. Charu Market within the limits of Kolkata Municipal Corporation in the District 24 Parganas (South).

**35 Earnings per share**

Particulars	March 31,2024	March 31,2023
Profit as per Statement of Profit and Loss	4,222.95	3,868.49
Weighted average number of equity shares	76,33,325	76,33,325
Nominal value per equity share (Rs)	10	10
<b>Earnings per share – Basic and Diluted (Rs)</b>	<b>55.32</b>	<b>50.68</b>



**36 Information regarding income and expenditure of Investment property**

Particulars	March 31, 2024	March 31, 2023
Income derived from investment property	1,227.96	972.27
Less: Cost & Direct operating expenses (including repairs and maintenance) generating income from investment property	103.02	103.51
Profit arising from investment property before depreciation and indirect expenses	1,124.95	868.76
Less: Depreciation	36.91	43.54
<b>Profit arising from investment properties before indirect expenses</b>	<b>1,088.04</b>	<b>825.23</b>

**37 Reconciliation of fair value of Investment property:**

Particulars	March 31, 2024	March 31, 2023
Fair value of opening balance of Investment property	7,657.72	8,357.72
Fair value adjustment on opening balance of Investment property	-	-
Fair value of transfer in/(out)	(775.53)	(700.00)
<b>Fair value of closing balance of Investment property</b>	<b>6,882.20</b>	<b>7,657.72</b>

**38 Corporate Social Responsibility**

Particulars.	₹ (Lakhs)	₹ (Lakhs)
(a) amount required to be spent by the company during the year (For Current year)	70.42	52.16
(b) amount of expenditure incurred	71.80	56.60
(c) shortfall at the end of the year	Nil	Nil
(d) total of previous years shortfall	Nil	Nil
(e) reason for shortfall	NA	NA
(f) nature of CSR activities	NGOs/Trust, Public Welfare	NGOs/Trust, Public Welfare
(g) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard.	-	-
(h) where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately.	-	-

Note: (a) CSR amount required to be spent as per Section 135 of the Companies Act, 2013 (read with Schedule VII) thereof by the company during the year is '70.42 Lakh (Previous Year '52.16 Lakh)

(b) Expenditure related to Corporate Social Responsibility is '71.80 Lakh (Previous Year '56.60 Lakh).



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**39 Borrowings**

Bank	Nature of Security	Repayment Terms	Interest rate	₹ (Lakhs)	
				March 31, 2024	March 31, 2023
Kotak Mahindra Bank Ltd	Extension of exclusive charge by way of registered mortgage on ready commercial units specific area in Home Land mall along with undivided share of land situated at 18 B, Ashutosh mukherjee road kolkata-20.	Term Loan of Rs.2,000 Lakh is repayable in 144 structured equated monthly installments commencing from month first disbursement.	R-base+2.5%	1,359.30	1,724.80
Bajaj Finance Ltd	Exclusive First Charge by way of registered mortgage on underlying project land along with present and future FSI & nil unsold units of the project at at CTS No 1342, Mundhwa, Pune.	Term loan of ₹ 4,000 Lakh is repayable in 30 month after Principal standstill period of 36 months from the date of first disbursement.	R-base-3.45	1,828.57	800.00
Hdfc Bank Limited	Secured against Car.	Car Loan of Rs.70 Lakh is repayable in 84 structured equated monthly installments commencing from 5th of Nov'23		58.70	66.80
Kotak Mahindra Bank Ltd	First and exclusive hypothecation charge on all the lease rentals receivable from the various Lessees of Merlin Homeland Mall. Secured against (i)2nd floor, Merlin Oxford 22, Prince Anwar Shah Road owned by the Company & others, and (ii)specific areas of "Homeland Mall" located at no. 18B Ashutosh Mukherjee Road, Kolkata 700020 owned by the Company.	Term Loan of Rs.2,500 Lakh is repayable in 108 structured equated monthly installments commencing from April' 2019. Additionally, working capital loan limit of Rs. 1,200 Lakh against this security.	MCLR3M + 1.10%	151.13	608.22
ICICI Bank Ltd	Secured against Car.	Car Loan of Rs. 12.70 Lakh is repayable in 60 structured equated monthly installments commencing from July, 2021 of Rs. 0.26 Lakh.	7.95%	6.33	8.80
State Bank of India	Secured against Property at 1858/1, Rajdanga main kolkata-700107 and Receivables from the Project	Term Loan of Rs. 2,500 Lakh is repayable in 20 structured equated quarterly installments commencing from September, 2020.	MCLR6M + 1.70%	321.83	904.33
Tata Capital Housing Finance Limited	Secured against Property at Raja Ram Mohan Roy Road, Maheshbaldan and Govind Khatik Road along with Receivables from the Projects.	Term Loan of Rs. 1,600 Lakh (Sanction 170cr is repayable in 72 months, after moratorium of 42 months repayable in next 42 months from the date of first disbursement	PLR TCHFL (-6.25%)	23.25	3,967.61
LIC Housing Finance Ltd	Secured against Property at R.N GUHA ROAD, PS DUM DUM, and Receivables from the Project	Term Loan of Rs. 8,000 Lakh is repayable in 60 months, after moratorium of 42 months repayable in next 18 months with 17 monthly installment of 4.50 Cr and last installment of 3.50 Cr	LIIPLR less 3.80%	-	2,003.70
AXIS BANK Ltd	Secured against Equitable Mortgage on commercial property located at Statesman House - 4, Chowringhee Square, Esplanade and Personal Guarantee of Mr Sushil Kumar Moha	Term Loan of Rs. 5,000 Lakh is repayable in 10 quarterly installment of Rs 5cr.each Post June'25.	REPO +2.39%	3,500.00	
				<b>7,249.12</b>	<b>10,084.26</b>



