

**Godrej Properties Limited**

**Standalone Financial Statements  
together with the  
Independent Auditors' Report  
for the year ended 31 March 2019**

# Godrej Properties Limited

## **Standalone financial statements together with the Independent Auditors' Report**

*for the year ended 31 March 2019*

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## Independent Auditors' Report

### To the Members of Godrej Properties Limited

#### Report on the Audit of the Standalone Financial Statements

##### Opinion

We have audited the standalone financial statements of Godrej Properties Limited ("the Company"), which comprise the standalone balance sheet as at 31 March 2019, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information in which are incorporated returns from branches in Singapore and Dubai, UAE (hereinafter referred to as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ('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 31 March 2019, its profit and other comprehensive income, 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 Act. Our responsibilities under those SAs are further described in the *Auditors' Responsibilities for the Audit of the Standalone 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 financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Emphasis of Matter

We draw attention to note 41 to the standalone financial statements, relating to remuneration paid to the Executive Chairman and the Managing Director & CEO of the Company for the financial year ended 31 March 2019, being in excess of the limits prescribed under Section 197 of the Act by Rs 5.81 crores, which is subject to the approval of the shareholders. Our opinion is not modified in respect of this matter.

## Independent Auditors' Report (Continued)

## Godrej Properties Limited

## Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Revenue recognition (refer note 26 to the standalone financial statements)

The Key Audit Matter	How the matter was addressed in our audit
<p>Revenue from sale of residential and commercial units represents 92.54% of the total revenue from operations of the Company.</p> <p>Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties. The Company records revenue over time till the actual possession to the customers or on actual possession to the customers, as determined by the terms of contract with customers.</p> <p><b>Revenue recognition prior to completion of the project</b></p> <p>Due to the Company's projects being spread across different regions within the country and the competitive business environment, there is a risk that revenue could be overstated (for example, through premature revenue recognition i.e. recording revenue without receipt of approval from authorities or its intimation to the customers) or understated (for example, through improperly shifting revenues to a later period) in order to present consistent financial results. Since revenue recognition has direct impact on the Company's profitability, the element of management bias is likely to be involved.</p> <p><b>Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete</b></p> <p>Revenue recognition involves significant estimates related to measurement of costs to complete for the projects. Revenue from projects is recorded based on management's assessment of the work completed, costs incurred and accrued and the estimate of the balance costs to complete.</p>	<p>Our audit procedures on Revenue recognition included the following:</p> <ul style="list-style-type: none"> <li>Evaluating that the Company's revenue recognition accounting policies are in line with the applicable accounting standards and their application to the key customer contracts including consistent application;</li> <li>Sales cut-off procedures for determination of revenue in the correct reporting period;</li> <li>Scrutinising all the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria, with relevant underlying documentation;</li> <li>Conducting site visits during the year for selected projects to understand the scope and nature of the projects and to assess the progress of the projects; and</li> <li>Considered the adequacy of the disclosures in note 1 (II) (c) to the standalone financial statements in respect of the judgments taken in recognising revenue for residential and commercial property units.</li> </ul> <p>In addition, we have performed the following procedures:</p> <p><b>Revenue recognition prior to receipt of OC/ similar approval and intimation to the customer</b></p> <ul style="list-style-type: none"> <li>Discussing and challenging key management judgments in interpreting contractual terms including obtaining in-house legal interpretations;</li> <li>Testing sample sales of units for projects with the underlying contracts, completion status and proceeds received from customers;</li> <li>Identified and tested operating effectiveness of key controls around approvals of contracts, milestone billing, intimation of possession letters / intimation of receipt of occupation certificate and controls over collection from customers; and</li> </ul>

## Independent Auditors' Report (Continued)

## Godrej Properties Limited

## Key Audit Matters (Continued)

## Revenue recognition (refer note 26 to the standalone financial statements) (Continued)

The Key Audit Matter	How the matter was addressed in our audit
<p>Due to the inherent nature of the projects and significant judgment involved in the estimate of costs to complete, there is risk of overstatement or understatement of revenue.</p>	<ul style="list-style-type: none"> <li>We have obtained confirmations, on a sample basis, from major customers for selected projects to confirm revenue recognised during the year and, performing alternative procedures by comparing details with contracts, collection details and other underlying project related documentation for cases where confirmations are not received.</li> </ul> <p><b>Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete</b></p> <ul style="list-style-type: none"> <li>Compared, on a sample basis, revenue transactions recorded during the year with the underlying contracts, progress reports, invoices raised on customers and collections in bank accounts and whether the related revenue had been recognised in accordance with the Company's revenue recognition policies;</li> <li>Identification and testing operating effectiveness of key controls over recording of actual costs incurred for the projects;</li> <li>Review of the costs to complete workings, comparing the costs to complete with the budgeted costs and inquiring into reasons for variance; and</li> <li>Sighting approvals for changes in budgeted costs with the rationale for the changes and assessment of contract costs to determine no revenue nature costs are taken to inventory.</li> </ul>

## Inventories (refer note 11 to the standalone financial statements)

The Key Audit Matter	How the matter was addressed in our audit
<p>Inventories comprising of finished goods and construction work in progress represent 20.32% of the Company's total assets.</p> <p><b>Assessing net realisable value</b></p> <p>The Company recognises profit on each sale by reference to the overall project margin, which is the projected profit percentage for a phase that may comprise multiple units and can last a number of years. The recognition of profit is therefore dependent on the estimate of future selling prices and build costs including an allowance for risk. Further estimation uncertainty and exposure to cyclicalities exists within the long term projects.</p>	<p>Our audit procedures to assess the net realisable value (NRV) of inventories included the following:</p> <ul style="list-style-type: none"> <li>Discussion with the management to understand the basis of calculation and justification for the estimated recoverable amounts of the unsold units ("the NRV assessment");</li> <li>Evaluating the design and implementation of the Company's internal controls over the NRV assessment. Our evaluation included assessing whether the NRV assessment was prepared and updated by appropriate personnel of the Company and whether the key estimates, including estimated future selling prices and costs of completion for all property development projects, used in the NRV assessment, were discussed and challenged by management as appropriate;</li> </ul>

**Independent Auditors' Report (Continued)****Godrej Properties Limited****Key Audit Matters (Continued)****Inventories (refer note 11 to the standalone financial statements) (Continued)**

The Key Audit Matter	How the matter was addressed in our audit
<p>Forecasts of future sales are dependent on market conditions, which can be difficult to predict and be influenced by political and economic factors.</p> <p>Inventory represents the capitalised project costs to date less amounts expensed on sales by reference to the aforementioned projections. It is held at the lower of cost and net realisable value, the latter also being based on the forecast for the project. As such inappropriate assumptions in these forecasts can impact the assessment of the carrying value of inventories.</p> <p>Further, due to their materiality in the context of total assets of the Company this is considered significant to our overall audit strategy and planning.</p>	<ul style="list-style-type: none"> <li>Evaluating the management's valuation methodology and assessing the key estimates, data inputs and assumptions adopted in the valuations, which included comparing expected future average selling prices with available market data such as recently transacted prices for similar properties located in the nearby vicinity of each property development project and the sales budget plans maintained by the Company;</li> <li>Re-performing the calculations of the NRV assessment and comparing the estimated construction costs to complete each development with the Company's updated budgets; and</li> <li>Performing sensitivity analysis to determine the extent of change in those estimates that would be required for properties for sale to be materially misstated and considering the likelihood of such a movement in those key estimates arising and whether there was any evidence of management bias.</li> </ul>

**Deferred Tax Assets (refer to note 9 to the standalone financial statements)**

The Key Audit Matter	How the matter was addressed in our audit
<p>The carrying amount of the deferred tax assets represents 4.81% of the Company's total assets.</p> <p><b>Recognition and measurement of deferred tax assets</b></p> <p>The Company has deferred tax assets in respect of brought forward losses and other temporary differences, as set out in note 9.</p> <p>The recognition of deferred tax assets involves judgment regarding the likelihood of the reasonable certainty of realisation of these assets, in particular whether there will be taxable profits in future periods that support recognition of these assets.</p> <p>Management records deferred tax assets in respect of brought forward business losses in cases where it is reasonably certain based on the projected profitability determined on the basis of approved business plans that sufficient taxable income will be available to absorb the brought forward business loss.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>Through discussions with management, we understood the Company's process for recording deferred tax assets;</li> <li>We have obtained the approved business plans, projected profitability statements for the existing projects and the future projects which are confirmed through definitive agreements;</li> <li>We have performed sensitivity analysis and inquired into the basis of the projections for the reasonable certainty of utilisation of the brought forward business losses and therefore recognition of deferred tax assets; and</li> <li>We tested the underlying data for the key deferred tax and tax provision calculations.</li> </ul>



## Independent Auditors' Report (Continued)

## Godrej Properties Limited

## Key Audit Matters (Continued)

Investment in Subsidiaries and loans to group companies (refer to note 5, 6 and 16 to the standalone financial statements)

The Key Audit Matter	How the matter was addressed in our audit
<p>The carrying amount of the investments in subsidiaries, joint ventures and an associate held at cost less impairment/fair value through profit and loss represents 20.29% and the loans to subsidiaries and joint ventures represents 23.36% of the Company's total assets respectively.</p> <p><b>Recoverability of investment in subsidiary, joint ventures and an associate</b></p> <p>The Company has investments in subsidiaries, joint ventures and an associate company which are considered to be associated with significant risk in respect of valuation of such investments. These investments are carried at cost less any diminution in value of such investments. The investments are reviewed for impairment at each reporting date. This assessment is based on the projected cash flows of the real estate projects in these underlying entities, which involve significant estimates and judgment, due to the inherent uncertainty involved in forecasting future cash flows. There is significant judgment in estimating the timing of the cash flows and the appropriate discount rate.</p> <p>In addition, considering the materiality of the investments in subsidiaries, joint ventures and an associate, vis-à-vis the total assets of the Company, this is considered to be significant to our overall audit strategy and planning.</p> <p><b>Recoverability of loans to subsidiaries and joint ventures</b></p> <p>The Company has extended loans to joint ventures and subsidiaries that are assessed for recoverability at each period end.</p> <p>Financial assets, which include current loans to joint ventures and subsidiaries aggregated to Rs 1,816.93 crores at 31 March 2019.</p> <p>Due to the nature of the business in the real estate industry, the Company is exposed to heightened risk in respect of the recoverability of the loans and advances granted to the aforementioned related parties.</p> <p>There is also judgment involved as to the recoverability of the working capital and project specific loans, which rely on a number of property developments being completed over the time period specified in agreements.</p>	<p><b>Recoverability of investment in subsidiaries, joint ventures and an associate</b></p> <p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>Comparing the carrying amount of investments with the relevant subsidiaries, joint ventures and associate's balance sheet to identify whether their net assets, being an approximation of their minimum recoverable amount, were in excess of their carrying amount and assessing whether those subsidiaries, joint ventures and an associate have historically been profit-making;</li> <li>For the investments where the carrying amount exceeded the net asset value, comparing the carrying amount of the investment with the projected profitability based on approved business plans of the subsidiaries, joint ventures and an associate;</li> <li>Testing the assumptions and understanding the cash flows based on our knowledge of the Company and the markets in which the subsidiaries, joint ventures and an associate operate; and</li> <li>Considering the adequacy of disclosures in respect of the investment in subsidiaries, joint ventures and an associate.</li> </ul> <p><b>Recoverability of loans to subsidiaries and joint ventures</b></p> <p>Our procedures included:</p> <ul style="list-style-type: none"> <li>We reviewed the controls in place for issuing new loans and evidenced the Board/ CFO approval obtained. We obtained management's assessment of the recoverability of the loans, which includes cash flow projections over the duration of the loans. These projections are based on underlying property development appraisals;</li> <li>We tested cash receipts received in relation to these loans during the year through to bank statement; and</li> <li>We have obtained independent confirmations to ensure completeness and existence of loans and advances held by related parties as on 31 March 2019.</li> </ul>

## **Independent Auditors' Report (Continued)**

### **Godrej Properties Limited**

#### **Other Information**

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the standalone financial statements and our auditors' 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.

#### **Management's Responsibility for the Standalone Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in Section 134 (5) of the Act, with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management and Board of 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

#### **Auditors' Responsibility for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 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 financial statements.





## Independent Auditors' Report *(Continued)*

### Godrej Properties Limited

#### Auditors' Responsibility for the Audit of the Standalone Financial Statements *(Continued)*

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

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

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

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

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




## Independent Auditors' Report (*Continued*)

### Godrej Properties Limited

#### Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ('the Order'), issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

- (A) As required by Section 143 (3) of the Act, we report that:
- (a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act;
  - (e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act; and
  - (f) With respect to the adequacy of the internal financial controls with reference to the standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (B) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. the Company has disclosed the impact of pending litigations as at 31 March 2019 on its financial position in its standalone financial statements – Refer Note 46 to the standalone 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 has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended 31 March 2019; and
  - iv. the disclosures in the standalone financial statements regarding holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 have not been made in these standalone financial statements since they do not pertain to the financial year ended 31 March 2019.
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**Independent Auditors' Report (Continued)**  
**Godrej Properties Limited**

**Report on Other Legal and Regulatory Requirements (Continued)**

- (C) With respect to the matter to be included in the Auditors' Report under Section 197 (16) of the Act, we report that:
- i. we draw attention to note 41 to the standalone financial statements, relating to remuneration paid to the Executive Chairman and the Managing Director & CEO of the Company for the financial year ended 31 March 2019, being in excess of the limits prescribed under Section 197 of the Act by Rs 5.81 crores, which is subject to the approval of the shareholders.. Our opinion is not modified in respect of this matter; and
  - ii. the Ministry of Corporate Affairs has not prescribed other details under Section 197(16) which are required to be commented upon by us.

For BSR & Co. LLP  
Chartered Accountants  
Firm's Registration No: 101248W7W-100022

  
Aniruddha Godbole  
Partner

Membership No: 105149


Mumbai  
30 April 2019

## Godrej Properties Limited

### Annexure A to the Independent Auditors' Report – 31 March 2019

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2019, we report the following:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment properties.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment and investment properties by which the property, plant and equipment and investment properties are verified by the management according to a phased programme designed to cover all the items over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In accordance with the policy, the Company has physically verified certain property, plant and equipment and investment properties during the year and no discrepancies were noticed in respect of assets verified during the year.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.
- (ii) The Company inventory includes construction work in progress accordingly the requirements under paragraph 3(ii) of the the Order is not applicable for construction work in progress. The inventory comprising of finished goods has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. No discrepancies were noticed on verification between the physical stocks and the book records.
- (iii) The Company has granted unsecured loans to thirteen companies and twenty seven limited liability partnerships covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). The Company has not granted any loans, secured or unsecured, to firms or other parties covered in the register required to be maintained under Section 189 of the Act.
  - (a) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the rate of interest and other terms and conditions of unsecured loans granted by the Company to companies and limited liability partnerships covered in the register required to be maintained under Section 189 of the Act are not, prima facie, prejudicial to the interest of the Company.
  - (b) According to the information and explanations given to us and based on the audit procedures conducted by us, the unsecured loans granted to companies and limited liability partnerships and the interest thereon are repayable on demand. The borrowers have been regular in payment of principal and interest as demanded.
  - (c) There are no overdue amounts of more than 90 days in respect of the unsecured loans granted to companies and limited liability partnerships by the Company.



## Godrej Properties Limited

### Annexure A to the Independent Auditors' Report – 31 March 2019 (Continued)

- (iv) In our opinion and according to the information and explanations given to us and based on the audit procedures conducted by us, the Company has complied with the provisions of Section 185 and 186 of the Act, with respect to loans granted, guarantees provided and investments made by the Company. The Company has not provided any security during the year to the parties covered under Sections 185 and 186 of the Act. Accordingly, compliance under Section 185 and 186 of the Act in respect of providing securities is not applicable to the Company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for the maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the records.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State Insurance, Goods and Service tax, Labour cess, Professional tax, Property tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. Amounts deducted / accrued in the books of account in respect of undisputed statutory dues of Income-tax have generally been regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases. As explained to us, the Company did not have any dues on account of wealth tax.

According to the information and explanations given to us, no undisputed amounts payable in respect of Provident fund, Employees' State Insurance, Profession tax, Property Tax, Labour cess, Income-tax, Goods and Service tax, Cess and other material statutory dues were in arrears as at 31 March 2019 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of Income-tax, Sales tax, Service tax, Value added tax and Goods and Service tax as at 31 March 2019, which have not been deposited with the appropriate authorities on account of any dispute, except as stated below:



## Godrej Properties Limited

Annexure A to the Independent Auditors' Report – 31 March 2019  
(Continued)

(Rs in crores)

Name of the statute	Nature of the dues	Amount not deposited on account of demand Rupees in crores*	Financial year (F.Y.) to which the amount relates	Forum where dispute is Pending
MVAT Act, 2002	Entry Tax	0.77	2012-13	The Joint Commissioner of MVAT (Appeal -4), Mumbai
MVAT Act, 2002	Value Added Tax	3.30	2008-09	The Joint Commissioner of Sales Tax (Appeals V), Mumbai
MVAT Act, 2002	Value Added Tax	0.04	2011-12	The Joint Commissioner of Sales Tax (Appeals V), Mumbai
Finance Act, 1994	Service Tax	43.75	2005-11	Custom, Excise & Service Tax Appellate Tribunal, South Zonal Branch, Bangalore
Finance Act, 1994	Service Tax	5.82	2012-15	CESTAT, Mumbai
Finance Act, 1994	Service Tax	9.92	2014-15 and 2015-16	CESTAT, Mumbai
Finance Act, 1994	Service Tax	0.08	2014-15 and 2015-16	Commissioner (Appeals), Mumbai.
Finance Act, 1994	Service Tax	0.44	2008-12	CESTAT, Bangalore
Finance Act, 1994	Service Tax	4.39	2010-13	CESTAT, Bangalore
Finance Act, 1994	Service Tax	9.89	2009-2012	CESTAT, Mumbai
Income Tax Act, 1961	Income tax	0.39	2006-07	Commissioner or Income Tax (Appeals)
Income Tax Act, 1961	Income tax	0.45	2010-11	Commissioner or Income Tax (Appeals)
Income Tax Act, 1961	Income tax	25.92	2011-12	Commissioner or Income Tax (Appeals)
Income Tax Act, 1961	Income tax	1.51	2011-12	Income tax Appellate Tribunal (ITAT)
Income Tax Act, 1961	Income tax	0.39	2012-13	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	0.96	2012-13	Income tax Appellate Tribunal (ITAT)
Income Tax Act, 1961	Income tax	0.47	2013-14	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	3.02	2014-15	Commissioner of Income Tax (Appeals)

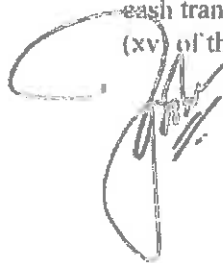
\* net of amount deposited under protest

(viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted during the year in repayment of loans or borrowings to banks or financial institutions or dues to debenture holders. The Company does not have any loans or borrowings from government during the year.

