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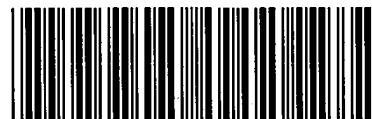
DON'T  
STAPLE**OS AA01**Statement of details of parent law and other  
information for an overseas company

Companies House

☒ **What this form is for**  
You may use this form to  
accompany your accounts  
disclosed under parent law.

☐ **What this form is for**  
You cannot use this form  
for an alteration of material  
with accounting records.

FRIDAY



A15

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12/11/2021

#205

COMPANIES HOUSE

**Part 1 Corporate company name**Corporate name of  
overseas company ①

LODHA DEVELOPERS 1GSQ LIMITED

UK establishment  
number

B R 0 2 0 8 8 3

→ **Filling in this form**  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

① This is the name of the company in  
its home state.

**Part 2 Statement of details of parent law and other  
information for an overseas company****A1****Legislation**

Please give the legislation under which the accounts have been prepared and  
audited. ②

Legislation ②

Company (Jersey) Law 1991 &amp; ISA

② This means the relevant rules or  
legislation which regulates the  
preparation of accounts.

**A2****Accounting principles**

Accounts

Have the accounts been prepared in accordance with a set of generally accepted  
accounting principles?

Please tick the appropriate box.

☐ **No.** Go to **Section A3**.

☒ **Yes.** Please enter the name of the organisation or other  
body which issued those principles below, and then go to **Section A3**.

Name of organisation  
or body ③

Financial Reporting Council

③ Please insert the name of the  
appropriate accounting organisation  
or body.

## OS AA01

Statement of details of parent law and other information for an overseas company

**A3**

### Audited accounts

Audited accounts

Have the accounts been audited in accordance with a set of generally accepted auditing standards?

Please tick the appropriate box.

☐ No. Go to **Part 3 'Signature'**.

☒ Yes. Please enter the name of the organisation or other body which issued those standards below, and then go to **Part 3 'Signature'**.

● Please insert the name of the appropriate accounting organisation or body.

Name of organisation or body ●

Financial Reporting Council

## Part 3

### Signature

I am signing this form on behalf of the overseas company.

Signature

Signature

X

*Gabriel York*

X

This form may be signed by:  
Director, Secretary, Permanent representative.

# OS AA01

Statement of details of parent law and other information for an overseas company



## Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name

Company name

LUBBOCK FINE LLP

Address

PATERNOSTER HOUSE

65 ST PAUL'S CHURCHYARD

Post town

County/Region

LONDON

Postcode

E

C

4

M

8

A

B

Country

UNITED KINGDOM

DX

Telephone



## Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and, if appropriate, the registered number, match the information held on the public Register.
- ☐ You have completed all sections of the form, if appropriate.
- ☐ You have signed the form.



## Important information

Please note that all this information will appear on the public record.



## Where to send

You may return this form to any Companies House address:

### England and Wales:

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

### Scotland:

The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1

### Northern Ireland:

The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.



## Further information

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

**LODHA DEVELOPERS 1GSQ LIMITED**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2021**

**LUBBOCK FINE LLP  
Chartered Accountants  
Paternoster House  
65 St Paul's Churchyard  
London EC4M 8AB**

**LODHA DEVELOPERS 1GSQ LIMITED**

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## **LODHA DEVELOPERS 1GSQ LIMITED**

### **COMPANY INFORMATION**

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<b>DIRECTORS</b>	Pranav Goel Gabriel York
<b>COMPANY SECRETARY</b>	First Island Secretaries Limited
<b>REGISTERED NUMBER</b>	114861
<b>REGISTERED OFFICE</b>	1 Waverley Place Union Street St Helier Jersey JE4 8SG
<b>INDEPENDENT AUDITORS</b>	Lubbock Fine LLP Chartered Accountants & Statutory Auditors Paternoster House 65 St Paul's Churchyard London EC4M 8AB

**LODHA DEVELOPERS 1GSQ LIMITED**

**DIRECTORS' REPORT**

**FOR THE YEAR ENDED 31 MARCH 2021**

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The directors present their report and the financial statements for the year ended 31 March 2021.

**PRINCIPAL ACTIVITY**

The principal activity of the Company during the year was property development.