**MERLIN PROJECTS LIMITED**  
Notes to Financial Statements as at and for the year ended March 31,2024

**40 Detail of Investments in Partnership Firms**

The closing capital balance at the year end along with their profit sharing ratio is mentioned below:

₹ (Lakhs)

Name of the Partners	Profit Sharing Ratio (%)		Partners Capital as at	
	March 31,2024	March 31,2023	March 31,2024	March 31,2023
<b>(a) Investment in Merlin Apparel Hub LLP</b>				
Merlin Projects Limited	50%	50%	21.95	4.95
Merlin Acropolis Projects Pvt. Ltd.	50%	50%	4.95	4.95
<b>(b) Investment in Merlin Corporation</b>				
Merlin Projects Limited	10%	10%	471.01	380.96
Merlin Acropolis Projects Pvt. Ltd.	5%	5%	(51.11)	(0.69)
Merlin Infracon Pvt. Ltd.	5%	5%	(102.66)	(102.69)
Merlin Infra Projects Pvt. Ltd.	5%	5%	188.34	188.31
Merlin Leisures Ltd.	5%	5%	0.11	0.09
Sushil Kumar Mohta	5%	5%	0.04	0.01
Seema Mohta	5%	5%	0.34	0.31
Saket Mohta	5%	5%	(149.58)	(149.60)
Aniket Commerce Pvt. Ltd.	4%	4%	42.03	42.01
Buland Barter Pvt. Ltd.	5%	5%	326.51	326.48
Chetak Vyapaar Pvt. Ltd.	5%	5%	6.20	31.18
Crypton Electronics Pvt. Ltd.	5%	5%	(387.89)	(372.91)
Debonair Vanijya Pvt. Ltd.	5%	5%	(495.86)	(495.89)
Dignity Sales Pvt. Ltd.	5%	5%	(49.07)	(49.10)
Rachit Sanghvi	11%	11%	0.25	0.19
Dinesh Sanghvi	10%	10%	0.23	0.17
Yamini Barter Pvt. Ltd.	5%	5%	227.84	227.81
<b>(c) Investment in Merlin's</b>				
Merlin Projects Limited	52%	52%	2,094.43	515.02
Daga Damani Developers (P) Ltd.	3%	3%	(278.22)	(253.31)
Ibiza Hotels (P) Ltd.	3%	3%	4.16	4.07
Merlin Acropolis Projects (P) Ltd.	3%	3%	(5.06)	(5.15)
Merlin Infra Projects (P) Ltd.	3%	3%	(24.73)	(24.82)
Merlin Leisures Ltd.	3%	3%	1,015.79	1,115.70
Merlin Recreation (P) Ltd.	3%	3%	137.22	87.13
Planet Commercial (P) Ltd.	3%	3%	181.99	181.90
Saket Mohta	3%	3%	(2,830.95)	(1,501.04)
Seema Mohta	3%	3%	(1,320.44)	(1,060.53)
Sunbeam Mercantiles (P) Ltd.	3%	3%	(637.81)	(637.90)
Sushil Kumar Mohta	3%	3%	1,619.33	921.24
Sushil Kumar Mohta & Sons (HUF)	3%	3%	(19.35)	0.56
Tribune Commerce (P) Ltd.	3%	3%	128.76	128.67
Wave Vanijya (P) Ltd.	3%	3%	(100.18)	(100.27)
Wonderland Vanijya (P) Ltd.	3%	3%	7.35	7.26
Zoom Vanijya (P) Ltd.	3%	3%	1,162.68	1,832.59
<b>(d) Investment in Rubicon Builders LLP</b>				
Merlin Projects Limited	33%	33%	5.00	5.00
Merlin Recreation (P) Ltd.	33%	33%	5.00	5.00
Seema Mohta	33%	33%	5.00	5.00
Merlin Projects Limited	33%	33%	48.66	96.51
Merlin Recreation (P) Ltd.	33%	33%	2,122.35	2,122.40
Seema Mohta	33%	33%	1,138.79	1,956.85
<b>(e) Investment in Merlin Real Estate LLP</b>				
Merlin Projects Limited	41%	41%	1,297.77	1,160.18
Dinesh G Sanghvi	42%	42%	160.59	196.87
Satyen Sanghvi	17%	17%	33.28	167.58
<b>(f) Investment in Merlin Developers</b>				
Merlin Projects Limited	13%	13%	(1,137.11)	(900.48)
Colossus Suppliers Pvt. Ltd.	4%	4%	198.23	193.56
Gautam Commercial Pvt. Ltd.	4%	4%	142.43	139.76
Hesky Supplier Pvt. Ltd.	4%	4%	131.24	128.57
Integral Distributors Pvt. Ltd.	4%	4%	(50.60)	(50.25)
Lily Distributors Pvt. Ltd.	4%	4%	78.97	76.30
Muskan Commercial Pvt. Ltd.	4%	4%	129.68	127.01
Nikhar Supplier Pvt. Ltd.	4%	4%	139.60	136.93
Raina Marketing Pvt. Ltd.	4%	4%	136.17	133.50
Sanket Agencies Pvt. Ltd.	4%	4%	134.73	132.06
Sipra Supplier Pvt. Ltd.	4%	4%	142.22	139.54
Splended Marketing Pvt. Ltd.	4%	4%	177.05	174.38
Splended Suppliers Pvt. Ltd.	4%	4%	163.98	161.34
Merlin Acropolis Projects Pvt. Ltd.	4%	4%	51.10	48.43
Seema Mohta	4%	4%	13.01	10.34
Sushil Kumar Mohta	7%	7%	16.97	12.30
Oxford Tradecom Pvt. Ltd.	10%	10%	15.89	9.21
Debonair Vanijya Pvt Ltd.	10%	10%	15.39	8.71
Billionium Commercial Pvt Ltd	4%	4%	194.60	191.93