## Godrej Properties Limited

### Annexure A to the Independent Auditors' Report – 31 March 2019 (Continued)

- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, due to inadequate profits during the current year, the managerial remuneration paid to the directors of the company is in excess of the limits specified under Section 197 of the Act read with Schedule V to the Act. The Company is in the process of obtaining approval from Shareholders for such excess remuneration paid. The subsidiary companies, associate and joint venture companies incorporated in India did not pay any remuneration to their directors during the year.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the standalone financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act.
- (xiv) 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 made private placement of equity shares during the year in compliance with the requirements of Section 42 of the Act. Out of the total money raised aggregating Rs 1,000.14 crores, Rs 617.22 crores has been utilised till 31 March 2019 (also refer note 50 to the standalone financial statements). Pending utilisation of the funds raised by issue of equity shares, the funds aggregating to Rs 382.92 were used for purposes other than for which they were raised and were temporarily invested in mutual funds.
- (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 directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.



## Godrej Properties Limited

### Annexure A to the Independent Auditors' Report – 31 March 2019 (Continued)

- (xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3 (xvi) of the Order is not applicable to the Company.

For B S R & Co. LLP  
Chartered Accountants

Firm's Registration No : 101248WAV-100022

Aniruddha Godbole  
Partner

Membership No: 105149

Mumbai  
30 April 2019



## Godrej Properties Limited

### Annexure B to the Independent Auditors' Report – 31 March 2019

Report on the Internal Financial Controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

(Referred to in paragraph (A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

#### Opinion

We have audited the internal financial controls with reference to standalone financial statements of Godrej Properties Limited ("the Company") as of 31 March 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

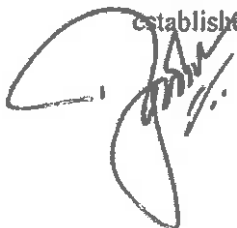
In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls were operating effectively as at 31 March 2019, based on the internal financial controls with reference to standalone financial statements 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 (the "Guidance Note").

#### Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with respect to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143 (10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to standalone financial statements were established and maintained and whether such controls operated effectively in all material respects.



## Godrej Properties Limited

### Annexure B to the Independent Auditors' Report – 31 March 2019 (Continued)

#### Auditors' Responsibility (Continued)

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with respect to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with respect to standalone financial statements included obtaining an understanding of internal financial controls with respect to standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the standalone 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 with reference to standalone financial statements.

#### Meaning of Internal Financial Controls with reference to Standalone Financial Statements

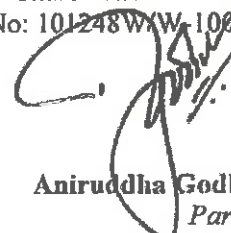
A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For B S R & Co. LLP  
Chartered Accountants

Firm's Registration No: 101248 W W-100022



Aniruddha Godbole  
Partner

Membership No: 105149

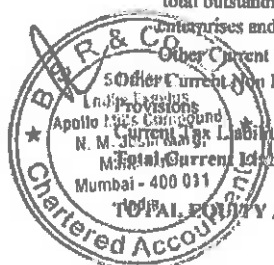
# Godrej Properties Limited

## Standalone Balance Sheet

as at March 31, 2019

(Currency in INR Crore)

Particulars	Note	As At March 31, 2019	As At March 31, 2018 (Restated)	As At April 01, 2017 (Restated)
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
Property, Plant and Equipment	2	76.20	88.07	76.97
Capital Work-in-Progress	2	3.04	-	0.01
Investment Property	3	2.20	2.48	-
Intangible Assets	4	22.43	25.11	27.00
Intangible Assets Under Development	4	0.77	0.13	0.03
<b>Financial Assets</b>				
Investments in Subsidiaries, Joint Ventures and Associate	5	853.10	343.84	269.94
Other Investments	6	725.18	533.71	211.48
Loans	7	28.57	83.81	76.42
Other Non-Current Financial Assets	8	-	-	1.83
Deferred Tax Assets (Net)	9	374.04	458.39	437.96
Income Tax Assets (Net)		117.88	94.64	103.52
Other Non-Current Non Financial Assets	10	56.61	15.29	19.76
<b>Total Non-Current Assets</b>		<b>2,260.02</b>	<b>1,645.47</b>	<b>1,224.92</b>
<b>Current Assets</b>				
Inventories	11	1,580.10	2,080.65	1,862.30
<b>Financial Assets</b>				
Investments	12	887.68	463.85	285.21
Trade Receivables	13	103.63	105.44	152.26
Cash and Cash Equivalents	14	112.92	110.70	48.71
Bank Balances other than above	15	169.20	174.80	26.19
Loans	16	2,063.97	2,093.64	2,023.12
Other Current Financial Assets	17	375.78	299.04	257.22
Other Current Non Financial Assets	18	223.96	244.01	208.30
<b>Total Current Assets</b>		<b>5,517.24</b>	<b>5,572.13</b>	<b>4,863.31</b>
<b>TOTAL ASSETS</b>		<b>7,777.26</b>	<b>7,217.60</b>	<b>6,088.23</b>
<b>EQUITY AND LIABILITIES</b>				
<b>EQUITY</b>				
Equity Share Capital	19	114.66	108.24	108.18
Other Equity		2,542.39	1,339.64	1,233.69
<b>Total Equity</b>		<b>2,657.05</b>	<b>1,447.88</b>	<b>1,341.87</b>
<b>LIABILITIES</b>				
<b>Non-Current Liabilities</b>				
<b>Financial Liabilities</b>				
Borrowings	20	500.00	500.00	-
Provisions	21	11.51	11.33	6.46
<b>Total Non-Current Liabilities</b>		<b>511.51</b>	<b>511.33</b>	<b>6.46</b>
<b>Current Liabilities</b>				
<b>Financial Liabilities</b>				
Borrowings	22	3,015.84	3,202.86	3,505.66
Trade Payables				
total outstanding dues of micro enterprises and small enterprises		10.31	6.63	8.78
total outstanding dues of creditors other than micro enterprises and small enterprises		132.71	202.19	140.48
Other Current Financial Liabilities	23	241.01	190.79	96.78
Other Current Non Financial Liabilities	24	1,187.28	1,627.44	972.83
Provisions	25	10.98	7.98	0.33
Income Tax Liabilities (Net)		10.57	20.50	15.04
<b>Total Current Liabilities</b>		<b>4,608.70</b>	<b>5,258.39</b>	<b>4,739.90</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>7,777.26</b>	<b>7,217.60</b>	<b>6,088.23</b>



# Godrej Properties Limited

## Standalone Balance Sheet (Continued)

as at March 31, 2019

(Currency in INR Crore)

### Significant Accounting Policies

1

The accompanying notes 1 to 55 form an integral part of the Standalone Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

Aniruddha Godbole

Partner

Membership No: 105149

Mumbai

April 30, 2019

For and on behalf of the Board of Directors of

Godrej Properties Limited

CIN: L74120MH1985PLC035308

Pirojsha Godrej

Executive Chairman

DIN: 00432983

Mohit Malhotra

Managing Director & CEO

DIN: 07074531

Surender Varma

Company Secretary

ICSI Membership No. A10428

Rajendra Khetawat

Chief Financial Officer

Mumbai

April 30, 2019

# Godrej Properties Limited

## Standalone Statement of Profit and Loss for the year ended March 31, 2019

(Currency in INR Crore)

Particulars	Note	For the year ended March 31, 2019	For the year ended March 31, 2018 (Restated)
<b>INCOME</b>			
Revenue from Operations	26	1,433.75	556.38
Other Income	27	460.25	493.61
<b>Total Income</b>		<b>1,894.00</b>	<b>1,049.99</b>
<b>EXPENSES</b>			
Cost of Materials Consumed	28	509.34	647.88
Changes in inventories of finished goods and construction work-in-progress	29	500.54	(233.74)
Employee Benefits Expense	30	143.52	98.74
Finance Costs	31	251.95	191.95
Depreciation and Amortisation Expense	32	13.12	14.53
Other Expenses	33	190.55	168.66
<b>Total Expenses</b>		<b>1,609.02</b>	<b>888.02</b>
<b>Profit before Tax</b>		<b>284.98</b>	<b>161.97</b>
<b>Tax Expense</b>			
Current Tax	9(b)	(8.90)	75.92
Deferred Tax Charge/(Credit)	9(a)	84.53	(18.99)
<b>Total Tax Expense</b>		<b>75.63</b>	<b>56.93</b>
<b>Profit for the Year</b>		<b>209.35</b>	<b>105.04</b>
<b>Other Comprehensive Income</b>			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan		(0.50)	(4.24)
Tax on above	9(a)	0.17	1.48
<b>Other Comprehensive Income for the Year (Net of Tax)</b>		<b>(0.33)</b>	<b>(2.76)</b>
<b>Total Comprehensive Income for the Year</b>		<b>209.02</b>	<b>102.28</b>
<b>Earnings Per Share (Amount in INR)</b>			
Basic	34	9.22	4.85
Diluted	34	9.22	4.85
<b>Significant Accounting Policies</b>	1		

The accompanying notes 1 to 55 form an integral part of the Standalone Financial Statements.

As per our report of even date.

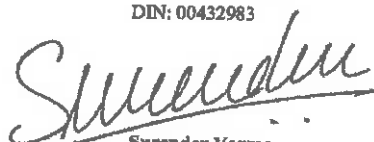
For BSR & Co. LLP  
Chartered Accountants  
Firm Registration No: 101248W/W-100022

Aniruddha Godbole  
Partner  
Membership No: 105149

Mumbai  
April 30, 2019

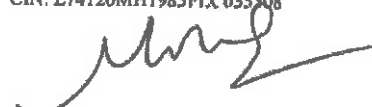


Pirojsha Godrej  
Executive Chairman  
DIN: 00432983



Surender Varma  
Company Secretary  
ICSI Membership No. A10428  
Mumbai  
April 30, 2019

For and on behalf of the Board of Directors of  
Godrej Properties Limited  
CIN: L74120MH1985PLC035208



Mohit Malhotra  
Managing Director & CEO  
DIN: 07074531



Rajendra Khetawat  
Chief Financial Officer

# Godrej Properties Limited

## Standalone Statement of Changes in Equity for the year ended March 31, 2019

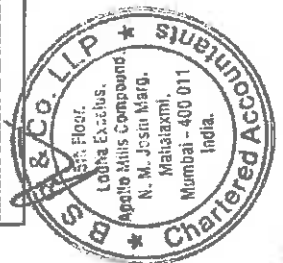
(Currency in INR Crore)

### a) Equity Share Capital

Particulars	As At March 31, 2019	As At March 31, 2018 (Restated)	As At April 01, 2017 (Restated)
Balance at the beginning of the year	108.24	108.18	108.13
Changes in equity share capital during the year	6.42	0.06	0.05
Balance at the end of the year	114.66	108.24	108.18

### b) Other Equity

Particulars	Capital Reserve (Refer Note (a) below)	Capital Reserve on Account of Amalgamation (Refer Note (b) below)	Securities Premium (Refer Note (c) below)	Debt Redemption Reserve (Refer Note (d) below)	Employee Stock Grant Scheme Reserve (Refer Note (e) below)	General Reserve (Refer Note (f) below)	Retained Earnings (Refer Note (g) below)	Total
Restated balance as at April 01, 2017 (refer note 43)	7.20	129.33	1,699.22	-	3.69	9.80	(615.55)	1,233.69
Total Comprehensive Income:								
i) Restated profit for the year (refer note 43)	-	-	-	-	-	-	105.04	105.04
ii) Remeasurements of the defined benefit plan (net of tax) (refer note 35)	-	-	-	-	-	-	(2.76)	(2.76)
Adjustments:								
i) On amalgamation of subsidiaries	-	(0.32)	-	-	-	-	(0.32)	(0.32)
ii) Transfer to securities premium on exercise of stock grants	-	-	3.03	-	(3.03)	-	-	-
iii) Share based payments to Employees (refer note 39)	-	-	-	-	3.99	-	3.99	3.99
iv) Transfer to debt redemption reserve	-	-	-	50.00	-	-	(50.00)	-
Restated balance as at March 31, 2018 (refer note 43)	7.20	129.01	1,702.25	50.00	4.65	9.80	(563.27)	1,339.64



# Godrej Properties Limited

## Standalone Statement of Changes in Equity (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### b) Other Equity (Continued)

Particulars	Capital Reserve (Refer Note (a) below)	Capital Reserve on Account of Amalgamation (Refer Note (b) below)	Securities Premium (Refer Note (c) below)	Reserves and Surplus	General Reserve (Refer Note (f) below)	Retained Earnings (Refer Note (g) below)	Total
Restated balance as at April 01, 2018 (refer note 43)	7.20	129.01	1,702.25	50.00	9.80	(563.27)	1,339.64
Total Comprehensive Income:							
i) Profit for the year	-	-	-	-	-	209.35	209.35
ii) Remeasurements of the defined benefit plan (net of tax) (refer note 35)	-	-	-	-	-	(0.33)	(0.33)
Adjustments:							
i) On fresh issues of shares (net of expenses INR 3.57 Crore)	-	-	990.18	-	-	-	990.18
ii) Transfer to securities premium on exercise of stock grants	-	-	2.93	-	-	-	-
iii) Share based payments to employees (refer note 39)	-	-	-	-	-	-	-
iv) Transfer to debenture redemption reserve	-	-	-	50.00	-	-	50.00
Balance as at March 31, 2019	7.20	129.01	2,695.36	100.00	9.80	(404.25)	2,542.39

### (a) Capital Reserve

Profit on sale of treasury shares held by the ESOP trust is recognised in Capital reserve.

### (b) Capital Reserve on Account of Amalgamation

During amalgamation, the excess of net assets taken over the cost of consideration paid is treated as capital reserve on account of amalgamation.

### (c) Securities Premium

Securities premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Act.

### (d) Debenture Redemption Reserve

The Company has issued redeemable non-convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), requires the Company to create Debenture Redemption Reserve out of profits of the Company available for payment of dividend.

### (e) Employee Stock Grant Scheme Reserve

The fair value of the equity-settled share based payment transactions with employees including key management personnel is recognised in the Standalone statement of profit and loss with corresponding credit to Employee Stock Grant Scheme Reserve.

### (f) General Reserve

The general reserve is created from time to time to transfer profits from retained earnings for appropriation purposes.



## Godrej Properties Limited

### Standalone Statement of Changes in Equity (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

#### b) Other Equity (Continued)

##### (g) Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.


The accompanying notes 1 to 55 form an integral part of the Standalone Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

  
Aniruddha Godbole  
Partner  
Membership No: 105149

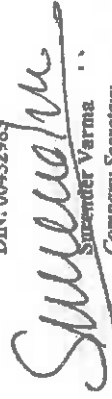
Mumbai

April 30, 2019

For and on behalf of the Board of Directors of  
Godrej Properties Limited  
CIN: L74120MH1985PLC035308



Pirojsha Godrej  
Executive Chairman  
DIN: 00432983



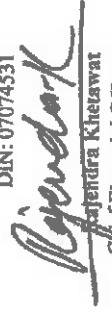
Supender Varma  
Company Secretary  
ICSI Membership No: A10428

Mumbai

April 30, 2019



Mohit Malhotra  
Managing Director & CEO  
DIN: 07074531



Rajendra Khelawat  
Chief Financial Officer



# Godrej Properties Limited

## Standalone Statement of Cash Flows for the year ended March 31, 2019

(Currency in INR Crore)

### Particulars

For the  
year ended  
March 31, 2019

For the  
year ended  
March 31, 2018  
(Restated)

### Cash Flow from Operating Activities

Profit before tax	284.98	161.97
<b>Adjustment for:</b>		
Depreciation and amortisation expense	13.12	14.53
Finance costs	251.95	191.95
Loss / (Profit) on sale of property, plant and equipment (net)	7.35	(0.08)
Share of (profit) in limited liability partnerships	(0.20)	(2.11)
Share based payments to employees	3.55	3.99
Expenses on amalgamation	-	1.07
Interest income	(303.59)	(266.28)
Dividend income	(0.00)	(0.00)
Profit on Sale of Investments (net)	(58.26)	(212.76)
Income from investment measured at FVTPI	(94.21)	(11.83)
Lease rent from investment property	(0.79)	(0.37)
Allowance for bad and doubtful debts	13.98	8.92
Write down of inventories	4.75	48.06
<b>Operating profit/ (loss) before working capital changes</b>	<b>122.63</b>	<b>(62.94)</b>
<b>Changes in Working Capital:</b>		
(Decrease) / Increase in Non Financial Liabilities	(406.22)	599.21
(Decrease) / Increase in Financial Liabilities	(35.76)	133.07
Decrease / (Increase) in Inventories	499.25	(138.07)
Decrease / (Increase) in Non Financial Assets	20.05	(35.72)
Decrease / (Increase) in Financial Assets	(48.29)	70.44
Taxes paid (Net)	29.03	628.93
<b>Net cash flows generated from operating activities</b>	<b>(24.29)</b>	<b>(61.52)</b>
	<b>127.37</b>	<b>504.47</b>

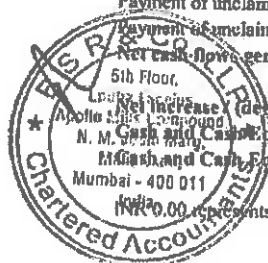
### Cash Flow from Investing Activities

Acquisition of property, plant and equipment, investment property and intangible assets*	(49.85)	(6.51)
Proceeds from sale of property, plant and equipment	0.52	0.14
Purchase of investment in mutual funds (net)	(339.53)	(153.48)
Sale / (Purchase) of investments in fixed deposits (net)	5.41	(148.08)
Investment in subsidiaries and joint ventures (Refer Note 41)	(509.27)	(7.24)
Proceeds from sale of investment in joint ventures	0.01	201.37
Investment in debentures of joint ventures (Refer Note 41)	(123.56)	(47.18)
Loan repaid by / (given to) subsidiaries and joint ventures (net)	124.48	(407.51)
Loan given to others (net)	(8.00)	(0.26)
Expenses on amalgamation	-	(1.07)
Interest received	253.22	205.99
Dividend received	0.00	-
Lease rent from investment property	0.79	0.37
<b>Net cash flows (used in) investing activities</b>	<b>(645.78)</b>	<b>(363.46)</b>

### Cash Flow from Financing Activities

Proceeds from Issue of Equity Share Capital (net of issue expenses)	999.53	0.06
Proceeds from long-term borrowings	-	500.00
Proceeds from / (Repayment of) short-term borrowings (net)	265.49	(678.24)
Interest paid	(293.85)	(274.51)
Proceeds from sale of treasury shares	-	2.63
Payment of unclaimed dividend	(0.00)	(0.01)
Payment of unclaimed fixed deposits	(0.27)	(0.69)
<b>Net cash flows generated from/ (used in) financing activities</b>	<b>970.90</b>	<b>(450.76)</b>
<b>Net increase / (decrease) in Cash and Cash Equivalents</b>	<b>452.49</b>	<b>(309.75)</b>
<b>Cash and Cash Equivalents - Opening Balance</b>	<b>(515.60)</b>	<b>(205.85)</b>
<b>Cash and Cash Equivalents - Closing Balance</b>	<b>(63.11)</b>	<b>(315.60)</b>

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Standalone Statement of Cash Flows (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Notes :

- (a) The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".
- (b) Reconciliation of Cash and Cash Equivalents as per the Standalone Statement of Cash Flows.