**DIRECTORS**

The directors who served during the year were:

Pranav Goel

Gabriel York

Nicholas Salt (appointed 6 October 2020, resigned 6 January 2021)

**DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and generally accepted accounting practice.

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies (Jersey) Law 1991. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the board and signed on its behalf.

*Gabriel York*

**Gabriel York**

Director

Date: 29 April 2021

## **LODHA DEVELOPERS 1GSQ LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF LODHA DEVELOPERS 1GSQ LIMITED**

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#### **OPINION**

We have audited the financial statements of Lodha Developers 1GSQ Limited (the 'Company') for the year ended 31 March 2021, which comprise the Statement of Income and Retained Earnings, the Balance Sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company's affairs as at 31 March 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with the United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Companies (Jersey) Law 1991.

#### **BASIS FOR OPINION**

We conducted our audit in accordance with International Standards on Auditing (ISAs) issued by the Financial Reporting Council. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **CONCLUSIONS RELATING TO GOING CONCERN**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### **OTHER INFORMATION**

The directors are responsible for the other information. The other information comprises the information included in the Directors' Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.



## **LODHA DEVELOPERS 1GSQ LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF LODHA DEVELOPERS 1GSQ LIMITED (CONTINUED)**

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We have nothing to report in this regard.

#### **MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies (Jersey) Law 1991 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **RESPONSIBILITIES OF DIRECTORS**

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control the directors determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

The directors' responsibilities for preparing the financial statements in accordance with applicable law and accounting standards are set out in the Directors' Responsibilities Statement on page 2.

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

**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF LODHA DEVELOPERS 1GSQ LIMITED (CONTINUED)**

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**AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' 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 ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and noncompliance with laws and regulations, we considered the following:

- The nature of the sector and the impact of Covid 19 on financial and operating performance and policies;
- Enquiries of management, including obtaining and reviewing supporting documentation, concerning the company's policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance; and
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; and
  - the internal controls established to mitigate risks related to fraud or non-compliance of laws and regulations; and
- Discussions among the engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. The engagement team includes audit partners and staff who have extensive experience of working with entities in similar sectors and this experience was relevant to the discussion about where fraud risks might arise.

We also obtained an understanding of the legal and regulatory framework that the company operates in, focusing on provisions of those laws and regulations that had direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Jersey Companies Act and FRS 102.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty. These included health and safety regulations, employment law, environmental regulations, construction regulations and landlord regulations etc.

As a result of these procedures, we considered the particular areas that were susceptible to misstatement due to fraud were in respect of revenue recognition, management override and stock valuation. Our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance;
- reviewing revenue recognition on a sample basis;

## LODHA DEVELOPERS 1GSQ LIMITED

### INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF LODHA DEVELOPERS 1GSQ LIMITED (CONTINUED)

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- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the rationale of any significant transactions that are unusual or outside the normal course of the company's operations.
- in review of management's estimate of stock valuation; consideration of potential bias within the valuation; review of the underlying assumptions and estimates used in determining the net realisable value; performance of substantive testing on a sample of cost items within stock; and review of after date revenues.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

#### USE OF OUR REPORT

This report is made solely to the Company's members, as a body, in accordance with the Article 113A of the Companies (Jersey) Law 1991. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

*Lubbock Fine LLP*

**David Chandra** (Senior Statutory Auditor)  
for and on behalf of  
**Lubbock Fine LLP**  
Chartered Accountants & Statutory Auditors  
Paternoster House  
65 St Paul's Churchyard  
London  
EC4M 8AB

Date: 07 May 2021

**LODHA DEVELOPERS 1GSQ LIMITED**  
**STATEMENT OF INCOME AND RETAINED EARNINGS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

		<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
Turnover		270,154	41,510
Cost of sales		(242,952)	(56,548)
Impairment of stock		(66,170)	(23,499)
<b>GROSS LOSS</b>		<b>(38,968)</b>	<b>(38,537)</b>
Administrative expenses		(3,990)	(590)
<b>OPERATING LOSS</b>	5	<b>(42,958)</b>	<b>(39,127)</b>
Tax on loss		-	(180)
<b>LOSS AFTER TAX</b>		<b>(42,958)</b>	<b>(39,307)</b>
Retained earnings at the beginning of the year		(40,083)	(776)
Loss for the year		(42,958)	(39,307)
<b>RETAINED EARNINGS AT THE END OF THE YEAR</b>		<b>(83,041)</b>	<b>(40,083)</b>

The notes on pages 9 to 19 form part of these financial statements.