**MERLIN PROJECTS LIMITED**  
Notes to Financial Statements as at and for the year ended March 31,2024

**40 Partnership Firms (contd.)**

Name of the Partners	Profit Sharing Ratio (%)		Partners Capital	
	March 31,2024	March 31,2023	March 31,2024	March 31,2023
<b>(g) Investment in Merlin Realty and projects LLP</b>				
Merlin Projects Limited	15%	50%	400.96	0.50
Kaladristi Builders Pvt Ltd	0%	50%	-	0.50
Active Vanijya Pvt Ltd	20%		2,124.43	
Bengal Merlin Infrastructure Pvt Ltd	25%		4,029.89	
Crypton Electronics Pvt Ltd	40%		1,026.98	
<b>(h) investment in Merlin TF Lakeview</b>				
Merlin Projects Limited	34%	34%	(162.91)	(162.91)
Terra Firma Investments & Trading Pvt. Li	66%	66%	0.37	0.37
<b>(i) Investment in Shaligram Corporation</b>				
Merlin Projects Limited	25%	25%	37.14	30.73
Amruthbhai C. Ajudia	1%	1%	1.90	1.18
Gopalbhai M. Patel	26%	26%	40.38	31.83
Jayantibhai K. Patel	1%	1%	1.89	1.78
Jigneshbhai F. Patel	6%	6%	30.45	150.95
Kameshbhai P. Savalia	9%	9%	13.64	176.28
Karshanbhai K. Raghvani	22%	22%	33.48	251.17
Profulbhai V. Kachhadia	1%	1%	1.83	38.18
Rameshbhai N. Antala	9%	9%	13.65	195.76
<b>(j) Investment in East End Developers</b>				
Merlin Projects Limited	33%	33%	77.24	75.95
Jugal Kishore Khetawat	33%	33%	88.50	84.52
Vishal Khetawat	33%	33%	52.83	52.85
<b>(k) Investment in Merlin Buildcon (Gujrat) LLP</b>				
Merlin Projects Limited	69%	69%	336.30	730.99
Bhairav Kumar G. Sanghvi	10%	10%	(54.82)	(41.39)
Dinesh Kumar G. Sanghvi	11%	11%	38.84	53.62
Trident Commodeal Pvt. Ltd.	10%	10%	(8.68)	4.75
<b>(l) Investment in Merlin Projects and Estate, Chennai LLP</b>				
Merlin Projects Limited	50%	50%	0.50	0.50
Nishith Sanghvi	19%	19%	0.19	0.19
Dinesh Kumar G. Sanghvi	21%	21%	0.21	0.21
Gaurav Sanghvi	10%	10%	0.10	0.10
Merlin Projects Limited (Fluctuating)	50%	50%	348.11	342.88
Nishith Sanghvi (Fluctuating)	19%	19%	(5.63)	(5.05)
Dinesh Kumar G. Sanghvi (Fluctuating)	21%	21%	(7.30)	(6.66)
Gaurav Sanghvi (Fluctuating)	10%	10%	(4.45)	(4.14)
<b>(m) Investment in Merlin RSH Alliance Developers LLP</b>				
Merlin Projects Limited	50%	50%	14.88	14.88
Hari Sharma	50%	50%	11.00	11.00
<b>(n) Investment in PS Merlin Developers LLP</b>				
Merlin Projects Limited	60%	60%	304.40	(141.99)
PS Group Realty Ltd.	27%	27%	(20.34)	(20.67)
Arun Kumar Sancheti	13%	13%	(34.08)	(34.25)
<b>(o) Investment in Merlin Ganges Projects</b>				
Merlin Projects Limited	15%	15%	(2,733.52)	(1,250.18)
Suparbhat Dealers Pvt. Ltd.	15%	15%	230.67	214.32
Kalkut Agencies Pvt. Ltd.	10%	10%	(73.77)	(84.67)
Sailendra Agro Pvt. Ltd.	10%	10%	190.89	180.00
Kanhaiya Realtors Pvt. Ltd	13%	13%	64.84	101.22
Sobhagyavardhan Nirman Pvt. Ltd	13%	13%	(12.10)	(25.72)
Munka Tradecomm Pvt Ltd	13%	13%	47.62	33.99
Gajananda Munka	13%	13%	(170.16)	(33.78)
<b>(P) Investment in Merlin Bhingarwala Developers LLP</b>				
Merlin Projects Limited	10%	10%	7,166.31	5,706.73
Kamlesh Baldeo Jhawar	11%	11%	336.90	316.37
Bhairav Sanghvi	7%	7%	0.07	(23.94)
Saket Mohta	73%	73%	4.47	0.68

Note: The financial statement of Partnership firm-Singhania Merlin Estate is not available and so the same is not incorporated in this financial statement.