Cash and Cash Equivalents as per the above comprise of the following :

Particulars	For the year ended March 31, 2019	For the year ended March 31, 2018 (Restated)
Cash and Cash Equivalents (refer note 14)	112.92	110.70
Less: Bank overdrafts repayable on demand (refer note 22)	176.03	626.30
Cash and Cash Equivalents as per the Standalone Statement of Cash Flows	(63.11)	(515.60)

- (c) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Particulars	Reconciliation of liabilities arising from financing activities					As at March 31, 2019
	As at April 01, 2018 (Restated)	Changes as per the Standalone Statement of Cash Flows	Acquisition	Non Cash Changes Changes from losing control of subsidiaries	Fair Value Changes	
Long-term borrowings	500.00	-	-	-	-	500.00
Short-term borrowings	2,570.12	265.49	-	-	-	2,835.61

Particulars	Reconciliation of liabilities arising from financing activities					As at March 31, 2018 (Restated)
	As at April 01, 2017 (Restated)	Changes as per the Standalone Statement of Cash Flows	Acquisition	Non Cash Changes Changes from losing control of subsidiaries	Fair Value Changes	
Long-term borrowings	-	500.00	-	-	-	500.00
Short-term borrowings	3,248.36	(678.24)	-	-	-	2,570.12

- (d) The above Standalone Statement of Cash Flows include INR 1.78 Crore (Previous Year 2018: INR 1.47 Crore) towards Corporate Social Responsibility (CSR) activities (refer note 49).

\* During the year, INR Nil (Previous Year 2018: INR 12.79 Crore and INR 2.60 Crore) of inventories have been transferred to Property, plant and equipment and investment property respectively.

The accompanying notes 1 to 55 form an integral part of the Standalone Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

Aniruddha Godbole

Partner

Membership No: 105149

Mumbai

April 30, 2019

For and on behalf of the Board of Directors of

Godrej Properties Limited

CIN: L74120MH1985PLC035308

Pooja Godrej

Executive Chairman

DIN: 00432983

Surender Varma

Company Secretary

ICSI Membership No. A10428

Mumbai

April 30, 2019

Mohit Malhotra

Managing Director & CEO

DIN: 07074531

Rajendra Khetawat

Chief Financial Officer

# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1

#### I. Company overview

Godrej Properties Limited ("the Company") having CIN: L74120MH1985PLC035308 is engaged primarily in the business of real estate construction, development and other related activities. The Company is a public limited company incorporated and domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079. The Company's equity shares are listed on The Bombay Stock Exchange Limited (BSE) and The National Stock Exchange of India Limited (NSE).

#### II. Basis of preparation and measurement

The standalone financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act") and the relevant provisions and amendments, as applicable. The standalone financial statements have been prepared on accrual basis under the historical cost convention except certain financial instruments, defined benefit plans and share based payments measured at fair value.

This is the first set of the Company's standalone financial statements in which Ind AS 115, Revenue from contracts with customers, has been applied. Changes to significant accounting policies are described in note 1 (III) (j) and (u) and the impact of transition to Ind AS 115 on the consolidated financial statements is disclosed in note 43.

The standalone financial statements of the Company for the year ended March 31, 2019 were approved by the Board of Directors and authorised for issue on April 30, 2019.

##### a) Operating cycle

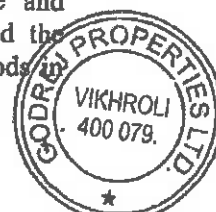
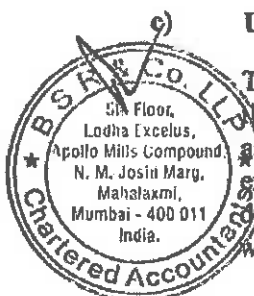
The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

##### b) Functional and presentation currency

These standalone financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest crore, unless otherwise stated.

##### c) Use of estimates and judgements

The preparation of the standalone financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

## II. Basis of preparation and measurement (Continued)

### c) Use of estimates and judgements (Continued)

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition*

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The Company recognises revenue when the company satisfies its performance obligation

- *Evaluation of Net realisable Value of Inventories*

Inventories comprising of completed flats and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the standalone financial statements for the period in which such changes are determined.

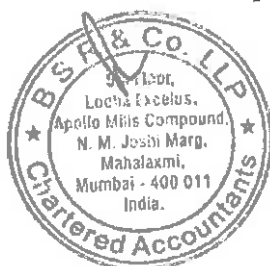
- *Useful life and residual value of property, plant and equipment and intangible assets*

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different based from that prescribed in Schedule II, they are based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

The estimation of residual value of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

- *Recognition and measurement of defined benefit obligations*

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

## II. Basis of preparation and measurement (Continued)

### c) Use of estimates and judgements (Continued)

- *Share based payments*

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which depends on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. For the measurement of the fair value of equity-settled transactions with employees at the grant date, the Company uses Black-Scholes model. The assumptions used for estimating fair value for share-based payment transactions are disclosed in Note 39 to the standalone financial statements.

- *Fair value measurement of financial instruments*

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

- *Impairment losses on investment*

The Company reviews its carrying value of investments carried at amortised cost annually or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

- *Recognition of deferred tax asset*

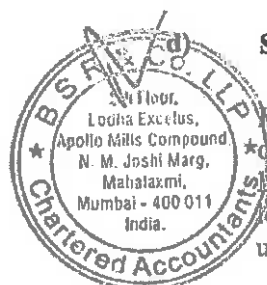
The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- *Provisions and contingencies*

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

### Standards issued but not yet effective

Ind AS 116, Leases: Ind AS 116 is applicable for financial reporting periods beginning on or after 1 April 2019 and replaces existing lease accounting guidance, namely Ind AS 17 Leases. Ind AS 116 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### II. Basis of preparation and measurement (Continued)

##### d) Standards issued but not yet effective (Continued)

The nature of expenses related to those leases will change as Ind AS 116 replaces the operating lease expense (i.e. rent) with depreciation charge for ROU assets and interest expense on lease liabilities. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard - i.e. lessors continue to classify leases as finance or operating leases. Management believes, based upon preliminary analysis that the impact of new lease standard is not material on its financial statements.

In addition to the above, the following amendments to existing standards have been issued, are not yet effective and are not expected to have a significant impact on the Company's standalone financial statements:

Amendments to Ind AS 103, Business Combinations, and Ind AS 111, Joint Arrangements: This interpretation clarifies how an entity accounts for increasing its interest in a joint operation that meets the definition of a business.

Amendments to Ind AS 109, Financial Instruments: amendments relating to the classification of particular pre-payable financial assets.

Amendments to Ind AS 12, Income Taxes, clarify that all income tax consequences of dividends (including payments on financial instruments classified as equity) are recognised consistently with the transactions that generated the distributable profits - i.e. in profit or loss, other comprehensive income or equity. Further Appendix C, uncertainty over income tax treatments has been added to clarify how entities should reflect uncertainties over income tax treatments, in particular when assessing the outcome a tax authority might reach with full knowledge and information if it were to make an examination.

Amendment to Ind AS 19, Employee Benefits - The amendment to Ind AS 19 clarifies that on amendment, curtailment or settlement of a defined benefit plan, the current service cost and net interest for the remainder of the annual reporting period are calculated using updated actuarial assumptions - i.e. consistent with the calculation of a gain or loss on the plan amendment, curtailment or settlement. This amendment also clarifies that an entity first determines any past service cost, or a gain or loss on settlement, without considering the effect of the asset ceiling. This amount is recognised in profit or loss. The entity then determines the effect of the asset ceiling after plan amendment, curtailment or settlement. Any change in that effect is recognised in other comprehensive income (except for amounts included in net interest).

Amendments to Ind AS 23, Borrowing Costs, clarify that the general borrowings pool used to calculate eligible borrowing costs excludes only borrowings that specifically finance qualifying assets that are still under development or construction.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### II. Basis of preparation and measurement (Continued)

##### d) Standards issued but not yet effective (Continued)

Amendments to Ind AS 28, Investments in Associates and Joint Ventures: When applying the equity method, a non-investment entity that has an interest in an investment entity associate or joint venture can elect to retain the fair value accounting applied by the associate or joint venture to its subsidiaries. Venture capital and other qualifying organisations can elect to measure investments in associates or joint ventures at fair value through profit or loss instead of applying the equity method. The amendments clarify that both these elections apply for each investment entity associate or joint venture separately.

##### e) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies

##### a. Business combination

Common control transactions are accounted for based on pooling of interests method where the assets and liabilities of the acquiree are recorded at their existing carrying values. The identity of reserves of the acquiree is preserved and the difference between consideration and the face value of the share capital of the acquiree is transferred to capital reserve, which is shown separately from other capital reserves.

The financial information in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the standalone financial statements irrespective of the actual date of the combination.

##### b. Property, plant and equipment and depreciation and amortisation

###### i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

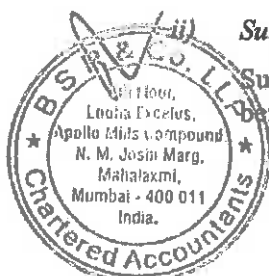
If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the standalone financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the standalone statement of profit and loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

###### ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### b. Property, plant and equipment and depreciation and amortisation (Continued)

###### iii) Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the Company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013. The useful lives of certain motor vehicles are estimated in the range of 3-8 years. These lives are different from those indicated in Schedule II and based on internal technical evaluation.

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Assets acquired on lease and leasehold improvements are amortised over the primary period of the lease on straight line basis.

##### c. Investment property and depreciation

###### i) Recognition and measurement:

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

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

###### ii) Depreciation

Depreciation on Investment Property is provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013.

##### d. Intangible assets and amortisation

###### i) Recognition and measurement:

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and

- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### d. Intangible assets and amortisation (Continued)

###### ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

###### iii) Amortisation

Intangible assets are amortised over their estimated useful life using straight line method.

Trademark is amortised over a period of 20 years.

Intangible assets (other than trademark) are amortised over a period of six years.

##### e. Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the standalone statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

Goodwill on business combination is not amortised but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the standalone statement of profit and loss, to the extent the amount was previously charged to the standalone statement of profit and loss. In case of revalued assets, such reversal is not recognised.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### f. Foreign currency transactions

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous standalone financial statements are recognised in the standalone statement of profit and loss in the period in which they arise.

#### g. Investment in subsidiaries, joint ventures and associate

Investments in equity shares of subsidiaries, joint ventures and associate are recorded at cost and reviewed for impairment at each reporting date.

#### h. Financial instruments

##### I. Financial assets

##### Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

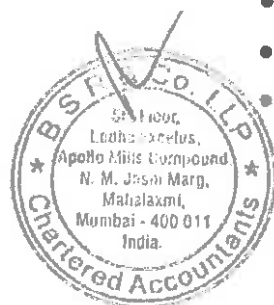
##### Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

##### Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### h. Financial instruments (Continued)

##### I. Financial assets (Continued)

###### Debt instruments at amortised cost

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

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Standalone statement of profit and loss. The losses arising from impairment are recognised in the Standalone statement of profit and loss.

###### Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the Standalone statement of profit and loss.

###### Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the Standalone statement of profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Standalone statement of profit and loss.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### h. Financial instruments (Continued)

###### I. Financial assets (Continued)

###### Derecognition

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

- (a) The rights to receive cash flows from the asset have expired, or
- (b) the Company has transferred substantially all the risks and rewards of the asset, or
- (c) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

###### Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss at each reporting date, right from its initial recognition.

###### II. Financial Liabilities

###### Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

###### Initial recognition and measurement

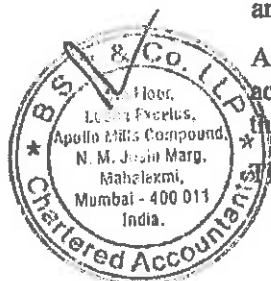
All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

###### Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the standalone statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the standalone statement of profit and loss.

This category generally applies to loans and borrowings.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### h. Financial instruments (Continued)

##### II. Financial Liabilities (Continued)

###### Derecognition

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

###### Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

##### III Share Capital

###### Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

###### Treasury shares

The Company has created an Employee Stock Options Trust (ESOP) for providing share-based payment to its employees. The Company uses ESOP as a vehicle for distributing shares to employees under the employee remuneration schemes. The ESOP buys shares of the Company from the market, for giving shares to employees. The Company treats ESOP as its extension and shares held by ESOP are treated as treasury shares.

Treasury shares are recognised at cost and deducted from equity. No gain or loss is recognised in the standalone statement of profit and loss on the purchase, sale, issue or cancellation of the Company's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognised in capital reserve. Share options exercised during the reporting period are deducted from treasury shares.

#### i. Inventories

Inventories comprising of completed flats and construction-work-in progress are valued at lower of cost and net realisable value.

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.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### j. Revenue Recognition

Ind AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018.

The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly recognised revenue in accordance with Ind AS 115 as compared to earlier Percentage of Completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable).

As these are the first set of the Company's standalone financial statements prepared in accordance with Ind AS 115, an explanation of how the transition to Ind AS 115 has affected the previously reported financial position, financial performance and cash flows of the Company is provided in Note 43.

The Company derives revenues primarily from sale of properties comprising of both commercial and residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

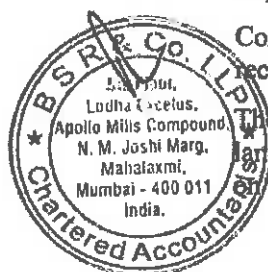
In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

For sale of units, the Company recognises revenue when its performance obligations are satisfied and customer obtains control of the asset.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The Company enters into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at fair value, is done on accrual basis as per the terms of the agreement.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### j. Revenue recognition (Continued)

The Company receives maintenance amount from the customers and utilises the same towards the maintenance of the respective projects. Revenue is recognised to the extent of maintenance expenses incurred by the Company towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current liabilities.

Interest income is accounted on an accrual basis at effective interest rate.

Dividend income and share of profits in LLP is recognised when the right to receive the same is established.

##### k. Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the standalone statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

###### Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends either to realise the asset and settle the liability on a net basis or simultaneously.

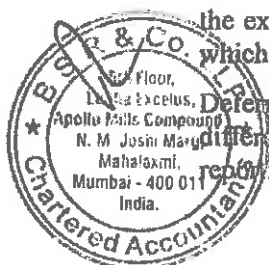
###### Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. 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 realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### k. Income tax (Continued)

###### *Deferred tax (Continued)*

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

###### *Minimum Alternative Tax (MAT)*

MAT credit is recognised as a deferred tax asset only when and to the extent there is a convincing evidence that the Company will pay normal tax during specified period. MAT credit is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

##### l. Employee benefits

###### *Short term employee benefits*

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

###### *Defined contribution plans*

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

###### *Defined benefit plans*

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the standalone statement of profit and loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the standalone statement of profit and loss.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (*Continued*)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (*Continued*)

### III. Significant Accounting Policies (*Continued*)

#### I. Employee benefits

##### *Defined benefit plans (Continued)*

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the standalone statement of profit and loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

##### *Other long-term employee benefits*

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the standalone statement of profit and loss in the period in which they arise.

#### m. Share-based payment transactions

Employees Stock Options Plans ("ESOPs") and Employee Stock Grant Scheme ("ESGS"): The grant date fair value of options granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period that the employees become unconditionally entitled to the options. The expense is recorded for each separately vesting portion of the award as if the award was, in substance, multiple awards. The increase in equity recognised in connection with share based payment transaction is presented as a separate component in equity under "Employee stock grant scheme reserve". The amount recognised as an expense is adjusted to reflect the actual number of stock options that vest.

#### n. Leases

##### *Finance Lease*

Agreements are classified as finance leases, if substantially all the risks and rewards incidental to ownership of the leased asset is transferred to the lessee.

##### *Operating Lease*

Agreements which are not classified as finance leases are considered as operating lease.

Operating lease payments/income are recognised as an expense/income in the standalone statement of profit and loss on a straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### o. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects till the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.

##### p. 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.

For the purpose of the standalone statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

##### q. Earnings per share

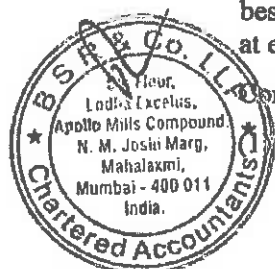
Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

##### r. Provisions and contingent liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### r. Provisions and contingent liabilities (Continued)

- (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the standalone financial statements. However, the same are disclosed in the standalone financial statements where an inflow of economic benefit is probable.

#### s. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the standalone financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

#### t. Segment reporting

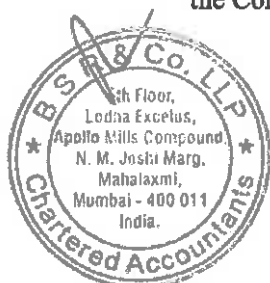
Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

#### u. Change in significant accounting policies

The Company has applied Ind AS 115 Revenue from contracts with customers using the full retrospective approach (for all contracts other than completed contracts) i.e. by recognising the cumulative effect of initially applying Ind AS 115 as an adjustment to the opening balance of equity as at April 01, 2017. Due to the transition method chosen by the Company in applying this standard, comparative information throughout these standalone financial statements has been restated to reflect the requirements of the new standard.

Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. Under Ind AS 115, with effect from April 01, 2017, revenue is recognised when a customer obtains control of the goods or services as compared to earlier percentage of completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable).