**LODHA DEVELOPERS 1GSQ LIMITED**

**BALANCE SHEET**

**AS AT 31 MARCH 2021**

	Note	2021 £000	2020 £000
<b>NON CURRENT ASSETS</b>			
Investments	8	-	-
<b>CURRENT ASSETS</b>			
Stocks	9	661,878	885,353
Debtors: amounts falling due after more than one year	10	-	13,918
Debtors: amounts falling due within one year	10	3,346	53,554
Cash at bank and in hand	11	375	33,977
		<u>665,599</u>	<u>986,802</u>
Creditors: amounts falling due within one year	12	(458,398)	(610,728)
<b>NET CURRENT ASSETS</b>		207,201	376,074
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>207,201</u>	<u>376,074</u>
Creditors: amounts falling due after more than one year	13	(276,879)	(403,225)
<b>PROVISIONS FOR LIABILITIES</b>			
Other provisions	15	(13,263)	(12,832)
<b>NET LIABILITIES</b>		<u>(82,941)</u>	<u>(39,983)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	16	100	100
Profit and loss account		(83,041)	(40,083)
		<u>(82,941)</u>	<u>(39,983)</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

*Gabriel York*

**Gabriel York**  
Director

Date: 29 April 2021

The notes on pages 9 to 19 form part of these financial statements.

**LODHA DEVELOPERS 1GSQ LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**1. GENERAL INFORMATION**

Lodha Developers 1GSQ Limited is a private company limited by shares and incorporated in Jersey, registered number 114861. Its registered office is 1 Waverley Place, Union Street, St Helier, Jersey, JE4 8SG and principal place of business is 18 Portugal Street, London, WC2A 2AT.

The financial statements are presented in sterling which is the functional currency of the Company and are rounded to the nearest £'000.

**2. ACCOUNTING POLICIES**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies (Jersey) Law 1991.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

**2.2 Consolidation**

The Company has taken the exemption available under FRS102 from the requirement to prepare consolidated financial statements.

The Company's results are included in the consolidated financial statements of Sambhavnath Infrabuild and Farms Private Limited as at 31 March 2021 and these financial statements may be obtained from <http://www.mca.gov.in/MCA21/>.

**2.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions**

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Sambhavnath Infrabuild and Farms Private Limited as at 31 March 2021 and these financial statements may be obtained from <http://www.mca.gov.in/MCA21/>.

**LODHA DEVELOPERS 1GSQ LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**2. ACCOUNTING POLICIES (continued)**

**2.4 Going concern**

The Company meets its day to day working capital requirements through the financial support of companies under common control. The directors believe that it is appropriate to prepare the financial statements on a going concern basis which assumes that the Company will continue in operational existence with the continued support of companies under common control. In formulating this assessment the directors have taken into consideration the potential impact of the current global COVID-19 pandemic upon both the Company and group and have determined that there is no significant risk to their continuation as a financial and operational going concern.

If the Company is unable to continue in operational existence for the foreseeable future, adjustments would have to be made reduce the balance sheet values of the assets to their recoverable amounts, provide for further liabilities that might arise and reclassify fixed assets as current assets.

**2.5 Turnover**

Turnover comprises revenue from properties sold during the period and is recognised on the delivery of the completed property to the purchaser.

Amounts received as contractual deposits in advance of the completion of construction are recognised as deferred income.

**2.6 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**2.7 Stocks**

Land and buildings development costs are accounted for as work in progress and are valued on the basis of direct costs plus attributable overheads including capitalised interest. On completion of a development an assessment is made of any further costs which may be incurred by the company and an appropriate accrual or provision is made. Provision is made for foreseeable losses where appropriate. No element of profit is included in the valuation of land and buildings development costs.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit and loss.

When stock is sold, the carrying amount is recognised as a cost of sale in the period in which the related revenue is recognised.

Other indirect costs, such as selling, marketing and advertising, not incurred in bringing the stock to its present location and condition are excluded from the cost of development stock and recognised as an administrative expense.

**2.8 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**LODHA DEVELOPERS 1GSQ LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

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**2. ACCOUNTING POLICIES (continued)**

**2.9 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.10 Financial instruments**

The company only enters into transactions involving basic financial instruments, resulting in the recognition of financial assets and liabilities such as trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.