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**41 Related Party Transactions**

List of Related Parties with whom transactions have taken place during the year

<u>Subsidiary Company</u>	<u>Relation</u>	<u>Country of Incorporation</u>	<u>Extent of Holding</u>
Bengal Merlin Housing Ltd.	Subsidiary	India	64%
<b>Partnership Firms</b>			
Merlin's	Subsidiary	India	52%
P'S Merlin Developers	Subsidiary	India	60%
Merlin Real Estate LLP	Subsidiary	India	41%
Merlin Buildcon (Gujarat) LLP	Subsidiary	India	69%
Merlin TF Lakeview	Associate	India	34%
Jayshree Builders	Associate	India	50%
Shaligram Corporation	Associate	India	25%
Singhania Merlin Estate	Associate	India	40%
Rubicon Builder LLP	Associate	India	33%
East End Developers	Associate	India	33%
Merlin Projects and Estate, Chennai LLP	Associate	India	50%
Merlin Apparel Hub LLP	Associate	India	50%
Merlin RSH Alliance Developers LLP	Associate	India	50%
Merlin Corporation	Joint Venture	India	10%
Merlin Developers	Joint Venture	India	13%
Merlin Ganges Projects	Joint Venture	India	15%

**Key Managerial Personnel**

Sushil Kuamr Mohta	Managing Director
Rajib Kumar Das	Company Secretary

**Other Director:**

Dinesh G Sanghvi	Director
Dilip Kumar Choudhary	Director
Charulata Kabra	Independent Director
Khusboo Sethia	Independent Director

**Their Relatives**

Satyen Sanghvi	Relative of Dinesh Sanghvi
Aarti Sanghvi	Relative of Dinesh Sanghvi
Gaurav Sanghvi	Son of Dinesh Sanghvi
Saruti Sanghvi	Daughter in Law of Dinesh Sanghvi
Rachit Sanghvi	Son of Dinesh Sanghvi
Rakshita Sanghvi	Wife of Rachit Sanghvi
Seema Mohta	Wife of Sushil Mohta



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**41 Related Party Transactions (contd.)****Entities over which KMPs and their relatives have significant influence**

Aniket Commerce Pvt. Ltd.	Muskan Commercial Pvt. Ltd.
Murthy Sales Pvt. Ltd.	MPL Agencies Pvt. Ltd.
Bengal Merlin Infrastructure Ltd.	Merlin Green Maintenance Services Pvt. Ltd.
Billenium Commercial Pvt. Ltd.	New Alipore Trexim Pvt. Ltd.
Riverview Service Pvt. Ltd.	Nikhhar Suppliers Pvt. Ltd.
Collossus Suppliers Pvt. Ltd.	Oxford Tradecom Pvt. Ltd.
Wave Vanijya Pvt. Ltd.	Planet Commercial Pvt. Ltd.
Crypton Electronics Pvt. Ltd.	Raina Marketing Pvt. Ltd.
Debonair Vanijya Pvt. Ltd.	Saket Vanijya Pvt. Ltd.
Elita Garden Vista Projects Pvt. Ltd.	Surekha Merlin Promoters Pvt. Ltd.
Galaxy Trancom Pvt. Ltd.	Sanket Agencies Pvt. Ltd.
Gautam Commercial Pvt. Ltd.	Sipra Suppliers Pvt. Ltd.
Springville Greens Pvt. Ltd.	Splended Marketing Pvt. Ltd.
Wales Tradecom Pvt. Ltd.	Splended Suppliers Pvt. Ltd.
Wonderland Vanijya Pvt. Ltd.	Super Complex Pvt. Ltd.
Geet Vanijya Pvt. Ltd.	Sunbeam Mercantile Pvt. Ltd.
Hesky Suppliers Pvt. Ltd.	Temple Tradecom Pvt. Ltd.
Ibiza Hotels Pvt. Ltd.	Tide Vanijya Pvt. Ltd.
Intregal Distributors Pvt. Ltd.	Tiger Vyapar Pvt. Ltd.
Merlin Infra Projects Pvt. Ltd.	Tribune Commerce Pvt. Ltd.
Lily Distributors Pvt. Ltd.	Tudor Sales Pvt. Ltd.
Merlin Acropolis Projects Pvt. Ltd.	Twins Vanijya Pvt. Ltd.
Merlin Leisures Ltd	True Value Maintenance Services Pvt. Ltd.
Merlin Recreation Pvt. Ltd.	Unique Vanijya Pvt. Ltd.
Merlin Infracon Pvt. Ltd.	Jupiter Mercantiles Private Limited
Merlin Realty and projects LLP	