As these are the first set of the Company's standalone financial statements prepared in accordance with Ind AS 115, an explanation of how the transition to Ind AS 115 has affected the previously reported financial position, financial performance and cash flows of the Company is provided in Note 43.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 2 Property, Plant and Equipment and Capital work-in-progress

Particulars	GROSS BLOCK		ACCUMULATED DEPRECIATION/AMORTISATION			NET BLOCK	
	As At April 01, 2018 (Restated)	Additions during the year	Deductions during the year	As at March 31, 2019	For the Year March 31, 2019	As at March 31, 2019	As at March 31, 2018 (Restated)
Freehold Land	0.06	-	-	0.06	-	0.06	0.06
Buildings (Refer Note (a) and (b) below)	82.06	-	8.00	74.06	3.33	61.44	72.16
Leasehold Improvements	4.34	0.80	-	5.14	0.95	1.81	1.96
Office Equipments	2.97	0.54	0.39	3.12	0.43	0.96	0.87
Site Equipments	0.01	0.14	-	0.15	0.03	0.12	0.01
Furniture and Fixtures	12.13	1.06	0.73	12.46	1.28	7.33	7.65
Computers	12.21	2.53	0.66	14.08	2.98	3.30	3.79
Vehicles	4.00	0.80	0.52	4.28	0.74	0.91	0.92
Electrical Installations and Equipments	1.03	-	0.39	0.64	0.13	0.27	0.65
<b>Total Property, Plant and Equipment</b>	<b>118.81</b>	<b>5.87</b>	<b>10.69</b>	<b>113.99</b>	<b>9.87</b>	<b>76.20</b>	<b>88.07</b>
<b>Capital Work-in-Progress (Refer Note (c) below)</b>						<b>3.04</b>	



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 2 Property, Plant and Equipment and Capital work-in-progress (Continued)

Particulars	GROSS BLOCK		ACCUMULATED DEPRECIATION/ AMORTISATION			NET BLOCK	
	As At April 01, 2017 (Restated)	Additions during the year	Deductions during the year	As At March 31, 2018 (Restated)	For the Year	As at March 31, 2018 (Restated)	As At April 01, 2017 (Restated)
Freehold Land	0.06	-	-	0.06	-	0.06	0.06
Buildings (Refer Note (a) and (b) below)	69.00	13.06	-	82.06	3.51	9.90	62.61
Leasehold Improvements	4.15	0.19	-	4.34	0.92	2.38	2.69
Office Equipments	2.74	0.23	-	2.97	0.52	2.10	1.16
Site Equipments	0.01	-	-	0.01	-	-	0.01
Furniture and Fixtures	7.86	4.27	-	12.13	1.33	4.48	4.71
Computers	9.53	3.15	0.47	12.21	3.05	8.42	3.75
Vehicles	2.96	1.10	0.06	4.00	1.92	3.08	1.74
Electrical Installations and Equipments	0.44	0.59	-	1.03	0.18	0.38	0.24
<b>Total Property, Plant and Equipment</b>	<b>96.75</b>	<b>21.59</b>	<b>0.53</b>	<b>118.81</b>	<b>11.43</b>	<b>30.74</b>	<b>76.97</b>
<b>Capital Work-in-Progress (refer note (c) below)</b>							<b>0.01</b>

(a) Of the above, a Building carrying value INR 53.74 Crore (Previous Year 2018: INR 56.49 Crore, Previous Year 2017: INR 58.50 Crore) is subject to first charge for secured bank loans (Refer Note 22).

(b) During the year, INR Nil (Previous Year 2018: INR 12.79 Crore, Previous Year 2017: INR Nil) of inventories have been transferred to Property, plant and equipment.

(c) Refer Note 46 for disclosure of Capital Commitments for acquisition of Property, plant and equipment.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 3 Investment Property

#### Reconciliation of Carrying Amount

Particulars	Investment Property
<b>Gross Block</b>	
As At April 01, 2017 (Restated)	-
Transferred from Inventories (refer note (b) below)	2.60
Disposals/Adjustments	-
As At March 31, 2018 (Restated)	2.60
Additions	-
Disposals/Adjustments	-
As At March 31, 2019	2.60
<b>Accumulated Depreciation</b>	
As at April 01, 2017 (Restated)	-
For the Year	0.12
Deductions	-
As at March 31, 2018 (Restated)	0.12
For the Year	0.28
Deductions	-
As at March 31, 2019	0.40
<b>Net Block</b>	
As At April 01, 2017 (Restated)	-
As At March 31, 2018 (Restated)	2.48
As At March 31, 2019	2.20

#### Information regarding income and expenditure of Investment Property

Particulars	March 31, 2019	March 31, 2018
Rental Income derived from Investment Property	0.79	0.37
Direct Operating Expenses	-	-
Profit arising from investment property before depreciation	0.79	0.37
Less: Depreciation	0.28	0.12
Profit arising from Investment Property	0.51	0.25

- The Company's investment property consists of a commercial property in India.
- Based on the intention and revised business plans, a commercial building owned by the Company is considered as being held for capital appreciation and rental income rather than for business purposes. Hence, the Company has reclassified the same from inventories to investment property during the year ended March 31, 2018.
- The Company has no restriction on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.
- Though the Company measures investment property using cost based measurement, the fair value of investment property is based on valuation performed by an accredited independent valuer. The main inputs used are location and locality, facilities and amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback of investigation and Ready Reckoner published by the Government.
- Fair valuation is based on rent capitalisation method which is INR 9.46 Crore (Previous Year 2018: INR 9.23 Crore, Previous Year 2017: INR Nil). The fair value measurement is categorised in level 3 fair value hierarchy.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 4 Intangible Assets and intangible assets under development

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK	
	As At April 01, 2018 (Restated)	Additions during the year	Deductions during the year	As at April 01, 2018 (Restated)	For the Year	As at March 31, 2019 (Restated)
Licenses and Software	9.15	0.29	-	4.52	1.62	3.30
Trade Mark	24.53	-	-	4.05	1.35	19.13
<b>Total Intangible Assets</b>	<b>33.68</b>	<b>0.29</b>	<b>-</b>	<b>8.57</b>	<b>2.97</b>	<b>22.43</b>
<b>Intangible assets under development</b>						<b>0.77</b>
						<b>0.13</b>

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK	
	As At April 01, 2017 (Restated)	Additions during the year	Deductions during the year	As at April 01, 2017 (Restated)	For the Year	As at March 31, 2018 (Restated)
Licenses and Software	8.06	1.09	-	2.89	1.63	4.52
Trade Mark	24.53	-	-	2.70	1.35	4.05
<b>Total Intangible Assets</b>	<b>32.59</b>	<b>1.09</b>	<b>-</b>	<b>5.59</b>	<b>2.98</b>	<b>8.57</b>
<b>Intangible assets under development</b>						<b>0.13</b>
						<b>0.03</b>





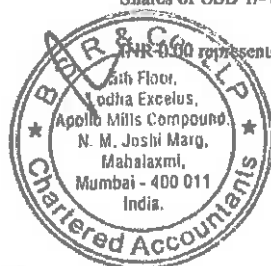
# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>5 Investment in Subsidiaries, Joint Ventures and Associate</b>			
<b>a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (Unquoted)</b>			
<b>(i) Investment in Subsidiary Companies</b>			
Godrej Buildcon Private Limited (merged with Godrej Projects Development Limited w.e.f December 01, 2017) Nil (Previous Year 2018: Nil, Previous Year 2017: 50,000) Equity Shares of INR 10/- each	-	-	0.05
Godrej Projects Development Limited 231,552 (Previous Year 2018: 231,552, Previous Year 2017: 231,552) Equity Shares of INR 10/- each	248.69	248.69	248.69
Godrej Garden City Properties Private Limited 50,000 (Previous Year 2018: 50,000, Previous Year 2017: 50,000) Equity Shares of INR 10/- each	0.05	0.05	0.05
Godrej Green Homes Limited (Classified as Joint Venture w.e.f March 17, 2018) Nil (Previous Year 2018: Nil, Previous Year 2017: 450,000) Equity Shares of INR 10/- each	-	-	0.45
Godrej Hillside Properties Private Limited 410,000 (Previous Year 2018: 410,000, Previous Year 2017: 410,000) Equity Shares of INR 10/- each	0.41	0.41	0.41
Godrej Home Developers Private Limited 400,000 (Previous Year 2018: 400,000, Previous Year 2017: 400,000) Equity Shares of INR 10/- each	0.40	0.40	0.40
Godrej Investment Advisors Private Limited Nil (Previous Year 2018: Nil, Previous Year 2017: 1,700,000) Equity Shares of INR 10/- each	-	-	1.70
Godrej Highrises Properties Private Limited 10,000 (Previous Year 2018: 10,000, Previous Year 2017: 10,000) Equity Shares of INR 10/- each	0.01	0.01	0.01
Godrej Prakriti Facilities Private Limited 10,000 (Previous Year 2018: 10,000, Previous Year 2017: 10,000) Equity Shares of INR 10/- each	0.01	0.01	0.01
Prakritiplaza Facilities Management Private Limited 9,999 (Previous Year 2018: 9,999, Previous Year 2017: 9,999) Equity Shares of INR 10/- each	0.01	0.01	0.01
Citystar Infraprojects Limited 500,000 (Previous Year 2018: 500,000, Previous Year 2017: 500,000) Equity Shares of INR 1/- each	0.09	0.09	0.09
Godrej Residency Private Limited 1,000 (Previous Year 2018: 1,000, Previous Year 2017: Nil) Equity Shares of INR 10/- each	0.00	0.00	-
Godrej Properties Worldwide Inc., USA 500,000 (Previous Year 2018: Nil, Previous Year 2017: Nil) Equity Shares of USD 1/- each	3.39	-	-

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>5 Investment in Subsidiaries, Joint Ventures and Associate (Continued)</b>			
<b>a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (Unquoted) (Continued)</b>			
<b>(ii) Investment in Joint Ventures</b>			
<b>Godrej Realty Private Limited</b>	<b>5.52</b>	<b>5.52</b>	<b>5.52</b>
884,850 (Previous Year 2018: 884,850, Previous Year 2017: 884,850) Equity Shares of INR 10/- each			
<b>Wonder Space Properties Private Limited</b>	<b>1.78</b>	<b>1.78</b>	<b>1.72</b>
114,191 (Previous Year 2018: 114,191, Previous Year 2017: 111,054) Class B and Ordinary Equity Shares of INR 10/- each			
<b>Wonder City Buildcon Private Limited</b>	<b>1.61</b>	<b>1.61</b>	<b>1.61</b>
810,420 (Previous Year 2018: 810,420, Previous Year 2017: 810,420) Equity Shares of INR 10/- each			
<b>Godrej Home Constructions Private Limited</b>	<b>2.18</b>	<b>2.18</b>	<b>2.18</b>
1,071,770 (Previous Year 2018: 1,071,770, Previous Year 2017: 1,071,770) Equity Shares of INR 10/- each			
<b>Wonder Projects Development Private Limited</b>	<b>1.45</b>	<b>1.40</b>	<b>0.70</b>
1,070,060 (Previous Year 2018: 1,050,100, Previous Year 2017: 760,100) Equity Shares of INR 10/- each			
<b>Godrej Real View Developers Private Limited</b>	<b>2.25</b>	<b>1.31</b>	<b>0.18</b>
2,068,000 (Previous Year 2018: 1,306,000, Previous Year 2017: 176,000) Equity Shares of INR 10/- each			
<b>Pearlite Real Properties Private Limited</b>	<b>4.19</b>	<b>3.55</b>	<b>3.55</b>
3,871,000 (Previous Year 2018: 3,552,500, Previous Year 2017: 3,552,500) Class B Equity Shares of INR 10/- each			
<b>Godrej Greenview Housing Private Limited</b>	<b>1.37</b>	<b>1.37</b>	<b>1.19</b>
1,264,560 (Previous Year 2018: 1,264,560, Previous Year 2017: 1,192,000) Equity Shares of INR 10/- each			
<b>Godrej Green Homes Limited</b>	<b>79.38</b>	<b>69.13</b>	<b>0.00</b>
(Classified as Subsidiary till March 16, 2018) 355,384 (Previous Year 2018: 338,847, Previous Year 2017: Nil) Equity Shares of INR 10/- each			
<b>Ashank Macbricks Private Limited (w.e.f July 31, 2018)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
200 (Previous Year 2018: Nil, Previous Year 2017: Nil) Equity Shares of INR 10/- each			
<b>(iii) Investment in Associate</b>			
<b>Godrej One Premises Management Private Limited</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
3,000 (Previous Year 2018: 3,000, Previous Year 2017: 3,000) Equity Shares of INR 10/- each			

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>5 Investment in Subsidiaries, Joint Ventures and Associate (Continued)</b>			
<b>b) Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Amortised Cost) (Unquoted)</b>			
<b>(i) Investment in Subsidiary Companies</b>			
Godrej Projects Development Limited 100,999 (Previous Year 2018: 100,999, Previous Year 2017: 50,999) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each	0.10	0.10	0.05
Godrej Highrises Properties Private Limited 9,470 (Previous Year 2018: 9,470, Previous Year 2017: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each	0.01	0.01	-
<b>(ii) Investment in Joint Venture</b>			
Godrej Green Homes Limited (Classified as Subsidiary till March 16, 2018) Nil (Previous Year 2018: 9,479, Previous Year 2017: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each	-	0.01	-
<b>c) Investment in Limited Liability Partnerships</b>			
<b>(i) Investment in Subsidiaries</b>			
Godrej Highrises Realty LLP	0.00	0.00	0.00
Godrej Project Developers & Properties LLP	0.00	0.00	0.00
Godrej Athenmark LLP	0.00	0.00	-
Godrej Vestamark LLP	0.00	0.00	-
Godrej Skyview LLP (w.e.f February 12, 2019)	0.00	-	-
Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (classified as Joint Venture w.e.f February 01, 2019)	-	0.06	-
Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP) (classified as Joint Venture w.e.f February 01, 2019)	-	0.00	-
Godrej Projects (Soma) LLP	0.00	0.00	-
Godrej Projects North LLP	0.00	0.00	-
Embellish Houses LLP (w.e.f February 13, 2019)	0.00	-	-
Godrej City Facilities Management LLP (w.e.f March 18, 2019)	0.00	-	-
<b>(ii) Investment in Joint Ventures</b>			
Mosaic Landmarks LLP	0.11	0.11	0.11
Caroa Properties LLP	0.04	0.04	0.04
Oxford Realty LLP	0.00	0.00	0.00
A R Landcraft LLP	0.05	0.05	0.05
Dream World Landmarks LLP	0.04	0.04	0.04
M S Ramaiah Ventures LLP	1.01	1.01	1.01
Godrej Developers & Properties LLP	0.00	0.00	-
Oasis Landmarks LLP	0.00	0.00	0.00
Godrej SSPDL Green Acres LLP	0.05	0.05	0.05
Amitis Developers LLP	0.05	0.05	0.05
Godrej Construction Projects LLP	0.00	0.00	0.00
Godrej Realty @ Pune 21 LLP	0.00	0.00	0.00
Godrej Housing Projects LLP	0.01	0.01	0.01
Godrej Projects North Star LLP	0.01	0.01	-



INR 0.00 represents amount less than INR 50,000

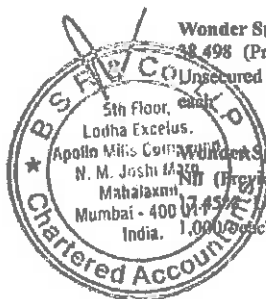
# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>5 Investment in Subsidiaries, Joint Ventures and Associate (Continued)</b>			
<b>c) Investment in Limited Liability Partnerships (Continued)</b>			
<b>(ii) Investment in Joint Ventures (Continued)</b>			
Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (Classified as subsidiary till January 31, 2019)	205.00	-	-
Prakhhyat Dwellings LLP	0.00	0.00	0.00
Godrej Highview LLP	4.80	4.80	-
Godrej Irismark LLP	0.01	0.01	-
Roseberry Estate LLP (w.e.f September 18, 2018)	0.00	-	-
Mahatunge Township Developers LLP (formerly known as Godrej Land Developers LLP)	200.00	-	-
Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP) (Classified as subsidiary till January 31, 2019)	89.00	-	-
Godrej Property Developers LLP	0.00	0.00	0.00
	<b>853.10</b>	<b>343.84</b>	<b>269.94</b>
INR 0.00 represents amount less than INR 50,000			
<b>6 Other Investments (Non-Current)</b>			
<b>a) Trade Investments (Unquoted)</b>			
<b>(i) Investment in Debentures of Joint Ventures (Fully paid-up) (at Fair Value through Profit or Loss)</b>			
Godrej Realty Private Limited 2,989,095 (Previous Year 2018: 2,989,095, Previous Year 2017: 2,989,095), 1% Secured Redeemable Optionally Convertible Debentures of INR 10/- each	2.99	2.99	2.99
Godrej Green Homes Limited 3,166,000 (Previous Year 2018: 2,756,000, Previous Year 2017: Nil) 12 % Unsecured Optionally Convertible Debentures of INR 1,000/- each	316.60	275.60	-
<b>(ii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Amortised Cost)</b>			
Wonder City Buildcon Private Limited 307,833 (Previous Year 2018: 307,833, Previous Year 2017: 307,833), 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each	30.40	30.50	31.50
Wonder Space Properties Private Limited 1,019,154 (Previous Year 2018: Nil; Previous Year 2017: Nil), 12% Unsecured Optionally Convertible Class A Debentures of INR 1,000/- each	115.58	-	-
Wonder Space Properties Private Limited 377,464 (Previous Year 2018: Nil; Previous Year 2017: Nil), 12% Unsecured Optionally Convertible Class B Debentures of INR 1,000/- each	37.75	-	-
Wonder Space Properties Private Limited 38,498 (Previous Year 2018: Nil; Previous Year 2017: Nil), 12% Unsecured Optionally Convertible Class C Debentures of INR 1,000/- each	4.34	-	-
Wonder Space Properties Private Limited Nil (Previous Year 2018: 377,464, Previous Year 2017: 365,541), 12% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each	-	37.82	37.96

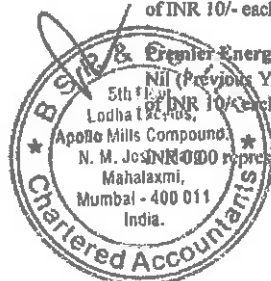


# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>6 Other Investments (Non-Current) (Continued)</b>			
<b>a) Trade Investments (Unquoted) (Continued)</b>			
<b>(ii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Amortised Cost) (Continued)</b>			
<b>Godrej Home Constructions Private Limited</b>	<b>41.46</b>	<b>41.99</b>	<b>41.34</b>
413,949 (Previous Year 2018: 413,949, Previous Year 2017: 413,949) 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each			
<b>Wonder Projects Development Private Limited</b>	<b>27.58</b>	<b>26.60</b>	<b>13.30</b>
275,500 (Previous Year 2018: 266,019, Previous Year 2017: 133,019) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each			
<b>Pearlite Real Properties Private Limited</b>	<b>81.04</b>	<b>67.25</b>	<b>67.50</b>
796,005 (Previous Year 2018: 674,975, Previous Year 2017: 674,975) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each			
<b>Godrej Real View Developers Private Limited</b>	<b>42.16</b>	<b>24.78</b>	<b>3.34</b>
427,500 (Previous Year 2018: 248,140, Previous Year 2017: 33,440) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each			
<b>Godrej Greenview Housing Private Limited</b>	<b>25.27</b>	<b>26.18</b>	<b>13.55</b>
260,946 (Previous Year 2018: 260,946, Previous Year 2017: 136,880) 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each			
<b>b) Non trade Investments</b>			
<b>Investment in Fully paid-up Equity Instruments (at Fair Value through Profit or Loss)</b>			
<b>Quoted Investments</b>			
<b>Alacritty Housing Limited</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
100 (Previous Year 2018: 100, Previous Year 2017: 100) Equity Shares of INR 10/- each			
<b>Ansal Buildwell Limited</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
100 (Previous Year 2018: 100, Previous Year 2017: 100) Equity Shares of INR 10/- each			
<b>Ansal Housing Limited</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
(formerly known as Ansal Housing and Construction Limited) 300 (Previous Year 2018: 300, Previous Year 2017: 300) of INR 10/- each			
<b>Ansal Properties and Infrastructure Limited</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
600 (Previous Year 2018: 600, Previous Year 2017: 600) Equity Shares of INR 5/- each			
<b>Lok Housing and Constructions Limited</b>			<b>0.00</b>
Nil (Previous Year 2018: Nil, Previous Year 2017: 100) Equity Shares of INR 10/- each			
<b>Premier Energy and Infrastructure Limited</b>			<b>0.00</b>
Nil (Previous Year 2018: Nil, Previous Year 2017: 100) Equity Shares of INR 10/- each			