**LODHA DEVELOPERS 1GSQ LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**2. ACCOUNTING POLICIES (continued)**

**2.10 Financial instruments (continued)**

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

**2.11 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.12 Foreign currency translation**

**Functional and presentation currency**

The Company's functional currency is GBP. The accounts are rounded to the nearest thousand pounds.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Statement of Income and Retained Earnings within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

**2.13 Operating leases**

Rentals paid under operating leases are charged to the Statement of Income and Retained Earnings on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

**LODHA DEVELOPERS 1GSQ LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

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**2. ACCOUNTING POLICIES (continued)**

**2.14 Finance costs**

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.15 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

**2.16 Taxation**

Tax is recognised in the Statement of Income and Retained Earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

**3. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following areas are considered to be the key sources of estimation uncertainty or judgements which would have a significant impact on the amounts recognised in the financial statements:

**Development stock valuation**

The recoverable value of land and developments in progress requires the selling price, costs to complete and costs to sell individual developments to be identified.

Forecast budgeted costs to complete and to sell are estimated by management and reviewed on a regular basis to ensure the budgets reflect the best estimates. Management has extensive experience in the property development industry so are appropriately qualified to make an informed estimate.

Estimated selling prices are reviewed regularly by management with reference to independent external valuations where appropriate and benchmarked against selling prices secured against sold units.

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**4. TURNOVER**

An analysis of turnover by class of business is as follows:

	<b>2021</b>	<b>2020</b>
	<b>£000</b>	<b>£000</b>
Sale of properties	270,154	41,510
	<u>270,154</u>	<u>41,510</u>

All turnover arose within the United Kingdom.

**5. OPERATING LOSS**

The operating loss is stated after charging:

	<b>2021</b>	<b>2020</b>
	<b>£000</b>	<b>£000</b>
Fees payable to the company's auditor and its associates for the audit of the company's financial statements	16	13
Exchange differences	(18,169)	12,059
	<u>(18,153)</u>	<u>12,072</u>

**6. EMPLOYEES**

The Company has no employees other than the directors, who did not receive any remuneration (2020 - £NIL).

**7. TAXATION**

	<b>2021</b>	<b>2020</b>
	<b>£000</b>	<b>£000</b>
<b>DEFERRED TAX</b>		
Origination and reversal of timing differences	-	180
	<u>-</u>	<u>180</u>

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**7. TAXATION (CONTINUED)**

**FACTORS AFFECTING TAX CHARGE FOR THE YEAR**

The tax assessed for the year is higher than (2020 - higher than) the standard rate of corporation tax of 19% (2020 - 19%). The differences are explained below:

	<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
Loss on ordinary activities before tax	(42,958)	(39,127)
Loss on ordinary activities multiplied by standard rate of corporation tax of 19% (2020 - 19%)	(8,162)	(7,434)
<b>EFFECTS OF:</b>		
Corporate interest restriction adjustments	20,376	-
Unrelieved tax losses carried forward	-	180
Unrelieved loss arising in the period	-	7,434
Group relief	(12,214)	-
<b>TOTAL TAX CHARGE FOR THE YEAR</b>	<b>-</b>	<b>180</b>

**FACTORS THAT MAY AFFECT FUTURE TAX CHARGES**

The UK main corporation tax rate will be increased to 25% applying to profits over £250,000 (effective from 1 April 2023) following the Chancellor's Budget on 3 March 2021. A small profits rate will also be introduced for companies with profits of £50,000 or less so that they will continue to pay corporation tax at 19%. Companies with profits between £50,000 and £250,000 will pay tax at the main rate reduced by a marginal relief providing a gradual increase in the effective corporation tax rate. The effects of these changes have been reflected in the financial statements.

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**8. INVESTMENTS**

**SUBSIDIARY UNDERTAKING**

The following was a subsidiary undertaking of the Company:

<b>Name</b>	<b>Registered office</b>	<b>Class of shares</b>	<b>Holding</b>
Lodha Developers Dorset Close Limited	1 Waverley Place, Union Street, St Helier, Jersey, JE4 8SG	Ordinary	100%

The aggregate of the share capital and reserves as at 31 March 2021 and the profit or loss for the year ended on that date for the subsidiary undertaking were as follows:

<b>Name</b>	<b>Aggregate of share capital and reserves</b>	<b>Profit/(Loss)</b>
Lodha Developers Dorset Close Limited	1	-

**9. STOCKS**

	<b>2021 £000</b>	<b>2020 £000</b>
Development land and buildings	661,878	885,353

Included in stock is capitalised interest totalling £270,890,987 (2020 - £315,055,074).