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**41 Related Party Transactions (contd.)**

#Profit/Loss From Partnership Firm/ LLP (Net)	₹ (Lakhs)	₹ (Lakhs)
	March 31,2024	March 31,2023
Merlin's		
PS Merlin Developers	1.57	9.77
Merlin Real Estate LLP	0.75	10.66
Merlin Buildcon (Gujarat) LLP	1.67	9.95
Merlin TF Lakeview	(92.66)	25.88
Shaligram Corporation	-	(0.00)
Singhanian Merlin Estate	1.92	7.35
East End Developers	-	(12.83)
Merlin Projects and Estate, Chennai LLP	(0.03)	(0.04)
Rabicon Builder LLP	(0.16)	(0.28)
Merlin Apparel Hub LLP	(0.06)	0.13
Merlin Realty and projects LLP	-	-
Merlin RSH Alliance Developers LLP	(0.04)	-
Merlin Bhingarwala Developers LLP	-	-
Merlin Corporation	0.48	(0.01)
Merlin Developers	0.05	0.02
Merlin Ganges Projects	8.68	10.01
	16.35	3.85
	<u>(61.47)</u>	<u>64.48</u>

*Note : Figures in italics represent comparative figures of previous years.*

**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**42 Employee Benefits**

**I) Defined Contribution Plan**

Contribution to defined contribution plan, recognized are charged off during the year as follows :

Particulars	₹ (Lakhs)	₹ (Lakhs)
	March 31,2024	March 31,2023
Employers' Contribution to Provident Fund & ESI	45.45	42.25

**II) Defined Benefit Plan**

Gratuity is paid to employees under the Payment of Gratuity Act 1972 through funded scheme. The present value of obligation is determined based on actuarial valuation using Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

**a) Change in Defined Benefit Obligations :**

Particulars	March 31,2024	March 31,2023
	Present Value of Defined Benefit Obligations at beginning of year	290.45
Current Service cost	48.33	42.75
Interest cost	20.77	11.10
Past Service Cost	-	-
Re-measurement (or Actuarial (gains)/ losses) arising from :		
Change in financial assumptions	2.63	(13.52)
Experience Variance & Others (i.e. Actual experience vs assumptions)	10.70	73.98
Benefits paid	-	(2.85)
<b>Present Value of Defined Benefit Obligations at the end of year</b>	<b>372.88</b>	<b>290.45</b>

**b) Change in fair value of plan assets**

Particulars	March 31,2024	March 31,2023
	Fair value of plan assets as at the start of the year	111.95
Return on plan assets	8.00	0.27
Investment Income	0.74	6.21
Actuarial loss/(gain)	-	-
Contribution	12.81	8.14
Benefits paid	-	(2.85)
<b>Fair value of plan assets as at the end of the year</b>	<b>133.51</b>	<b>111.95</b>

**c) Net Asset / (Liability) recognised in Balance Sheet :**

Particulars	March 31,2024	March 31,2023
	Net Asset/(Liability) recognised in Balance Sheet at beginning of year	(178.50)
Expense recognised in Statement of Profit and Loss	61.09	47.64
Expense recognised in Other Comprehensive Income	12.59	60.20
Employer contributions	(12.81)	(8.14)
<b>Net Asset / (Liability) recognised in Balance Sheet at end of year</b>	<b>(239.37)</b>	<b>(178.50)</b>

**d) Expenses recognised in the Statement of Profit and Loss consist of :**

Particulars	March 31,2024	March 31,2023
	Current Service Cost	48.33
Past Service Cost	-	-
Loss / (Gain) on settlement	-	-
Net Interest Income on the Net Defined Benefit Liability	12.76	4.89
<b>Net Amounts recognised</b>	<b>61.09</b>	<b>47.64</b>

**e) Expenses recognised in the Other Comprehensive Income consist of :**

Particulars	March 31,2024	March 31,2023
	Actuarial (gains) / losses due to :	
Change in demographic assumptions	-	-
Change in financial assumptions	2.63	(13.52)
Experience Variance (i.e. Actual experience vs assumptions)	10.70	73.98
Return on Plan Assets	(0.74)	(0.27)
Remeasurement arising because of change in effect of asset calling	-	-
<b>Net Amounts recognised</b>	<b>12.59</b>	<b>60.20</b>



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**42 Employee Benefits (contd.)**
**f) Actuarial Assumptions**

Particulars	March 31,2024	March 31,2023
<b>Financial Assumptions</b>		
Discount Rate p.a.		
Rate of increase in salaries p.a.	7.15%	7.15%
	8.00%	8.00%
<b>Demographic Assumptions</b>		
Mortality Rate (% of IALM 06-08)		
Normal Retirement Age	100.00%	100.00%
Attrition Rates, based on age (% p.a.)	60 Years	60 Years
Upto 30 years		
From 31 years to 44 years	0.00%	0.00%
More than 44 years	25.00%	25.00%
	5.00%	5.00%

**g) Sensitivity Analysis**

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have determined based on reasonably possible changes of the assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The result of sensitivity analysis is given below :