INR 0.00 represents amount less than INR 50,000

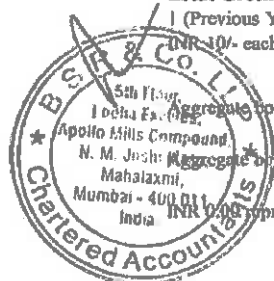
# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>6 Other Investments (Non-Current) (Continued)</b>			
<b>b) Non trade Investments (Continued)</b>			
<b>Unitech Limited</b> 13,000 (Previous Year 2018: 13,000, Previous Year 2017: 13,000) Equity Shares of INR 2/- each	0.00	0.00	0.00
<b>The Great Eastern Shipping Company Limited</b> 72 (Previous Year 2018: 72, Previous Year 2017: 72) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>GOL Offshore Limited</b> Nil (Previous Year 2018: Nil, Previous Year 2017: 18) Equity Shares of INR 10/- each			0.00
<b>Radhe Developers (India) Limited</b> 100 (Previous Year 2018: 100, Previous Year 2017: 100) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>United Textiles Limited</b> 23,700 (Previous Year 2018: 23,700, Previous Year 2017: 23,700) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>Unquoted Investments</b>			
<b>Saraswat Co-operative Bank Limited</b> 1,000 (Previous Year 2018: 1,000, Previous Year 2017: 1,000) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>AB Corp Limited</b> 25,000 (Previous Year 2018: 25,000, Previous Year 2017: 25,000) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>Lok Housing and Constructions Limited</b> 100 (Previous Year 2018: 100, Previous Year 2017: Nil) Equity Shares of INR 10/- each	0.00	0.00	
<b>Global Infrastructure &amp; Technologies Limited</b> 100 (Previous Year 2018: 100, Previous Year 2017: 100) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>Premier Energy and Infrastructure Limited</b> 100 (Previous Year 2018: 100, Previous Year 2017: Nil) Equity Shares of INR 10/- each	0.00	0.00	
<b>D.S. Kulkarni Developers Limited</b> 100 (Previous Year 2018: 100, Previous Year 2017: 100) Equity Shares of INR 10/- each	0.00	0.00	0.00
<b>GOL Offshore Limited</b> 18 (Previous Year 2018: 18, Previous Year 2017: Nil) Equity Shares of INR 10/- each	0.00	0.00	
<b>Modella Textiles Private Limited</b> 2 (Previous Year 2018: Nil, Previous Year 2017: Nil) Equity Shares of INR 100/- each	0.00		
<b>Lotus Green Construction Private Limited</b> 1 (Previous Year 2018: Nil, Previous Year 2017: Nil) Equity Shares of INR 10/- each	0.00		
<b>Aggregate book value of Quoted Investments and Market Value thereof</b>	<b>725.18</b>	<b>533.71</b>	<b>211.48</b>
<b>Aggregate book value of Unquoted Investments</b>	<b>725.18</b>	<b>533.71</b>	<b>211.48</b>
INR 0.00 represents amount less than INR 50,000			



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>7 Loans (Non-Current)</b>			
Secured, Considered Good			
Deposits - Projects (refer note (a) below)	28.57	83.81	76.42
Unsecured, Considered Good			
Deposits - Projects	-	-	0.00
	<u>28.57</u>	<u>83.81</u>	<u>76.42</u>

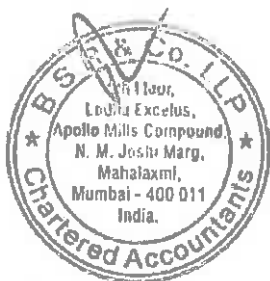
(a) Secured Deposits - Projects are Secured against Terms of Development Agreement.

### 8 Other Non-Current Financial Assets

Unsecured, Considered Good			
Deposit With Banks (refer note (a) below)	-	-	0.76
Deposits - Others	-	-	1.07
	<u>-</u>	<u>-</u>	<u>1.83</u>

(a) Deposit with Banks amounting to INR Nil (Previous Year 2018: INR Nil, Previous Year 2017: INR 0.76 Crore) is received from flat buyers and held in trust on their behalf in a corpus fund.

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 9 Deferred Tax Assets and Tax Expense

#### a) Movement in Deferred Tax Balances

Particulars	Balance as at April 01, 2018 (Restated)	Recognised in Profit or Loss	Movement during the year		Others	Balance as at March 31, 2019
			Recognised in OCI	Recognised in Other Equity		
<b>Deferred Tax Assets/ (Liabilities)</b>						
Property, Plant and Equipment	(1.02)	2.01	-	-	-	0.99
Brought Forward Loss	418.76	(98.86)	-	-	-	319.90
Inventories	18.25	-	-	-	-	18.25
Unabsorbed Depreciation	-	5.17	-	-	-	5.17
Employee Benefits	6.21	(0.96)	0.17	-	-	5.42
Equity-settled share-based payments	1.63	0.22	-	-	-	1.85
MAT Credit	14.10	5.64	-	-	0.01	19.75
Investments	(3.69)	(8.94)	-	-	-	(12.63)
Provision for doubtful receivables	0.11	8.20	-	-	-	8.31
Other Items	4.04	2.99	-	-	-	7.03
<b>Deferred Tax Assets/ (Liabilities)</b>	<b>458.39</b>	<b>(84.53)</b>	<b>0.17</b>	<b>-</b>	<b>0.01</b>	<b>374.04</b>

Particulars	Balance as at April 01, 2017 (Restated)	Recognised in Profit or Loss	Movement during the year		Others	Balance as at March 31, 2018 (Restated)
			Recognised in OCI	Recognised in Other Equity		
<b>Deferred Tax Assets/ (Liabilities)</b>						
Property, Plant and Equipment	(4.58)	3.56	-	-	-	(1.02)
Brought Forward Loss	394.66	24.10	-	-	-	418.76
Inventories	18.25	-	-	-	-	18.25
Unabsorbed Depreciation	6.12	(6.12)	-	-	-	-
Employee Benefits	2.51	2.22	1.48	-	-	6.21
Equity-settled share-based payments	1.28	0.35	-	-	-	1.63
MAT Credit	14.14	-	-	-	(0.04)	14.10
Investments	(0.07)	(3.62)	-	-	-	(3.69)
Provision for doubtful receivables	0.11	0.00	-	-	-	0.11
Other Items	5.54	(1.50)	-	-	-	4.04
<b>Deferred Tax Assets/ (Liabilities)</b>	<b>437.96</b>	<b>18.99</b>	<b>1.48</b>	<b>-</b>	<b>(0.04)</b>	<b>458.39</b>

#### b) Amounts recognised in the Standalone statement of profit and loss

Particulars	31 March, 2019	31 March, 2018 (Restated)
<b>Current Tax</b>	<b>(8.90)</b>	<b>75.92</b>
Current Tax	-	75.43
Tax Adjustment of Prior Years	(8.90)	0.49
<b>Deferred Tax Charge/ (Credit)</b>	<b>84.53</b>	<b>(18.99)</b>
Deferred Tax	78.89	(18.99)
MAT Credit Entitlement	5.64	-
<b>Tax Expense for the year</b>	<b>75.63</b>	<b>56.93</b>

INR 0.00 represents amount less than INR 50,000





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 9 Deferred Tax Assets and Tax Expense (Continued)

#### c) Reconciliation of Effective Tax Rate

Particulars	31 March, 2019	31 March, 2018 (Restated)
Profit Before Tax	284.98	161.97
Tax using the Company's domestic tax rate 34.944% (Previous Year 2018: 34.608%)	99.58	56.06
Tax effect of:		
Non-deductible expenses	0.84	0.36
Tax-exempt income	(2.65)	(0.73)
Change in recognised deductible temporary differences	(8.70)	1.50
Rate difference	0.03	(1.81)
Adjustment for tax of prior years	(8.90)	0.49
MAT credit of previous year recognised in current year	(5.64)	-
Other adjustments	1.07	1.06
Tax expense recognised	75.63	56.93



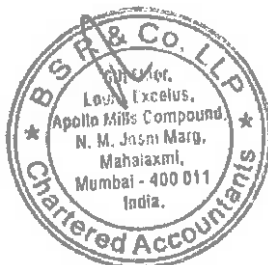
# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>10 Other Non-Current Non Financial Assets</b>			
Unsecured, Considered Good			
Capital advance	56.61	15.29	19.76
	<u>56.61</u>	<u>15.29</u>	<u>19.76</u>
<b>11 Inventories (Valued at lower of Cost and Net Realisable Value)</b>			
Finished Goods	71.37	64.46	56.74
Construction Work in Progress (refer note 52)	1,508.73	2,016.19	1,805.56
	<u>1,580.10</u>	<u>2,080.65</u>	<u>1,862.30</u>
<b>12 Investments</b>			
Quoted			
Investment in Mutual Funds carried at Fair Value through Profit or Loss	887.68	463.85	285.21
	<u>887.68</u>	<u>463.85</u>	<u>285.21</u>
Market Value of Quoted Investments			
Aggregate book value of Quoted Investments and Market Value thereof	887.68	463.85	285.21
<b>13 Trade Receivables</b>			
To related parties			
Unsecured, Considered Good	33.39	29.08	15.80
To parties other than related parties			
Unsecured, Considered Good	70.24	76.36	136.46
Unsecured, Credit Impaired	23.45	9.47	0.55
Less: Allowance for Credit Risk	(23.45)	(9.47)	(0.55)
	<u>103.63</u>	<u>105.44</u>	<u>152.26</u>
<b>14 Cash and Cash Equivalents</b>			
Balances With Banks			
In Current Accounts	42.04	23.28	30.93
In Fixed Deposit Accounts with maturity less than 3 months	66.11	86.45	14.90
Cheques On Hand	4.75	0.94	2.86
Cash On Hand	0.02	0.03	0.02
	<u>112.92</u>	<u>110.70</u>	<u>48.71</u>



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

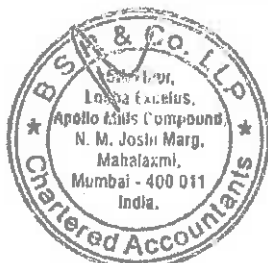
(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>15 Bank Balances other than above</b>			
<b>Balances With Banks</b>			
In Current Accounts (refer note (a) below)	0.51	0.69	0.92
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months (refer note (b) below)	168.69	174.11	25.27
	<u>169.20</u>	<u>174.80</u>	<u>26.19</u>

- (a) Includes
- (i) Balances with Banks in current accounts INR 0.04 Crore (Previous Year 2018: INR 0.04 Crore, Previous Year 2017: INR 0.05 Crore) is on account of earmarked balance for unclaimed dividend.
- (ii) Balances with Banks in current accounts INR 0.47 Crore (Previous Year 2018: INR 0.65 Crore, Previous Year 2017: INR 0.87 Crore) is amount received from flat buyers towards maintenance charges.
- (b) Includes
- (i) INR 2.18 Crore (Previous Year 2018: INR 5.82 Crore, Previous Year 2017: INR 10.03 Crore) received from flat buyers and held in trust on their behalf in a corpus fund.
- (ii) Deposits held as Deposit Repayment Reserve amounting to INR 0.10 Crore (Previous Year 2018: INR 0.20 Crore, Previous Year 2017: INR 1.15 Crore).
- (iii) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 0.23 Crore (Previous Year 2018: INR 0.22 Crore, Previous Year 2017: INR 4.09 Crore).

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>16 Loans (Current)</b>			
<b>Secured, Considered Good</b>			
<b>To related parties</b>			
Loan to Related Party (refer note (a) below)	7.50	7.50	7.50
<b>To parties other than related parties</b>			
Deposits - Projects (refer note (b) below)	212.14	132.42	150.78
<b>Unsecured, Considered Good</b>			
<b>To related parties</b>			
Loan to Related Parties	1,809.43	1,933.91	1,844.61
<b>To parties other than related parties</b>			
Loan to others	12.88	4.89	4.63
Recoverable from projects	22.02	14.92	16.20
	<u>2,063.97</u>	<u>2,093.64</u>	<u>2,023.12</u>

- (a) Loan to related party represents loan given to Prakhhyat Dwelling LLP, a joint venture of the Company and is secured against immovable property of the LLP.
- (b) Deposits - Projects are Secured against Terms of Development Agreement.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>17 Other Current Financial Assets</b>			
<b>Unsecured, Considered Good</b>			
<i>To related parties</i>			
Receivable from LLPs	34.75	19.17	13.59
Interest Accrued	288.84	239.04	208.46
Deposits - Others (refer note (a) below)	1.90	1.90	1.66
<i>To parties other than related parties</i>			
Deposits - Others	23.00	18.75	16.97
Interest Accrued	10.60	9.78	6.41
Others (includes expenses recoverable etc.)	16.69	10.41	10.13
	<u>375.78</u>	<u>299.05</u>	<u>257.22</u>

- (a) Represents entities where directors are interested, viz Godrej Industries Limited INR 0.36 Crore (Previous Year 2018: INR 0.36 Crore, Previous Year 2017: INR 0.12 Crore), Annamudi Real Estates LLP INR 1.51 Crore (Previous Year 2018: INR 1.51 Crore, Previous Year 2017: INR 1.51 Crore) and Godrej One Premises Management Private Limited INR 0.03 Crore (Previous Year 2018: INR 0.03 Crore, Previous Year 2017: INR 0.03 Crore).

## 18 Other Current Non Financial Assets

<b>Secured, Considered Good</b>			
<i>To parties other than related parties</i>			
Advance to Suppliers and Contractors (refer note (a) below)	5.79	11.91	19.81
<b>Unsecured, Considered Good</b>			
<i>To related parties</i>			
Unbilled Revenue (refer note (b) below)	0.20		
<i>To parties other than related parties</i>			
Unbilled Revenue	57.28	83.31	81.98
Balances with Government Authorities	66.58	78.44	38.52
Advance to Suppliers and Contractors	40.53	21.55	29.19
Prepayments	1.85	1.47	1.46
Others (includes advance for development rights, deferred brokerage etc.)	51.73	47.33	37.34
	<u>223.96</u>	<u>244.01</u>	<u>208.30</u>

- (a) Advance to Suppliers and Contractors includes advances amounting to INR 5.79 Crore (Previous Year 2018: INR 11.19 Crore, Previous Year 2017: INR 19.81 Crore) secured against bank guarantees.
- (b) Represents entities where directors are interested, viz Godrej Agrovet Limited INR 0.02 Crore (Previous Year 2018: INR Nil, Previous Year 2017: INR Nil), Godrej Consumer Products Limited INR 0.09 Crore (Previous Year 2018: INR Nil, Previous Year 2017: INR Nil) and Godrej Industries Limited INR 0.09 Crore (Previous Year 2018: INR Nil, Previous Year 2017: INR Nil).



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>19 Equity Share Capital</b>			
<b>a) Authorised :</b>			
1,338,000,000 Equity Shares of INR 5/- each (Previous Year 2018: 1,338,000,000, Previous Year 2017: 538,000,000 Equity Shares of INR 5/- each)	669.00	669.00	269.00
	<u>669.00</u>	<u>669.00</u>	<u>269.00</u>
<b>b) Issued, Subscribed and Paid-up:</b>			
229,323,713 Equity Shares of INR 5/- each (Previous Year 2018: 216,480,128, Previous Year 2017: 216,364,692 Equity Shares of INR 5/- each) fully paid-up	114.66	108.24	108.18
	<u>114.66</u>	<u>108.24</u>	<u>108.18</u>

c) During the year, the Company has issued 78,585 equity shares (Previous Year 2018: 115,436, Previous Year 2017: 104,326 equity shares) under the Employee Stock Grant Scheme.

d) Reconciliation of number of shares outstanding at the beginning and end of the year :

	March 31, 2019		March 31, 2018 (Restated)		April 01, 2017 (Restated)	
Equity Shares :	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)
Outstanding at the beginning of the year	216,480,128	108.24	216,364,692	108.18	216,260,366	108.13
Issued during the year	12,843,585	6.42	115,436	0.06	104,326	0.05
Outstanding at the end of the year	229,323,713	114.66	216,480,128	108.24	216,364,692	108.18

e) Shareholding Information

	March 31, 2019		March 31, 2018 (Restated)		April 01, 2017 (Restated)	
Equity Shares are held by:	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)
Godrej Industries Limited (Holding Company)	123,027,510	61.51	122,681,066	61.34	122,681,066	61.34
Godrej & Boyce Manufacturing Company Limited (Ultimate Holding Company upto March 29, 2017)	10,650,688	5.33	10,650,688	5.33	10,650,688	5.33
Ensemble Holdings & Finance Limited (Subsidiary of Holding Company)	1,382,310	0.69	1,382,310	0.69	1,382,310	0.69
Innovia Multiventures Private Limited (Subsidiary of Holding Company)	7,440,862	3.72	-	-	-	-

f) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 5/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

g) Shareholders holding more than 5% shares in the Company:

Particulars	March 31, 2019		March 31, 2018 (Restated)		April 01, 2017 (Restated)	
	No. of Shares	%	No. of Shares	%	No. of Shares	%
Equity shares Godrej Industries Limited 123,027,510	123,027,510	53.65%	122,681,066	56.67%	122,681,066	56.70%



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 19 Equity Share Capital (Continued)

#### h) Equity Shares allotted as fully paid-up without payment being received in cash

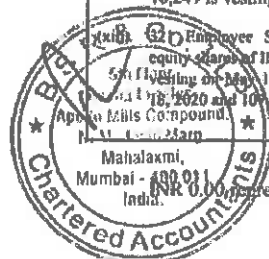
Particulars	March 31, 2016	
	No. of Shares	INR (In Crore)
Equity Shares: Godrej Industries Limited	16,745,762	8.37

The Company has not allotted any equity shares as fully paid-up without payment being received in cash in preceding five years other than those disclosed above.

