

Sattva Developers Private Limited
Consolidated Balance sheet
(Prepared in accordance with Ind AS)

(Amount in million)

Particulars	As at March 31 st , 2024	As at March 31 st , 2023	As at March 31 st , 2022
ASSETS			
Non-current assets			
Property, plant and equipment	161.15	167.27	219.17
Investment Property	1,586.39	1,557.35	1,430.35
Investment Property under development	4,402.70	4,138.34	6,295.07
Goodwill	480.90	507.14	480.90
Intangible assets	235.15	235.21	235.14
Right of Use Asset	27.10	37.19	47.29
Financial Assets			
Investments	13,413.25	9,598.65	6,502.35
Other Non Current Financial Assets	868.33	2,150.73	1,424.52
Deferred tax assets	38.14	22.67	2.22
Other non-current assets	1,133.55	1,100.71	1,080.70
Total non-current assets	22,346.66	19,515.26	17,717.71
Current Assets			
Inventories	5,928.50	6,730.63	3,310.83
Financial Assets			
Investments	73.84	-	-
Trade receivables	840.68	511.52	838.32
Cash and cash equivalents	211.55	312.60	72.53
Bank balances other than cash & cash equivalents	35.55	164.38	48.58
Loans	993.06	593.35	1,455.18
Other financial assets	6,875.97	5,196.53	4,569.45
Current Tax Assets (Net)	74.42	26.61	28.80
Other current assets	1,305.54	244.46	328.50
Total current assets	16,339.11	13,780.08	10,652.19
Total Assets	38,685.77	33,295.34	28,369.90
EQUITY AND LIABILITIES			
Equity			
Equity share capital	7.55	7.55	7.55
Other equity	20,237.44	16,775.69	12,802.60
Non controlling interest	(347.22)	(210.34)	(238.65)
Total equity	19,897.77	16,572.90	12,571.50
LIABILITIES			
Non current liabilities			
Financial liabilities			
Borrowings	7,153.86	6,257.76	10,821.93
Lease liabilities	46.54	61.77	77.30
Other financial liabilities	438.94	501.62	490.04
Other non current liabilities	56.86	11.38	22.77
Deferred tax liabilities	-	0.04	0.21
Total non current liabilities	7,696.20	6,832.59	11,412.25
Current liabilities			
Financial liabilities			
Borrowings	2,329.27	3,028.18	1,618.07
Lease liabilities	18.03	18.55	15.40
Trade payables			
Total outstanding dues of micro enterprises and small enterprises	13.37	6.24	40.57
Total outstanding dues of creditors other than micro enterprises and small enterprises	370.29	202.39	752.40
Other financial liabilities	3,932.56	4,518.65	614.48
Other current liabilities	4,417.79	2,113.79	1,330.95
Provisions	4.87	1.98	3.24
Current Tax Liabilities (net)	5.62	0.06	11.04
Total current liabilities	11,091.80	9,889.85	4,386.15
Total Equity And Liabilities	38,685.77	33,295.34	28,369.90

For and on behalf of Board of Directors
Sattva Developers Private Limited

Bijay Kumar Agarwal
Director
DIN: 00088987
Place: Bengaluru
Date: March 05, 2025

SATTVA DEVELOPERS PRIVATE LIMITED

Registered office: No.41, Netaji Subhas Road, 4th Floor, R. No. 404, Kolkata – 700 001 Tel: 033-2237 5400

Corp Office: 4th Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru – 560 042 Tel: 91 80 42699000 Website: www.sattvagroup.in

CIN: U70101WB2004PTC097736

Sattva Developers Private Limited
Statement of Consolidated Profit and Loss
(Prepared in accordance with Ind AS)

(Amount in million)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue			
Revenue from Operations (Gross)	5,089.88	2,451.75	3,313.76
Other income	1,412.91	584.92	320.34
Total Income	6,502.79	3,036.67	3,634.10
Expenses			
Project Development Expenses	1,588.58	3,729.87	2,379.84
Purchase of stock in trade	1.13	64.30	-
Cost of Stores material sold	15.60	197.71	11.59
Changes in inventories of finished goods, work-in-progress and stock-in-trade	796.20	(2,820.28)	(66.84)
Employee Benefits Expenses	301.67	259.59	199.16
Finance costs	713.88	388.00	209.05
Depreciation and Amortization Expenses	64.10	71.88	86.77
Other Expenses	695.25	300.22	420.75
Total Expenses	4,176.40	2,191.29	3,240.32
Profit before tax	2,326.39	845.38	393.78
Tax expense:			
Current Tax	622.53	125.66	184.62
Tax For earlier Years	0.05	(2.10)	0.06
Excess/Short provision of earlier years	(32.36)	1.95	1.09
Deferred Tax	(16.78)	(19.92)	8.60
Profit / (Loss) before share of loss and profit in associates and joint ventures	1,752.95	739.79	199.41
Share of Profit / (loss) in associates and joint ventures (net)	1,739.02	3,200.15	652.63
Profit / (Loss) for the year	3,491.97	3,939.94	852.04
Other comprehensive income			
Items that will not be reclassified to profit or Loss			
Re-measurement gains/ (losses) on defined benefit plan	(4.44)	7.81	1.39
Income tax related to Re- measurement gains/losses on defined benefit plan	(1.04)	-	-
Total other comprehensive income, net of tax	(5.48)	7.81	1.39
Total comprehensive income for the year	3,486.49	3,947.75	853.43
Profit/(Loss) / Total Comprehensive Income for the year attributable to:			
Owners of the Parent	3,568.70	3,974.12	880.84
Non-controlling interests	(82.21)	(26.37)	(27.41)
	3,486.49	3,947.75	853.43
Earnings per equity share (Amount in Rupees)			
Basic & Diluted	4,616.31	5,227.03	1,129.99

For and on behalf of Board of Directors
Sattva Developers Private Limited

Bijay Kumar Agarwal
Director
DIN: 00088987
Place: Bengaluru
Date: March 05, 2025

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