Particulars	March 31,2024		March 31,2023	
	Decrease	Increase	Decrease	Increase
Defined Benefit Obligation (Base)		372.88		290.45
<b>Particulars</b>				
	March 31,2024		March 31,2023	
	Decrease	Increase	Decrease	Increase
Discount Rate (- / + 1%)	391.58	356.12	304.72	277.68
% change compared to base due to sensitivity	5.02%	-4.49%	4.91%	-4.40%
Salary Growth Rate (- / + 1%)	356.86	389.76	277.71	303.42
% change compared to base due to sensitivity	-4.29%	4.53%	-4.39%	4.47%
Attrition Rate (- / + 50%)	381.68	367.04	298.88	284.96
% change compared to base due to sensitivity	2.36%	-1.56%	2.90%	-1.89%
Mortality Rate (- / + 10%)	372.96	372.79	290.55	290.36
% change compared to base due to sensitivity	0.02%	-0.02%	0.03%	-0.03%

**h) Maturity Profile of Defined Benefit Obligation**

Particulars	March 31,2024	March 31,2023
Weighted average duration (based on discounted cashflow)	5 Years	5 Years
Expected cash flows over the next (valued on undiscounted basis)		
1 Year		
2 to 5 years	121.33	104.75
6 to 10 years	132.72	92.92
More than 10 years	142.11	110.83
	171.64	135.61

**i) Summary of Assets and Liability (Balance Sheet Position)**

Particulars	March 31,2024	March 31,2023
Present value of Obligation		
Fair Value of Plan Assets	372.88	290.45
Unrecognized Past Service Cost	133.51	111.95
Effects of Asset Celling	-	-
Net Asset / (Liability)	#	-
	(239.37)	(178.50)

**j) Windup Liability / Discontinuance Liability**

Particulars	March 31,2024	March 31,2023
Discontinuance Liability *		
Present Value of Obligation	370.01	283.93
Ratio (PV of Obligation / Discontinuance Liability)	372.88	290.45
	101%	102%

\* Discontinuance Liability is the amount that would be payable to the employees if all the obligations were to be settled immediately. It has been calculated ignoring the vesting criteria.

**k) Allocation of Plan Asset at the end Measurement Period**

As per standard LIC policy, where the gratuity fund is maintained, invests 85% in government securities and 15% in listed equity securities of the amount contributed by Merlin Projects Limited.



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**43 Segment Reporting****I) Business Segment**

Particulars	₹ (Lakhs)	
	March 31,2024	March 31,2023
<b>Segment Revenue</b>		
Construction & Related Product/Services	30,955.45	18,356.80
Rental	598.77	675.33
<b>Total</b>	<b>31,554.22</b>	<b>19,032.13</b>
<b>Net Sales/Income from operations</b>	<b>31,554.22</b>	<b>19,032.13</b>
<b>Segment Results</b>		
Segment Results (Profit+)/Loss(-) before Tax & Interest from each segment) :		
Construction & Related Product/Services		
Rental	3,673.32	2,805.01
<b>Total</b>	<b>568.79</b>	<b>641.75</b>
<b>Less : Interest Expenses</b>	<b>1,031.49</b>	<b>782.93</b>
<b>Add : Interest Income</b>	<b>2,943.51</b>	<b>3,082.59</b>
<b>Less : Other un-allocable expenditure net of un-allocable (income)</b>	<b>645.58</b>	<b>5,746.41</b>
<b>Total Profit/(Loss) before Tax</b>	<b>5,508.56</b>	<b>5,065.72</b>
<b>Segment Assets</b>		
Construction & Related Product/Services		
Rental	1,93,085.19	1,44,200.66
<b>Total</b>	<b>739.88</b>	<b>1,004.85</b>
<b>Segment Liabilities</b>		
Construction & Related Product/Services		
Rental	1,43,540.98	99,260.25
<b>Total</b>	<b>130.89</b>	<b>102.71</b>
<b>Total</b>	<b>1,43,671.87</b>	<b>99,362.96</b>

**II) Geographical Segment**

The Company is operating in India (viz. Kolkata, Ahemdabad, Chennai,Pune and Raipur) which is considered as single georaphical segment.

**44 Capital Management**

The Company's capital management is intended to create value for shareholders by facilitating the meeting of long term and short term goals of the Company.

The Company determines the amount of capital required on the basis of annual business plan coupled with long term and short term strategic investment and expansion plans. The funding needs are met through cash generated from operations and short term bank borrowings.

The Company monitors the capital structure on the basis of net debt to equity ratio and maturity profile of the overall debt portfolio of the Company. Net debt includes interest bearing borrowings less cash and cash equivalents, other bank balances and current investments.

The table below summarises the capital, net debt and net debt to equity ratio of the Company.