#### i) Equity Shares Reserved for Issue Under Options (refer note 39)

Particulars	March 31, 2019		March 31, 2018 (Restated)		April 01, 2017 (Restated)	
	No. of Shares	INR (In Crore)	No. of Shares	INR (in Crore)	No. of Shares	INR (In Crore)
(i) 29,294 Employee Stock Grants eligible for 29,294 equity shares of INR 5/- each vesting on May 31, 2017.	-	-	-	-	29,294	0.01
(ii) 769 Employee Stock Grants eligible for 769 equity shares of INR 5/- each vesting on October 31, 2017	-	-	-	-	769	0.00
(iii) 18,422 Employee Stock Grants eligible for 18,422 equity shares of INR 5/- each, out of which 18,422 is vesting on May 31, 2018	-	-	18,422	0.01	50,432	0.03
(iv) 6,954 Employee Stock Grants eligible for 6,954 equity shares of INR 5/- each, out of which 6,954 is vesting on May 31, 2018	-	-	6,954	0.00	13,908	0.01
(v) 1,037 Employee Stock Grants eligible for 1,037 equity shares of INR 5/- each, out of which 1,037 is vesting on August 31, 2018	-	-	1,037	0.00	2,073	0.00
(vi) 706 Employee Stock Grants eligible for 706 equity shares of INR 5/- each, out of which 706 is vesting on January 31, 2019	-	-	706	0.00	1,413	0.00
(vii) 26,242 Employee Stock Grants eligible for 26,242 equity shares of INR 5/- each, out of which 26,242 is vesting on June 01, 2019.	26,242	0.01	64,045	0.03	113,423	0.06
(viii) 871 Employee Stock Grants eligible for 871 equity shares of INR 5/- each, out of which 871 is vesting on January 01, 2020	871	0.00	1,741	0.00	2,612	0.00
(ix) 204 Employee Stock Grants eligible for 204 equity shares of INR 5/- each, out of which 204 is vesting on March 01, 2020	204	0.00	408	0.00	613	0.00
(x) 49,573 Employee Stock Grants eligible for 49,573 equity shares of INR 5/- each, out of which 24,787 is vesting on May 31, 2019 and 24,786 is vesting on May 31, 2020.	49,573	0.02	85,616	0.04	-	-
(xi) 1,953 Employee Stock Grants eligible for 1,953 equity shares of INR 5/- each, out of which 977 is vesting on June 09, 2019 and 976 is vesting on June 09, 2020	1,953	0.00	2,930	0.00	-	-
(xii) 54,749 Employee Stock Grants eligible for 54,749 equity shares of INR 5/- each, out of which 18,250 is vesting on May 15, 2019, 18,250 is vesting on May 15, 2020 and 18,249 is vesting on May 15, 2021	54,749	0.03	-	-	-	-
(xiii) 321 Employee Stock Grants eligible for 321 equity shares of INR 5/- each, out of which 107 is vesting on May 18, 2019, 107 is vesting on May 18, 2020 and 107 is vesting on May 18, 2021	321	0.00	-	-	-	-

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

### 20 Borrowings (Non-Current)

Particulars	Maturity Date	Terms of repayment	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Unsecured Debentures	September 25, 2020	Single Principal Repayment at the end of the Term			
7.82% 5,000 (Previous Year 2018: 5,000, Previous Year 2017: Nil) redeemable non-convertible debentures ("NCD") of face Value INR 1,000,000 each			500.00	500.00	-
			<u>500.00</u>	<u>500.00</u>	<u>-</u>

### 21 Provisions (Non-Current)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Provision for Employee Benefits Gratuity	11.51	11.33	6.46
	<u>11.51</u>	<u>11.33</u>	<u>6.46</u>

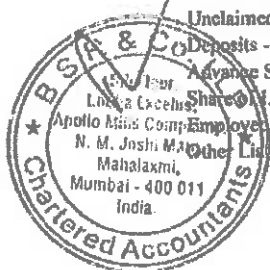
### 22 Borrowings (Current)

Particulars	Interest Rate p.a	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Secured Loans				
From Banks	8.30%-8.60%			
Working Capital Demand Loan (Refer Note (a) below)		803.84	804.73	801.93
Cash Credit Loan (Refer Note (b) below)		108.46	135.58	460.43
Unsecured Loans				
From Banks	7.48%-9.00%			
Overdraft Facilities		176.03	626.30	255.20
Other Loans		1,271.51	697.84	598.60
From Others	7.49%-7.91%			
Commercial Papers		656.00	938.41	1,389.50
		<u>3,015.84</u>	<u>3,202.86</u>	<u>3,505.66</u>

- (a) Secured Working Capital Demand Loan of INR 800 Crore (Previous Year 2018: INR 800 Crore, Previous Year 2017: INR 800 Crore) availed from Bank secured by hypothecation of Current Assets of the Company, hypothecation of work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary), mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) is provided as collateral security.
- (b) Cash Credit availed from Bank is secured, by hypothecation of the Current Assets of the Company, hypothecation of work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary), mortgage of Immovable property (including all fit-outs therein) of the Company at Unit No 5C, on the 5th Floor in Godrej One (along with car parking spaces) at Pirojshanagar, Vikhroli East, Mumbai and hypothecation of Current Assets excluding work-in-progress of Godrej Projects Development Limited (wholly owned subsidiary) is provided as collateral security, and payable on demand.

### 23 Other Current Financial Liabilities

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Interest payable	20.14	20.14	-
Unclaimed Fixed Deposits and Interest	0.52	0.79	1.48
Unclaimed Dividend	0.04	0.04	0.05
Deposits - Others	2.30	2.50	0.72
Advance Share of Profit from Joint Ventures	19.65	16.80	23.54
Share of Loss from LLPs	40.66	22.54	6.68
Employee Benefits Payable	108.80	66.06	26.95
Other Liabilities (includes advance for development rights, etc.)	48.90	61.92	37.36
	<u>241.01</u>	<u>190.79</u>	<u>96.78</u>



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>24 Other Current Non Financial Liabilities</b>			
Statutory Dues	24.14	27.67	16.07
Advances Received Against Sale of Flats/ Units	1,158.39	1,596.26	954.96
Other (includes advance from customer for maintenance, etc.)	4.75	3.51	1.80
	<u>1,187.28</u>	<u>1,627.44</u>	<u>972.83</u>

## 25 Provisions (Current)

### Provision for Employee Benefits

Gratuity	1.94	0.26	0.12
Compensated Absences	2.63	1.56	0.21
Others (Refer Note (a) below)	1.75	1.50	-
Provision for Tax Dues (Refer Note (b) below)	4.66	4.66	-
	<u>10.98</u>	<u>7.98</u>	<u>0.33</u>

(a) Others include provision made during the year for legal cases. The same is expected to be settled in foreseeable future. (Utilised: INR Nil (Previous Year 2018: INR Nil, Previous Year 2017: INR Nil), Accrued INR 0.25 Crore (Previous Year 2018: INR 1.50 Crore, Previous Year 2017: INR Nil))

(b) Provision for tax dues. (Utilised: INR Nil (Previous Year 2018: INR Nil, Previous Year 2017: INR Nil) and Accrued: INR Nil (Previous Year 2018: INR 4.66 Crore, Previous Year 2017: INR Nil))



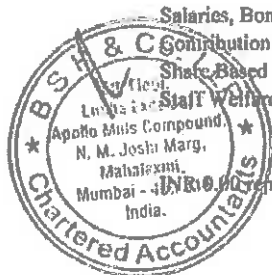


# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)
<b>26 Revenue from operations</b>		
Sale of Real Estate Developments	1,326.78	406.68
Sale of Services	78.69	124.35
Other Operating Revenues		
Other Income from Customers	23.63	20.81
Share of Profit in Limited Liability Partnerships	0.19	2.11
Lease Rent	4.46	2.43
	<u>1,433.75</u>	<u>556.38</u>
<b>27 Other income</b>		
Interest Income	303.59	266.28
Dividend Income	0.00	0.00
Profit on Sale of Property, Plant and Equipment (net)	-	0.08
Income from Investment measured at FVTPL	94.21	11.83
Profit on Sale of Investments (net)	58.26	212.76
Miscellaneous Income	4.19	2.66
	<u>460.25</u>	<u>493.61</u>
<b>28 Cost of materials consumed</b>		
Land/ Development Rights	65.13	83.43
Construction, Material and Labour	234.40	311.81
Architect Fees	2.02	16.59
Other Costs	71.97	50.55
Finance Costs	135.82	185.50
	<u>509.34</u>	<u>647.88</u>
<b>29 Changes in inventories of finished goods and construction work-in-progress</b>		
Inventories at the beginning of the year		
Finished Goods	64.46	56.74
Construction Work-in-Progress	2,016.19	1,805.56
	<u>2,080.65</u>	<u>1,862.30</u>
Inventories at the end of the year		
Finished Goods	71.37	64.46
Construction Work-in-Progress	1,508.73	2,016.19
	<u>1,580.10</u>	<u>2,080.65</u>
Less : Transferred to Property, Plant and Equipment	-	12.79
Less : Transferred to Investment Property	-	2.60
	<u>500.54</u>	<u>(233.74)</u>
<b>30 Employee benefits expense</b>		
Salaries, Bonus and Allowances	132.30	88.93
Contribution to Provident and Other Funds	2.90	1.30
Share Based Payments to Employees	3.55	3.99
Staff Welfare Expenses	4.77	4.52
	<u>143.52</u>	<u>98.74</u>



INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

	March 31, 2019	March 31, 2018 (Restated)
<b>31 Finance costs</b>		
Interest Expense	296.85	290.77
Interest on Income Tax	0.38	0.00
<b>Total Interest Expense</b>	<b>297.23</b>	<b>290.77</b>
Other Borrowing costs	90.54	86.68
<b>Total Finance Costs</b>	<b>387.77</b>	<b>377.45</b>
Less : Transferred to construction work-in-progress	(135.82)	(185.50)
<b>Net Finance Costs</b>	<b>251.95</b>	<b>191.95</b>
<b>32 Depreciation and amortisation expense</b>		
Depreciation and amortisation on Property, Plant and Equipment	9.87	11.43
Depreciation on Investment Property	0.28	0.12
Amortisation of Intangible Assets	2.97	2.98
	<b>13.12</b>	<b>14.53</b>
<b>33 Other Expenses</b>		
Consultancy Charges	32.86	28.71
Rent	6.36	5.51
Insurance	1.17	1.10
Rates and Taxes	0.50	3.97
Advertisement and Marketing Expense	51.24	45.32
Other Expenses	98.42	84.05
	<b>190.55</b>	<b>168.66</b>

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 34 Earnings Per Share

#### a) Basic Earnings Per Share

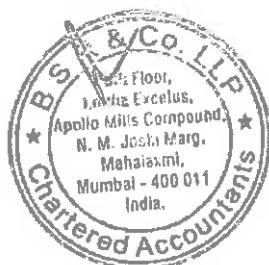
The calculation of basic earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	March 31, 2019	March 31, 2018 (Restated)
<b>(i) Profit attributable to ordinary shareholders (basic)</b>		
Profit for the year, attributable to ordinary shareholders of the Company	209.35	105.04
	<u>209.35</u>	<u>105.04</u>
<b>(ii) Weighted average number of ordinary shares (basic)</b>		
Weighted average number of equity shares at the beginning of the year	216,480,128	216,364,692
Add: Weighted average number of equity shares issued during the year	10,386,863	-
Add: Weighted average effect of share options exercised	63,456	79,812
Weighted average number of equity shares outstanding at the end of the year	<u>226,930,447</u>	<u>216,444,504</u>
<b>Basic Earnings Per Share (INR) (Face value INR 5 each) (Previous year 2018: INR 5 each)</b>	<b>9.22</b>	<b>4.85</b>

#### b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

	March 31, 2019	March 31, 2018 (Restated)
<b>(i) Profit attributable to ordinary shareholders (diluted)</b>		
Profit for the year, attributable to ordinary shareholders of the Company	209.35	105.04
	<u>209.35</u>	<u>105.04</u>
<b>(ii) Weighted average number of ordinary shares (diluted)</b>		
Weighted average number of equity shares outstanding (basic)	226,930,447	216,444,504
Add: Weighted average effect of potential equity shares under ESGS plan	87,722	132,923
	<u>227,018,169</u>	<u>216,577,427</u>
<b>Diluted Earnings Per Share (INR) (Face value INR 5 each) (Previous year 2018: INR 5 each)</b>	<b>9.22</b>	<b>4.85</b>



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 35 Employee Benefits

#### a) Defined Contribution Plans:

Contribution to Defined Contribution Plans recognised as an expense for the year are as under:

Particulars	March 31, 2019	March 31, 2018 (Restated)
Employer's Contribution to Provident Fund (Gross before Allocation)	7.95	7.28
Employer's Contribution to ESIC	0.00	0.00

#### b) Defined Benefit Plans:

##### Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

#### (i) Changes in present value of defined benefit obligation

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Present value of obligation as at beginning of the year	11.59	6.58	5.47
Interest Cost	0.90	0.51	0.43
Current Service Cost	2.38	1.44	1.22
Benefits Paid	(1.51)	(1.20)	(1.04)
Effect of Liability Transfer in	0.11	0.02	0.03
Effect of Liability Transfer out	(0.52)	-	(0.00)
Actuarial (gains)/ losses on obligations - due to change in demographic assumptions	(0.79)	0.22	-
Actuarial (gains)/ losses on obligations - due to change in financial assumptions	0.42	3.49	0.19
Actuarial (gains)/ losses on obligations - due to change in experience	0.87	0.53	0.28
Present value of obligation as at the end of the year	13.45	11.59	6.58

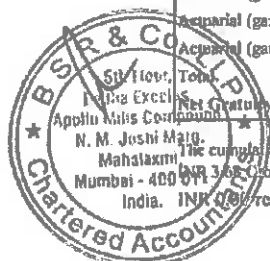
#### (ii) Amount recognised in the Standalone Balance Sheet

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Present value of obligation as at end of the year	13.45	11.59	6.58
Fair value of plan assets as at end of the year	-	-	-
Net obligation as at end of the year	13.45	11.59	6.58

#### (iii) Net gratuity cost for the year

Particulars	March 31, 2019	March 31, 2018 (Restated)
<b>Recognised in the Standalone Statement of Profit and Loss</b>		
Current Service Cost	2.38	1.44
Interest Cost	0.90	0.51
Total	3.28	1.95
<b>Recognised in Other Comprehensive Income (OCI)</b>		
Remeasurement due to:		
Actuarial (gains)/ losses on obligations - due to change in demographic assumptions	(0.79)	0.22
Actuarial (gains)/ losses on obligations - due to change in financial assumptions	0.42	3.49
Actuarial (gains)/ losses on obligations - due to change in experience	0.87	0.53
	0.50	4.24
<b>Net gratuity cost in Total Comprehensive Income (TCI)</b>	<b>3.78</b>	<b>6.19</b>

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2019 is INR 4.01 Crore. (Previous Year 2017: INR 0.92 Crore).  
India. INR 0.01 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 35 Employee Benefits (Continued)

#### b) Defined Benefit Plans: (Continued)

(iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Discount Rate	7.07%	7.78%	7.74%
Salary escalation rate	8%	8%	5%
Attrition Rate	17%	For service 4 years and below 8.50% p.a. & For service 5 years and above 2.80% p.a.	1%
Mortality	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)	Indian Assured Lives Mortality (2006-08)

#### (v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2019 is shown below:

Particulars	March 31, 2019		March 31, 2018 (Restated)		April 01, 2017 (Restated)	
	Increase	Decrease	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(0.59)	0.65	(1.35)	1.64	(0.82)	1.00
Salary escalation rate (1% movement)	0.64	(0.59)	1.62	(1.37)	1.02	(0.85)
Attrition Rate (1% movement)	(0.09)	0.10	(0.10)	0.10	0.23	(0.28)

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(vi) The expected future cash flows in respect of gratuity as at March 31, 2019 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
1st Following Year	1.94	0.26	0.12
2nd Following Year	1.80	0.45	0.11
3rd Following Year	1.88	0.45	0.28
4th Following Year	1.62	0.63	0.20
5th Following Year	1.59	0.42	0.35
Sum of Years 6 to 10	5.67	3.79	2.14

#### Compensated absences

Compensated absences for employee benefits of INR 1.28 Crore (Previous Year 2018: INR 1.47 Crore) expected to be paid in exchange for the services recognised as an expense during the year.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management

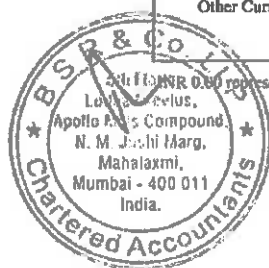
#### a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2019	Carrying amount		Total	Fair value			Total
	Fair value through profit or loss	Amortised Cost		Level 1	Level 2	Level 3	
<b>Financial Assets</b>							
<b>Non-Current</b>							
Investment in Preference Shares	-	0.11	0.11	-	-	-	-
<b>Other Investments</b>							
Investment in Debentures	319.59	405.58	725.18	-	319.59	-	319.59
Investment in Equity Instruments	0.00	-	0.00	0.00	-	-	0.00
<b>Loans</b>							
	-	28.57	28.57	-	-	-	-
<b>Current</b>							
Investments	887.68	-	887.68	887.68	-	-	887.68
Trade receivables	-	103.63	103.63	-	-	-	-
Cash and cash equivalents	-	112.92	112.92	-	-	-	-
Bank balances other than above	-	169.20	169.20	-	-	-	-
Loans	-	2,063.97	2,063.97	-	-	-	-
Other Current Financial Assets	-	375.78	375.78	-	-	-	-
	<b>1,207.27</b>	<b>3,259.76</b>	<b>4,467.03</b>	<b>887.68</b>	<b>319.59</b>	<b>-</b>	<b>1,207.27</b>
<b>Financial Liabilities</b>							
<b>Non-Current</b>							
Borrowings	-	500.00	500.00	-	500.00	-	500.00
<b>Current</b>							
Borrowings	-	3,015.84	3,015.84	-	-	-	-
Trade Payables	-	143.02	143.02	-	-	-	-
Other Current Financial Liabilities	-	241.01	241.01	-	-	-	-
	<b>-</b>	<b>3,899.87</b>	<b>3,899.87</b>	<b>-</b>	<b>500.00</b>	<b>-</b>	<b>500.00</b>