**Security**

The company's development stock is provided as security against a loan held by a group entity that has legal title to the properties held. At the balance sheet date, the value of the loan was £331,459,074 (2020 - £nil).

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**10. DEBTORS**

	<b>2021 £000</b>	<b>2020 £000</b>
<b>DUE AFTER MORE THAN ONE YEAR</b>		
Amounts owed by group undertakings	-	13,918
	<u>          </u>	<u>          </u>
	<b>2021 £000</b>	<b>2020 £000</b>
<b>DUE WITHIN ONE YEAR</b>		
Other debtors	346	50,530
Prepayments and accrued income	3,000	3,024
	<u>3,346</u>	<u>53,554</u>

**11. CASH AND CASH EQUIVALENTS**

	<b>2021 £000</b>	<b>2020 £000</b>
Cash at bank and in hand	375	33,977
	<u>          </u>	<u>          </u>

**12. CREDITORS: Amounts falling due within one year**

	<b>2021 £000</b>	<b>2020 £000</b>
Loans	-	513,210
Trade creditors	12,718	22,853
Amounts owed to group undertakings	121,193	5,848
Accruals and deferred income	324,487	68,817
	<u>458,398</u>	<u>610,728</u>

**Security**

The loan in the prior year was secured against the assets of the Company, the assets of Lodha Developers International (Netherlands) R.V. and the property held by Lodha Developers Dorset Close Limited.

The amounts owed to group undertakings are not secured.

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**13. CREDITORS: Amounts falling due after more than one year**

	<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
Amounts owed to group undertakings	276,879	403,225

**14. FINANCIAL INSTRUMENTS**

	<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
<b>FINANCIAL ASSETS</b>		
Cash at bank and in hand	375	33,977
Financial assets that are debt instruments measured at amortised cost	4,790	66,162
	<u>5,165</u>	<u>100,139</u>

**FINANCIAL LIABILITIES**

Financial liabilities measured at amortised cost	412,500	448,570
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Financial assets that are debt instruments measured at amortised cost comprise amounts owed by group companies, accrued income and other debtors.

Financial liabilities measured at amortised cost comprise trade creditors, amounts owed to group undertakings, accruals and other creditors.

**15. PROVISIONS**

	<b>Provision</b> <b>£000</b>
At 1 April 2020	12,832
Charged to the profit or loss	431
<b>AT 31 MARCH 2021</b>	<u><u>13,263</u></u>

**Provisions**

The provision relates to obligations arising from the planning permissions received on the Company's property development, and the directors' best estimate of the liability to be incurred.

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**16. SHARE CAPITAL**

	<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
<b>Allotted, called up and fully paid</b>		
90,000 (2020 - 90,000) A Ordinary Shares of £1.00 each	90	90
10,000 (2020 - 10,000) B Ordinary Shares of £1.00 each	10	10
	<u>100</u>	<u>100</u>

**17. CAPITAL COMMITMENTS**

At the year end the Company had capital commitments in relation to construction work of £1,795,808 (2020 - £12,939,014).

**18. COMMITMENTS UNDER OPERATING LEASES**

At 31 March 2021 the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	<b>2021</b> <b>£000</b>	<b>2020</b> <b>£000</b>
Not later than 1 year	<u>168</u>	<u>24</u>

**19. PARENT UNDERTAKINGS**

The immediate parent undertaking is Lodha Developers 1GSQ Holdings Limited, a company incorporated in Jersey, registered office address 1 Waverley Place, Union Street, St Helier, Jersey, JE4 8SG.

The Company's ultimate parent undertaking and the parent undertaking of the smallest and largest group which prepares consolidated financial statements, which include the results of the Company, is Sambhavnath Infrabuild and Farms Private Limited, a company incorporated in India. Copies of the company's financial statements can be obtained from <http://www.mca.gov.in/MCA21/>.

**20. POST BALANCE SHEET EVENTS**

At the date of approval of these financial statements there is an ongoing global pandemic of the novel coronavirus COVID-19, and the full extent of the effect this will have on the property markets and the global economy is at present unknown. There is consequent potential impact upon the valuation of property development stock that cannot precisely be determined at this stage.