Particulars	March 31,2024	March 31,2023
Equity Share Capital	763.33	763.33
Other Equity	49,389.87	45,079.21
<b>Total Equity (A)</b>	<b>50,153.20</b>	<b>45,842.54</b>
Borrowings	13,439.54	11,976.71
Less: Cash and Cash Equivalents	1,860.29	1,354.61
Less: Other Bank Balances	-	-
<b>Net Debt (B)</b>	<b>11,579.25</b>	<b>10,622.10</b>
<b>Net Debt to Equity (B/A)</b>	<b>0.23</b>	<b>0.23</b>



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31, 2024

**45 Disclosures on Financial Instruments**

**I) Financial Instruments by Category  
As at March 31, 2024**

Particulars	₹ (Lakhs)			
	Amortised Cost	Fair Value through OCI	Total Carrying Value	Total Fair Value
<b>Financial Assets</b>				
Investments	-	686.84	686.84	686.84
Trade Receivables	804.79	-	804.79	804.79
Cash and Cash Equivalents	1,860.29	-	1,860.29	1,860.29
Loans	16,137.95	-	16,137.95	16,137.95
Other Financial Assets	26,923.39	-	26,923.39	26,923.39
<b>Total Financial Assets</b>	<b>45,726.43</b>	<b>686.84</b>	<b>46,413.27</b>	<b>46,413.27</b>
<b>Financial Liabilities</b>				
Borrowings	13,439.54	-	13,439.54	13,439.54
Trade Payables	5,299.28	-	5,299.28	5,299.28
Other Financial Liabilities	8,565.32	-	8,565.32	8,565.32
<b>Total Financial Liabilities</b>	<b>27,304.13</b>	<b>-</b>	<b>27,304.13</b>	<b>27,304.13</b>

**As at March 31, 2023**

Particulars	₹ (Lakhs)			
	Amortised Cost	Fair Value through OCI	Total Carrying Value	Total Fair Value
<b>Financial Assets</b>				
Investments	-	561.08	561.08	561.08
Trade Receivables	384.90	-	384.90	384.90
Cash and Cash Equivalents	1,354.61	-	1,354.61	1,354.61
Loans	8,990.91	-	8,990.91	8,990.91
Other Financial Assets	21,819.85	-	21,819.85	21,819.85
<b>Total Financial Assets</b>	<b>32,550.27</b>	<b>561.08</b>	<b>33,111.35</b>	<b>33,111.35</b>
<b>Financial Liabilities</b>				
Borrowings	11,976.71	-	11,976.71	11,976.71
Trade Payables	3,729.73	-	3,729.73	3,729.73
Other Financial Liabilities	7,888.04	-	7,888.04	7,888.04
<b>Total Financial Liabilities</b>	<b>23,594.48</b>	<b>-</b>	<b>23,594.48</b>	<b>23,594.48</b>





**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**45 Disclosures on Financial Instruments (contd.)**

**II) Fair Value Hierarchy**

All Financial Assets & Financial Liabilities are carried at amortised cost except Investments, which have been fair valued using following Hierarchy.

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

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

The Following table represents the fair value hierarchy of financial assets and financial measured at fair value on recurring basis

Particulars	Fair Value Hierarchy Level	₹ (Lakhs)	
		March 31,2024	March 31,2023
Financial Assets			
Investments	Level 1	4.05	4.02
Investments	Level 3	682.79	557.06

**III) Financial Risk Management**

In the course of its business, the Company is exposed primarily to market, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company's Board of Directors has overall responsibility for the establishment and oversight of the company's risk management framework. This note explains the sources of risk which the entity manages the risk and the related impact in the financial statements.

**A) Market Risk –**

Market Risk Comprises of Interest Rate Risk & Equity Price Risk

**i) Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company constantly monitors the credit markets and rebalances its financing strategies to achieve an optimal maturity profile and financing cost.

*Interest rate risk exposure*

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing:

Particulars	March 31,2024	March 31,2023
Variable rate borrowing	13,374.51	11,901.10
Fixed rate borrowing	65.03	75.61
Total borrowings	13,439.54	11,976.71

*Sensitivity*

Profit or loss and equity is sensitive to higher/lower interest expense from borrowings as a result of changes in interest

Particulars	March 31,2024	March 31,2023
<b>Interest Sensitivity*</b>		
Interest rates – increase by 100 basis point	133.75	119.01
Interest rates – decrease by 100 basis point	(133.75)	(119.01)

\* Holding all variables constant

**ii) Equity Price Risk**

Equity price risk is related to change in market reference price of investments in equity securities held by the Company. The fair value of quoted & unquoted investments held by the Company exposes the Company to equity price risks.

*Sensitivity Analysis*

Profit or loss and equity is sensitive to higher/lower prices of instruments on the Company's profit for the periods:

Particulars	March 31,2024	March 31,2023
<b>Price Sensitivity</b>		
Price increase by (5%)- FVTOCI	41.22	34.39
Price decrease by (5%)- FVTOCI	(41.22)	(34.39)



**MERLIN PROJECTS LIMITED**

Notes to Financial Statements as at and for the year ended March 31,2024

**45 Disclosures on Financial Instruments (contd.)****B) Liquidity Risk –**

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

The Company has obtained fund and non-fund based working capital facilities from various banks. The Company invests its surplus funds in bank fixed deposit which carry no or low market risk.

The following below analyses the Company's financial liabilities into relevant maturity groupings based on their maturities :

Particulars	₹ (Lakhs)	
	March 31,2024	March 31,2023
<b>One Year or less</b>		
Borrowings	6,062.04	2,241.14
Trade Payables	5,299.28	3,729.73
Other Financial Liabilities	1,136.08	1,935.46
<b>More than One Year</b>		
Borrowings	7,377.49	9,735.57
Other Financial Liabilities	7,429.24	5,952.58

**C) Credit Risk –**

Credit risk is the risk of financial loss arising from counter-party failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses both the direct risk of default and the risk of deterioration of creditworthiness.