March 31, 2018 (Restated)	Carrying amount		Total	Level 1	Fair value			Total
	Fair value through profit or loss	Amortised Cost			Level 2	Level 3		
<b>Financial Assets</b>								
<b>Non-Current</b>								
Investment in Preference Shares	-	0.12	0.12	-	-	-	-	-
Other Investments								
Investment in Debentures	278.59	255.12	533.71	-	278.59	-	-	278.59
Investment in Equity Instruments	0.00	-	0.00	0.00	-	-	-	0.00
Loans	-	83.81	83.81	-	-	-	-	-
<b>Current</b>								
Investments	463.85	-	463.85	463.85	-	-	-	463.85
Trade receivables	-	105.44	105.44	-	-	-	-	-
Cash and cash equivalents	-	110.70	110.70	-	-	-	-	-
Bank Balances other than above	-	174.80	174.80	-	-	-	-	-
Loans	-	2,093.64	2,093.64	-	-	-	-	-
Other Current Financial Assets	-	299.04	299.04	-	-	-	-	-
	<b>742.44</b>	<b>3,122.67</b>	<b>3,865.11</b>	<b>463.85</b>	<b>278.59</b>	<b>-</b>	<b>-</b>	<b>742.44</b>
<b>Financial Liabilities</b>								
<b>Non Current</b>								
Borrowings	-	500.00	500.00	-	500.00	-	-	500.00
<b>Current</b>								
Borrowings	-	3,202.86	3,202.86	-	-	-	-	-
Trade Payables	-	208.82	208.82	-	-	-	-	-
Other Current Financial Liabilities	-	190.79	190.79	-	-	-	-	-
	<b>-</b>	<b>4,102.47</b>	<b>4,102.47</b>	<b>-</b>	<b>500.00</b>	<b>-</b>	<b>-</b>	<b>500.00</b>

Nil or INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management (Continued)

#### a) Accounting classification and fair values (Continued)

April 01, 2017 (Restated)	Fair value through profit or loss	Carrying amount Amortised Cost	Total	Level 1	Fair value Level 2	Level 3	Total
<b>Financial Assets</b>							
<b>Non-Current</b>							
Investment in Preference Shares	-	0.05	0.05	-	-	-	-
Other Investments							
Investment in Debentures	2.99	208.49	211.48	-	2.99	-	2.99
Investment in Equity Instruments	0.00	-	0.00	0.00	-	-	0.00
Loans	-	76.42	76.42	-	-	-	-
Other Non-Current Financial Assets	-	1.83	1.83	-	-	-	-
<b>Current</b>							
Investments	285.21	-	285.21	285.21	-	-	285.21
Trade receivables	-	152.26	152.26	-	-	-	-
Cash and cash equivalents	-	48.71	48.71	-	-	-	-
Bank Balances other than above	-	26.19	26.19	-	-	-	-
Loans	-	2,023.12	2,023.12	-	-	-	-
Other Current Financial Assets	-	257.22	257.22	-	-	-	-
	<b>288.20</b>	<b>2,794.29</b>	<b>3,082.49</b>	<b>285.21</b>	<b>2.99</b>	<b>-</b>	<b>288.20</b>
<b>Financial Liabilities</b>							
<b>Current</b>							
Borrowings	-	3,505.66	3,505.66	-	-	-	-
Trade Payables	-	149.26	149.26	-	-	-	-
Other Current Financial Liabilities	-	96.78	96.78	-	-	-	-
	<b>-</b>	<b>3,751.70</b>	<b>3,751.70</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

INR 0.00 represents amount less than INR 50,000

#### b) Measurement of Fair Value

- The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.
- The Company uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined are classified as Level 2.
- The Company uses the discounted cash flow valuation technique (in relation to financial liabilities measured at amortised cost) which involves determination of the present value of expected payments, discounted using bank rate.

#### c) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

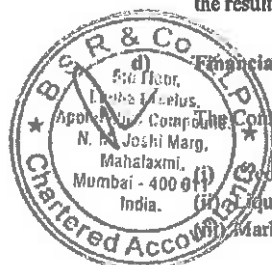
The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

#### d) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit Risk
- Liquidity Risk
- Market Risk



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

##### (i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

#### Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

The movement in the allowance for impairment in respect of trade receivables during the year was as follows:

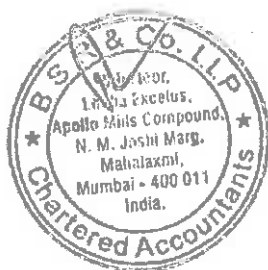
Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Opening balance	9.47	0.55	0.55
Add: Impairment loss recognised	16.30	8.92	-
Less: Impairment loss reversed	2.32	-	-
Closing balance	23.45	9.47	0.55

#### Investment in Debt Securities, Loans to Related Parties and Project Deposits

The Company has investments in compulsorily convertible debentures / optionally convertible debentures, preference shares, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. Such Financial Assets are not impaired as on the reporting date.

#### Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

##### (ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company has access to funds from debt markets through loan from banks, commercial papers, fixed deposits from public and other debt instruments. The Company invests its surplus funds in bank fixed deposits and debt based mutual funds.

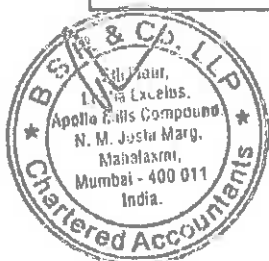
#### Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2019	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non-Current						
Borrowings	500.00	558.06	18.96	539.10	-	-
Current						
Borrowings	3,015.84	3,067.00	3,067.00	-	-	-
Trade Payables	143.02	143.91	133.51	9.16	1.24	-
Other Current Financial Liabilities	241.01	241.01	241.01	-	-	-

March 31, 2018 (Restated)	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	500.00	597.16	18.96	39.10	539.10	-
Current						
Borrowings	3,202.86	3,301.75	3,301.75	-	-	-
Trade Payables	208.82	210.02	186.70	20.06	3.26	-
Other Current Financial Liabilities	190.79	190.79	185.29	4.93	-	0.57

April 01, 2017 (Restated)	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	3,505.66	3,550.13	3,550.13	-	-	-
Trade Payables	149.26	149.26	131.06	13.52	4.68	-
Other Current Financial Liabilities	96.78	96.78	96.62	0.16	-	-



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

##### (iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

##### a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

##### b) 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 management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

#### Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>Financial liabilities</b>			
Variable rate instruments	684.49	1,160.24	1,214.99
Fixed rate instruments	2,827.14	2,536.17	2,286.74
	<u>3,511.63</u>	<u>3,696.41</u>	<u>3,501.73</u>
<b>Financial assets</b>			
Variable rate instruments	-	-	-
Fixed rate instruments	3,030.61	2,956.81	2,335.76
	<u>3,030.61</u>	<u>2,956.81</u>	<u>2,335.76</u>

#### Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

#### Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rate would have resulted in variation in the interest expense for the Company by the amounts indicated in the table below. Given that the Company capitalises interest to the cost of inventory to the extent permissible, the amounts indicated below may have an impact on reported profits over the life cycle of projects to which such interest is capitalised. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the period.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 36 Financial instruments – Fair values and risk management (Continued)

#### d) Financial risk management (Continued)

#### b) Interest Rate Risk (continued)

#### Cash flow sensitivity analysis for variable-rate instruments (Continued)

Particulars	Profit or Loss INR (In Crore)	
	100 BP increase	100 BP decrease
March 31, 2019		
Financial Liabilities		
Variable rate instruments		
Borrowings	(6.84)	6.84
Cash flow sensitivity (net)	(6.84)	6.84
March 31, 2018 (Restated)		
Financial Liabilities		
Variable rate instruments		
Borrowings	(11.60)	11.60
Cash flow sensitivity (net)	(11.60)	11.60
April 01, 2017 (Restated)		
Financial Liabilities		
Variable rate instruments		
Borrowings	(12.15)	12.15
Cash flow sensitivity (net)	(12.15)	12.15

The Company does not have any additional impact on equity other than the impact on retained earnings.

### 37 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages by a sound capital position.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Net debt	2,366.18	2,973.65	3,145.55
Total equity	2,657.05	1,447.88	1,341.87
Net debt to Equity ratio	0.89	2.05	2.34



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 38 Employee Stock Option Plan

During the year ended March 31, 2008, the Company instituted an Employee Stock Option Plan (GPL ESOP) approved by the Board of Directors, the Shareholders and the Remuneration Committee, which provided allotment of 885,400 options convertible into 885,400 Equity Shares of INR 5/- each to eligible employees of Godrej Properties Limited and its Subsidiary Companies (the Participating Companies) with effect from December 28, 2007.

The Scheme is administered by an Independent ESOP Trust which has purchased shares from Godrej Industries Limited (The Holding Company), equivalent to the number of options granted to the eligible employees of the Participating Companies.

Particulars	No. of Options			Weighted Average Exercise Price
	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)	
Options Outstanding at the beginning of the year	-	-	245,400	INR 310 (plus interest till March 31, 2012)
Options granted	-	-	-	-
Options exercised	-	-	-	-
Less : Forfeited / Lapsed / Idle / Available for Reissue	-	-	245,400	-
Options Outstanding at the end of the year	-	-	-	INR 310 (plus interest till March 31, 2012)

The exercise period of the GPL ESOP had expired on December 27, 2016 and consequently all the unexercised options were rendered lapsed. The GPL ESOP now stands terminated and the shares held by the Trust were sold during the year ended March 31, 2017.

### 39 Employee Stock Grant Scheme

The Company instituted an Employee Stock Grant Scheme (GPL ESGS) approved by the Board of Directors, the Shareholders and the Remuneration Committee.

#### a) Details of Stock Grants are as under:

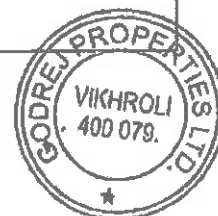
Particulars	No. of Options			Weighted average Exercise Price (Rs)	Weighted average Share Price (Rs)
	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)		
Options Outstanding at the beginning of the year	181,859	214,537	254,597	-	-
Add: Options granted	58,635	88,546	122,127	-	-
Less: Options exercised	78,585	115,436	104,326	5.00	712.74
Less : Option lapsed	27,996	5,788	57,861	-	-
Options Outstanding at the end of the year	133,913	181,859	214,537	-	-

b) The weighted average exercise price of the options outstanding as at March 31, 2019 is INR 5 per share (Previous year 2018: INR 5 per share, Previous Year 2017: INR 5 per share) and the weighted average remaining contractual life of the options outstanding as at March 31, 2019 is 0.76 years (Previous year 2018: 0.38 years, Previous Year 2017: 0.89 years)

c) The fair value of the employee share options has been measured using the Black-Scholes Option Pricing Model. The weighted average fair value of the options granted is INR 593.60 (Previous year 2018: INR 414.32, Previous Year 2017: INR 279.78). The following table lists the average inputs to the model used for the plan for the year ended March 31, 2019:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)	Description of the Inputs used
Dividend yield %	-	-	-	Dividend yield of the options is based on recent dividend activity.
Expected volatility %	32% - 41%	32% - 42%	29% - 43%	Expected volatility of the option is based on historical volatility, during a period equivalent to the option life, of the observed market prices of the Company's publicly traded equity shares.
Risk free Interest rate %	6.31 % - 7.20%	6.31 % - 8.57%	6.31 % - 8.57%	Risk-free interest rates are based on the government securities yield in effect at the time of the grant.
Expected life of share options	1 to 3 years	1 to 3 years	1 to 3 years	-
Weighted Average Market price on date of granting the	INR 598.00	INR 419.47	INR 286.40	-

The expense arising from ESGS scheme during the year is INR 3.55 Crore (Previous Year 2018: INR 3.99 Crore)



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 40 Leases

- a) The Company has recognised INR 6.36 Crore (Previous Year 2018: INR 5.51 Crore) towards minimum lease payments and INR 4.46 Crore (Previous Year 2018: INR 2.43 Crore) minimum lease receipt in the Standalone statement of profit and loss.

b) **As a lessor**

The Company's significant leasing arrangements are in respect of operating leases for Commercial premises. Lease income from operating leases is recognised on a straight-line basis over the period of lease. The future minimum lease receivables of non-cancellable operating leases are as under:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Future minimum lease receipts under operating leases			
Not later than 1 year	2.83	3.79	1.84
Later than 1 year and not later than 5 years	12.42	16.24	7.78
Later than 5 years	46.36	53.47	48.95

c) **As a Lessee**

The Company's significant leasing arrangements are in respect of operating leases for Commercial / Residential premises. Lease expenditure for operating leases is recognised on a straight-line basis over the period of lease. These leasing arrangements are non-cancellable / cancellable and are renewable on a periodic basis by mutual consent on mutually accepted terms. The future minimum lease payments of non-cancellable operating leases are as under:

Particulars	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Future minimum lease payments under operating leases			
Not later than 1 year	6.43	4.96	4.10
Later than 1 year and not later than 5 years	7.85	8.09	10.11
Later than 5 years	-	-	0.38



# Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)  
for the year ended March 31, 2019

## 41 Related Party Transactions

### 1. Related Party Disclosures:

Related party disclosures as required by IND AS - 24, "Related Party Disclosures", are given below:

#### Relationships:

##### i) Holding and Ultimate Holding Companies:

Godrej Industries Limited (GIL)

GIL is the subsidiary of Vora Soaps Limited, the Ultimate Holding Company (w.e.f. March 30, 2017 upto December 14, 2018)

##### ii) a) Subsidiaries Companies:

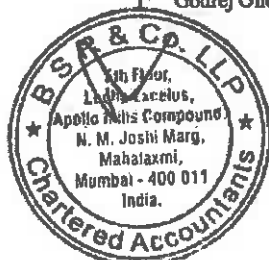
- 1 Godrej Buildcon Private Limited (merged with Godrej Projects Development Limited w.e.f. December 01, 2017)
- 2 Godrej Projects Development Limited
- 3 Godrej Garden City Properties Private Limited
- 4 Godrej Green Homes Limited (Upto March 16, 2018)
- 5 Godrej Home Developers Private Limited
- 6 Godrej Hillside Properties Private Limited
- 7 Godrej Investment Advisors Private Limited (Upto June 21, 2017)
- 8 Godrej Fund Management Pte.Ltd (Incorporated in Singapore) (Subsidiary of Godrej Investment Advisors Private Limited) (Upto June 21, 2017)
- 9 Godrej Prakriti Facilities Private Limited
- 10 Godrej Highrises Properties Private Limited
- 11 Godrej Genesis Facilities Management Private Limited
- 12 Prakritiplaza Facilities Management Private Limited
- 13 Godrej Skyline Developers Private Limited (Upto September 28, 2017)
- 14 Citystar Infraprojects Limited
- 15 Godrej Residency Private Limited
- 16 Godrej Landmark Redevelopers Private Limited (w.e.f. March 15, 2019)
- 17 Godrej Properties Worldwide Inc., USA

##### b) Subsidiaries Limited Liability Partnership :

- 1 Godrej Highrises Realty LLP
- 2 Godrej Project Developers & Properties LLP
- 3 Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP) (Upto January 31, 2019)
- 4 Mahahunge Township Developers LLP (formerly known as Godrej Land Developers LLP) (Upto January 31, 2019)
- 5 Godrej Developers & Properties LLP (Upto October 29, 2017)
- 6 Godrej Highview LLP (Upto June 14, 2017)
- 7 Godrej Projects North Star LLP (Upto September 26, 2017)
- 8 Godrej Skyview LLP
- 9 Godrej Green Properties LLP
- 10 Godrej Projects (Soma) LLP
- 11 Godrej Projects North LLP
- 12 Godrej Athenmark LLP (w.e.f April 20, 2017)
- 13 Godrej Vestamark LLP (w.e.f April 20, 2017)
- 14 Godrej Irismark LLP (w.e.f April 20, 2017 upto January 23, 2018)
- 15 Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (w.e.f. April 20, 2017 upto January 31, 2019)
- 16 Embellish Houses LLP (w.e.f February 13, 2019)
- 17 Godrej City Facilities Management LLP (w.e.f. March 18, 2019)

##### iii) a) Associates:

- 1 Godrej One Premises Management Private Limited



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

### 41 Related Party Transactions (Continued)

#### 1. Related Party Disclosures: (Continued)

Related party disclosures as required by IND AS - 24, "Related Party Disclosures", are given below: (Continued)

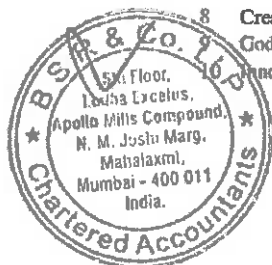
##### Relationships: (Continued)

##### iii) b) Joint Venture :

- 1 Godrej Realty Private Limited
- 2 Mosaic Landmarks LLP
- 3 Dream World Landmarks LLP
- 4 Godrej Landmark Redevelopers Private Limited (upto March 14, 2019)
- 5 Godrej Redevelopers (Mumbai) Private Limited
- 6 Oxford Realty LLP
- 7 Godrej SSPDL Green Acres LLP
- 8 Caroa Properties LLP
- 9 M S Ramaiah Ventures LLP
- 10 Oasis Landmarks LLP
- 11 Amitis Developers LLP
- 12 Godrej Construction Projects LLP
- 13 Godrej Housing Projects LLP
- 14 Godrej Greenview Housing Private Limited
- 15 Wonder Space Properties Private Limited
- 16 Wonder City Buildoon Private Limited
- 17 Godrej Home Constructions Private Limited
- 18 Wonder Projects Development Private Limited
- 19 Godrej Property Developers LLP
- 20 AR Landcraft LLP
- 21 Godrej Real View Developers Private Limited
- 22 Pearlite Real Properties Private Limited
- 23 Bavdhan Realty @ Pune 21 LLP
- 24 Prakhhyat Dwellings LLP
- 25 Godrej Highview LLP (w.e.f. June 15, 2017)
- 26 Godrej Projects North Star LLP (Formerly known as Godrej Century LLP (w.e.f. September 27, 2017)
- 27 Godrej Skyline Developers Private Limited (w.e.f. September 29, 2017)
- 28 Godrej Developers & Properties LLP (w.e.f. October 30, 2017)
- 29 Godrej Green Homes Limited (w.e.f. March 17, 2018)
- 30 Sai Srushti One Hub Projects LLP (w.e.f. January 31, 2018)
- 31 Godrej Irismark LLP (w.e.f. January 24, 2018)
- 32 Roseberry Estate LLP (w.e.f. September 18, 2018 )
- 33 Ashank Macbricks Private Limited (w.e.f. July 31, 2018)
- 34 Suncity Infrastructures (Mumbai) LLP (w.e.f. October 10, 2018)
- 35 Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (w.e.f. February 01, 2019)
- 36 Maan-Hinge Township Deveopers LLP (formerly known as Godrej Projects (Pune) LLP) (w.e.f. February 01, 2019)
- 37 Mahalunge Township Developers LLP ( formerly known as Godrej Land Developers LLP) (w.e.f. February 01, 2019)

##### iv) Other Related Parties in Godrej Group :

- 1 Godrej & Boyce Manufacturing Company Limited (w.e.f March 30, 2017)
- 2 Godrej Investments Private Limited
- 3 Annamudi Real Estates LLP
- 4 Godrej Investment Advisors Private Limited
- 5 Ensemble Holdings & Finance Limited
- 6 Godrej Agrovet Limited
- 7 Natures Basket Limited
- 8 Cream Line Dairy Products Limited
- 9 Godrej Consumer Products Limited
- 10 Innovia Multiventures Private Limited



# Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)  
for the year ended March 31, 2019