Financial instruments that are subject to credit risk principally consist of Trade Receivables, Loans Receivables, Investments, Cash and Cash Equivalents and Financial Guarantees provided by the Company. None of the financial instruments of the Company result in material concentration of credit risk.

The Company has a policy of dealing only with credit worthy counter parties as a means of mitigating the risk of financial loss from defaults. The Company manages risks through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the company grants credit terms in the normal course of business.

46

**Particulars****Proposed Dividend**

Proposed Dividend for the year ended 31st March 2024 of Rs.Nil per share \*

Proposed Dividend for the year ended 31st March 2023 of Rs.NIL per share \*

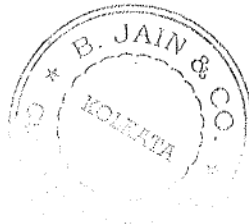
March 31,2024

March 31,2023

-

-

\* Proposed dividend on equity shares are subject to approval at the annual general meeting and are not recognised as liability.



**MERLIN PROJECTS LIMITED**  
Notes to Financial Statements as at and for the year ended March 31, 2024

**47 Ratio analysis of the company**

Ratio	Numerator	Denominator	Current Period	Previous Period	Variance (%)	Reason for variance (if-25%)
(a) Current Ratio,	Current assets	Current liabilities	1.37	1.54	(10.83)	-
(b) Debt-Equity Ratio,	Total Debt	Shareholder's Equity	0.2680	0.2613	2.57	-
(c) Debt Service Coverage Ratio,	Earnings available for debt services	(Interest+Principal)	154.24	137.55	12.13	-
(d) Return on Equity Ratio,	(Net Profit after taxes-Preference Dividend(if any))	Shareholder's Equity	8.59	8.42	2.12	-
(e) Inventory turnover ratio,	Cost of Goods Sold	Average Inventory	0.27	0.22	21.53	-
(f) Trade Receivables turnover ratio,	Net Credit Sales	Average Trade Receivables	53.05	35.25	50.49	Increase in ratio due to increase in sales execution in later half of the year.
(g) Trade payables turnover ratio,	Net Credit purchases	Average Trade Payables	12.06	14.43	(16.43)	-
(h) Net capital turnover ratio,	Total Income	Working capital ratio	76.47	55.67	37.37	Increase in Total Income of the current year
(i) Net profit ratio,	Net Profit	Total Income	11.96	16.82	(28.94)	Sale execution of lower margin project in current year
(j) Return on Capital employed,	EBIT(1-tax rate)	Capital employed	7.70	7.57	1.66	-
(k) Return on investment,	Income generated from Invested Fund	Average Invested funds in treasury Investments	NA	NA	NA	-

**48 Additional regulatory information required by Schedule III**

- (i) **Details of benami property held**  
No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.
- (ii) **Borrowing secured against property**  
The Company has borrowings from any bank/financial institution against mortgage of property (Refer Note 39 for details). The returns or statements of assets filed by the Company with banks and financial institutions are in agreement with the books of accounts.
- (iii) **Willful defaulter**  
The Company have never been declared willful defaulter by any bank or financial institution or government or any government authority.
- (iv) **Relationship with struck off companies**  
The Company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.
- (v) **Compliance with number of layers of companies**  
The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- (vi) **Compliance with approved scheme(s) of arrangements**  
The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
- (vii) **Undisclosed income**  
There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.
- (viii) **Details of crypto currency or virtual currency**  
The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.
- (ix) **Valuation of Property, Plant and Equipment, Intangible asset and investment property**  
The Company has not revalued its property, plant and equipment or intangible assets or both during the current or previous year.
- (x) **Title deeds of immovable properties not held in name of the company**  
The company does not possess any immovable property which are held in the name of any other person. Following are additional details for it:-

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Whether title deed holder is a promoter, director or relative of promoter*/director or employee of promoter/director	Property held since which date	Reason for not being held in the name of the company
Investment property	Land	530.00	No	26.05.2018	Investment done for resale purpose

- (xi) **Registration of charges or satisfaction with Registrar of Companies**  
There are no charges which are yet to be registered with the Registrar of Companies beyond the statutory period.
- (xii) **Utilisation of borrowings availed from banks and financial institutions**  
The borrowings obtained by the company from banks have been applied for the purposes for which such loans were taken.
- (xiii) **Utilisation of Borrowed funds and share premium**  
The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:  
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever or  
b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries  
The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:  
a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever or  
b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

As per our Report attached of even date  
For B Jain & Co.  
Chartered Accountants  
Firm Regn. No. 007100E

CA B C Jain  
(Partner)  
Membership No. 012181

Place : Kolkata

Date : 03.09.2024



*Sushil Kumar Mohta*  
Signed on behalf of the Board of Directors

SUSHIL KUMAR MOHTA  
(Managing Director) (DIN - 00627506)

*Dilip Kumar Choudhary*  
DILIP KUMAR CHOUDHARY  
(Director) (DIN - 00605511)

*Rajib Kumar Das*  
RAJIB KUMAR DAS  
(Company Secretary) (M.No. FCS9003)