## 41 Related Party Transactions (Continued)

### 1. Related Party Disclosures: (Continued)

Related party disclosures as required by IND AS - 24, "Related Party Disclosures", are given below: (Continued)

Relationships: (Continued)

#### v) Key Management Personnel and their Relatives :

- 1 Mr. Adi B Godrej
- 2 Mr. Nadir B Godrej
- 3 Mr. Pirojsha Godrej
- 4 Mr. Mohit Malhotra
- 5 Mr. Jamshyd N. Godrej
- 6 Mr. Amit Choudhury
- 7 Mr. K. B. Dadiseth
- 8 Mrs. Lalita D. Gupte
- 9 Mr. Pranay Vakil
- 10 Dr. Pritam Singh
- 11 Mr. S. Narayan (Upto August 02, 2017)
- 12 Mr. Amitava Mukherjee
- 13 Mrs. Tanya Dubash
- 14 Mst. Hormazd Nadir Godrej





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

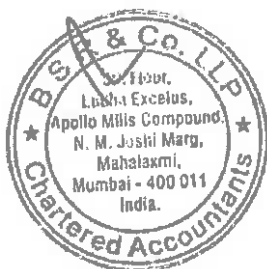
### 41 Related Party Transactions (Continued)

2 The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above

Nature of Transaction	Godrej Industries Limited (i)	Subsidiary Companies and LLP (ii)	Associate (iii) (a)	JV Associates (iii) (b)	Other related parties in Godrej Group (iv)	Total
<b>Transactions during the Year</b>						
Purchase of property, plant and equipment						
Current Year	2.4	2.4	2.4	1.09	0.20	1.29
Previous Year (restated)	-	-	-	-	0.13	0.13
Dividend Paid/ (Received)						
Current Year	2.4	2.4	2.4	2.4	2.4	-
Previous Year (restated)	2.4	(0.00)	2.4	2.4	2.4	(0.00)
Expense charged by other Companies / Entities						
Current Year	9.92	4.64	3.15	2.5	16.51	34.22
Previous Year (restated)	9.40	2.25	3.04	2.5	12.36	27.05
Interest Income on Debenture						
Current Year	-	-	2.4	79.82	2.4	79.82
Previous Year (restated)	-	-	2.4	41.32	2.4	41.32
Amount paid on transfer of Employee (Net)						
Current Year	1.76	2.4	2.4	2.4	2.4	1.76
Previous Year (restated)	0.05	-	2.4	2.4	0.07	0.12
Income Received from other Companies / Entities						
Current Year	2.4	2.4	2.4	0.45	0.07	0.52
Previous Year (restated)	-	2.4	2.4	2.15	0.03	2.18
Expense charged to other Companies / Entities						
Current Year	0.00	40.08	2.4	141.66	2.4	181.74
Previous Year (restated)	2.4	71.84	2.4	84.44	2.4	156.28
Development Management Fees Received						
Current Year	2.4	2.4	2.4	40.82	2.96	43.78
Previous Year (restated)	2.4	2.4	2.4	71.07	3.09	74.16
Interest Income						
Current Year	2.4	74.84	-	117.52	2.4	192.36
Previous Year (restated)	-	126.89	-	83.60	2.4	210.49
Share of Profit/(Loss) in LLP						
Current Year	2.4	(0.15)	2.4	0.34	2.4	0.19
Previous Year (restated)	2.4	(0.01)	2.4	2.12	2.4	2.11
Amount received on transfer of Employee (Net)						
Current Year	2.4	2.4	2.4	2.4	2.4	-
Previous Year (restated)	0.01	2.4	2.4	2.4	0.00	0.01
Commitment / Bank Guarantee / Letter of Credit issued / Corporate/ Performance Guarantee						
Current Year	2.4	2.99	-	0.15	2.4	3.14
Previous Year (restated)	2.4	3.50	-	-	2.4	3.50
Investment made in Equity / Preference Share #						
Current Year	-	3.44	2.4	11.88	2.4	15.32
Previous Year (restated)	2.4	0.02	2.4	70.97	2.4	70.99
Investment made in Capital Account of LLP						
Current Year	-	0.00	-	494.01	-	494.01
Previous Year (restated)	-	0.00	-	4.82	-	4.82

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

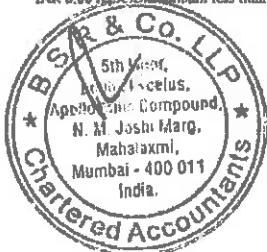
(Currency in INR Crore)

### 41 Related Party Transactions (Continued)

2 The following transactions were carried out with the related parties in the ordinary course of business. (Continued)  
(i) Details relating to parties referred to in Items 1(i), (ii), (iii) and (iv) above. (Continued)

Nature of Transaction	Godrej Industries Limited (i)	Subsidiary Companies and LLP (ii)	Associate (iii) (a)	JV Associates (iii) (b)	Other related parties in Godrej Group (iv)	Total
<b>Transactions during the Year (Continued)</b>						
Investment made in Debenture #						
Current Year	-	-	-	71.99	-	71.99
Previous Year (restated)	-	275.60	-	48.37	-	323.97
Investment Sold /Redeemed / Repayment of Partners Capital/ Withdrawal of Share of Profit						
Current Year	-	0.05	-	0.66	-	0.71
Previous Year (restated)	-	-	-	-	65.20	65.20
Sale of Unit						
Current Year	12.35	-	-	-	19.83	32.18
Previous Year (restated)	1.07	-	-	-	3.29	4.36
Loans and Advances given / (taken) #						
Current Year	-	371.71	-	653.56	-	1,025.27
Previous Year (restated)	-	1,494.68	-	631.13	-	2,125.81
Loans and Advances repaid						
Current Year	-	664.32	-	646.52	-	1,310.84
Previous Year (restated)	-	1,681.55	-	532.46	-	2,214.01
Deposit given						
Current Year	-	-	-	-	-	-
Previous Year (restated)	0.25	-	-	-	-	0.25
Deposit repaid						
Current Year	0.01	-	-	-	-	0.01
Previous Year (restated)	0.29	-	-	-	-	0.29
Amount received against Sale of Unit						
Current Year	14.12	-	-	-	22.83	36.95
Previous Year (restated)	7.45	-	-	-	17.30	24.75
<b>Balance Outstanding as at March 31, 2019</b>						
Amount Receivable *						
As at March 31, 2019	0.02	986.65	-	1,041.32	0.01	2,028.00
As at March 31, 2018 (restated)	-	1,217.28	0.00	918.44	-	2,135.72
As at March 31, 2017 (restated)	-	1,599.79	-	609.41	-	2,209.20
Amount Payable						
As at March 31, 2019	2.60	-	0.28	-	6.49	9.37
As at March 31, 2018 (restated)	1.47	-	-	-	6.60	8.07
As at March 31, 2017 (restated)	0.97	180.91	-	-	112.58	294.46
Unbilled Revenue						
As at March 31, 2019	0.09	-	-	-	0.11	0.20
As at March 31, 2018 (restated)	-	-	-	-	-	-
As at March 31, 2017 (restated)	-	-	-	-	-	-
Advance received against Share of Profit						
As at March 31, 2019	-	-	-	19.65	-	19.65
As at March 31, 2018 (restated)	-	-	-	16.80	-	16.80
As at March 31, 2017 (restated)	-	-	-	23.54	-	23.54
Deposit Receivable						
As at March 31, 2019	0.36	-	0.03	-	1.51	1.90
As at March 31, 2018 (restated)	0.19	-	0.03	-	1.51	1.73
As at March 31, 2017 (restated)	0.41	-	0.03	-	1.51	1.95

INR 0.00 represents an amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 41 Related Party Transactions (Continued)

The following transactions were carried out with the related parties in the ordinary course of business. (Continued)  
(i) Details relating to parties referred to in items 1(i), (ii), (iii) and (iv) above (Continued)

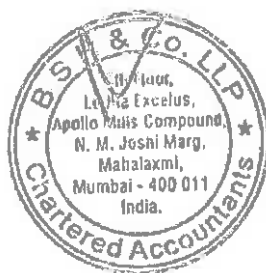
Nature of Transaction	Godrej Industries Limited (i)	Subsidiary Companies and LLP (ii)	Associate (iii) (a)	JV Associates (iii) (b)	Other related parties in Godrej Group (iv)	Total
<b>Balance Outstanding as at March 31, 2019 (Continued)</b>						
<b>Debt Outstanding</b>						
As at March 31, 2019				725.17		725.17
As at March 31, 2018 (restated)				533.71		533.71
As at March 31, 2017 (restated)				211.48		211.48
<b>Debt Interest Outstanding</b>						
As at March 31, 2019				109.91		109.91
As at March 31, 2018 (restated)				72.78		72.78
As at March 31, 2017 (restated)				47.27		47.27
<b>Advance received against Sale of Units</b>						
As at March 31, 2019	0.72				1.26	1.98
As at March 31, 2018 (restated)	12.69				20.45	33.14
As at March 31, 2017 (restated)	5.24				3.16	8.40
<b>Receivable from LLPs</b>						
As at March 31, 2019				-	34.75	34.75
As at March 31, 2018 (restated)				-	19.17	19.17
As at March 31, 2017 (restated)				-	13.59	13.59
<b>Share of Loss from LLPs</b>						
As at March 31, 2019		0.18	-		40.47	40.65
As at March 31, 2018 (restated)		0.02	-		22.52	22.54
As at March 31, 2017 (restated)		0.01	-		6.67	6.68
<b>Commitment / Bank Guarantee / Letter of Credit / Corporate Performance Guarantee Outstanding</b>						
As at March 31, 2019		6.36		28.71		35.07
As at March 31, 2018 (restated)		4.45		93.18		97.63
As at March 31, 2017 (restated)		4.08		160.65		164.73

Refer Note 24 for current assets of Godrej Projects Development Limited, a wholly owned subsidiary, hypothecated against loan taken by the Company.

\* Amount receivable includes loan given to Prakhya Dwellings LLP, a joint venture, of INR 7.50 Crore (Previous Year 2018: INR 7.50 Crore, Previous Year 2017: INR 7.50 Crore) which is secured against immovable property of the LLP (refer note 16)

# Includes Loan amount converted into Debt INR Nil (Previous year 2018: INR 275.60 Crore) and Equity INR Nil (Previous Year 2018: INR 68.90 Crore)

INR 0.00 represents amount less than INR 50,000



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

(Currency in INR Crore)

### 41 Related Party Transactions (Continued)

2. The following transactions were carried out with the related parties in the ordinary course of business (Continued)

(ii) Details relating to parties referred to in Items 1(v) above

Particulars	March 31, 2019	March 31, 2018 (Restated)
Short term employee benefits*	28.13	16.08
Post retirement benefits	0.25	0.24
Share based payment transactions	0.89	0.69
Total Compensation paid to Key Management Personnel	29.27	17.01
Revenue recognised for sale of flats / units to KMP and their relatives	7.52	-
Amount received from sale of flats/ units to KMP and their relatives	7.21	21.56
Trade receivable / (advance) on account of sale of flats / units to KMP and their relatives	(28.71)	(32.53)
Sale of assets	-	0.01

\*The managerial remuneration paid by the Company to its Executive Chairman and the Managing Director & CEO is in excess of the limits laid down under Section 197 of the Companies Act, 2013 read with Schedule V to the Act by INR 5.81 crores (Previous Year 2018: INR Nil). The Company is in the process of obtaining approval from its shareholders at the forthcoming annual general meeting for such excess remuneration paid.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### 42 Amalgamation

#### i) Amalgamation of Godrej Vikhroli Properties India Limited (GVPIIL) with Godrej Properties Limited (GPL) :

Pursuant to the Scheme of Amalgamation (the Scheme) under Section 391 to 394 of the Companies Act, 1956 read with section 230 to 240 of the Companies Act, 2013 sanctioned by the National Company Law Tribunal at Mumbai Bench on November 30, 2017 and filed with the Registrar of Companies (RoC) on December 29, 2017, GVPIIL, a 100% Subsidiary of GPL, is amalgamated with GPL w.e.f. April 01, 2017, the Appointed Date.

As per the said Scheme:

- All the assets and liabilities as appearing in the books of GVPIIL as on the Appointed Date have been recorded in the books of GPL at their respective book values and inter-company balances have been cancelled.
- An amount of INR 19.84 Crore arising out of the difference between the book value of the net assets of the Transferor Company taken over and cancellation of intercompany investments between the Transferor Company and the Transferee Company has been considered as capital reserve in the Separate financial statements of GPL during the year ended March 31, 2017.
- GPL has incurred additional expenses such as charges, taxes including duties, levies and other expenses of INR 0.42 Crore which have been charged to the Statement of Profit and Loss during the year ended March 31, 2017.
- In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the financial standalone statements of GPL for the year ended March 31, 2017 have been restated as if the business combination had occurred from the beginning of the preceding period, irrespective of the actual date of the combination.

#### ii) Amalgamation of Godrej Real Estate Private Limited (GREPL) with Godrej Properties Limited (GPL) :

Pursuant to the Scheme of Amalgamation (the Scheme) under Section 391 to 394 of the Companies Act, 1956 read with section 230 to 240 of the Companies Act, 2013 sanctioned by the National Company Law Tribunal at Mumbai Bench on April 11, 2017 and filed with the Registrar of Companies (RoC) on May 03, 2018, GREPL, a 100% Subsidiary of GPL, is amalgamated with GPL w.e.f. April 01, 2017, the Appointed Date.

As per the said Scheme:

- All the assets and liabilities as appearing in the books of GREPL as on the Appointed Date have been recorded in the books of GPL at their respective book values and inter-company balances have been cancelled.
- GPL has incurred additional expenses such as charges, taxes including duties, levies and other expenses of INR 0.50 Crore which have been charged to the standalone statement of Profit and Loss during the year ended March 31, 2017.
- In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the standalone financial statements of GPL for the year ended March 31, 2017 have been restated as if the business combination had occurred from the beginning of the preceding period, irrespective of the actual date of the combination.

#### Impact on the Standalone Balance Sheet and Standalone Statement of Profit and Loss :

The impact of restatement on the Standalone Balance Sheet and Standalone Statement of Profit and Loss due to the above amalgamations are summarised as below:

##### Impact on the Standalone Balance Sheet :

INR (In Crore)

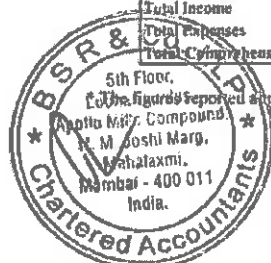
Particulars	GVPIIL*	GREPL	April 01, 2017
Current Assets Other Than Cash and Cash Equivalents	492.55	182.65	675.20
Cash and Cash equivalents	3.72	0.01	3.73
Non Current Assets	2.54	5.76	8.30
	498.81	188.42	687.23
Current Liabilities	90.91	201.96	292.87
Other Equity	42.23	(14.00)	28.23
	133.14	187.96	321.10
Net Assets	407.90	(13.54)	394.36
Less: Cancellation of Investment as per GPL books	(345.83)	(0.45)	(346.28)
Less: Cancellation of GVPIIL Investment as per GREPL books	-	(0.27)	(0.27)
Less: Other Equity	(42.23)	14.00	(28.23)
Capital Reserve	19.84	(0.26)	19.58

##### Impact on the Standalone Statement of Profit and Loss

INR (In Crore)

Particulars	GVPIIL*	GREPL	April 01, 2017
Total Income	533.48	(16.54)	516.94
Total Expenses	459.79	(15.10)	444.69
Total Comprehensive Income for the year	73.69	(1.44)	72.25

The figures reported above have been subsequently adjusted to give effect of adoption of Ind AS 115 – Revenue from contracts with customers w.e.f. April 01, 2017



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 43 First time Adoption of Ind AS 115 - Revenue from Contracts with Customers (Ind AS 115)

(a) Ind AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly has given an cumulative effect of applying this standard on the opening balance of retained earnings as at April 01, 2017 and also restated the previous period numbers as per point in time (Project Completion Method) of revenue recognition.

(b) Explanation of transition to Ind AS 115

(i) Reconciliation of financial line item as previously reported to post adoption of Ind AS 115

Note	As at date of transition April 01, 2017			As at March 31, 2018		
	As reported *	Adjustments on account of adoption of Ind AS 115	Post adoption of Ind AS 115	As reported *	Adjustments on account of adoption of Ind AS 115	Post adoption of Ind AS 115
<b>Assets</b>						
<b>Non-current assets</b>						
Deferred tax assets (net)	(a)	94.96	343.00	437.96	39.61	418.78
<b>Current assets</b>						
Inventories	(a)	1,942.75	(80.45)	1,862.30	1,900.01	180.64
<b>Financial assets</b>						
(i) Trade receivables	(a)	163.18	(10.92)	152.26	141.35	(35.91)
Other current non-financial assets	(a)	479.60	(271.30)	208.30	389.96	(145.95)
<b>Equity and liabilities</b>						
<b>Equity</b>						
Other equity						
- Retained earnings	(a)	32.57	(648.12)	(615.55)	220.66	(783.93)
<b>Liabilities</b>						
<b>Current liabilities</b>						
<b>Financial liabilities</b>						
(i) Other financial liabilities	(a)	145.12	(48.34)	96.78	191.99	(1.20)
Other current non financial liabilities	(a)	296.04	675.79	972.83	424.75	1,202.69

\*The figures as reported have been reclassified to confirm to the current year's classification.

(ii) Reconciliation of net-worth

Particulars	Note	As at March 31, 2018	As at April 01, 2017
Reconciliation of Equity as reported earlier:			
Net worth as reported		2,231.81	1,989.99
Summary of adjustments on account of adoption of Ind AS 115:			
(Decrease) in Profit before tax on account of adoption of Ind AS 115	(a)	(1,202.71)	(991.12)
Increase in deferred tax (credit) on account of adoption of Ind AS 115	(a)	418.78	343.00
Total adjustments on account of adoption of Ind AS 115		(783.93)	(648.12)
Net worth post adoption of Ind AS 115		1,447.86	1,341.87



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 43 First time Adoption of Ind AS 115 - Revenue from Contracts with Customers (Ind AS 115) (Continued)

#### (b) Explanation of transition to Ind AS 115 (Continued)

#### (iii) Reconciliation of Total comprehensive income for the year ended March 31, 2018

Particulars	Note	Year ended March 31, 2018
Total comprehensive income as reported		238.09
Summary of adjustments on account of adoption of Ind AS 115:		
(Decrease) in Revenue from operation	(a)	(399.45)
(Decrease) in Cost of materials consumed	(a)	(79.40)
(Decrease) in Changes in inventories of finished goods and construction work-in-progress	(a)	261.09
(Decrease) in Other expenses	(a)	6.19
Tax effect on Ind AS adjustments	(a)	75.76
Total adjustments on account of adoption of Ind AS 115		(135.81)
Total comprehensive income post adoption of Ind AS 115		102.28

#### (iv) Reconciliation of Earnings per share for the year ended March 31, 2018

Particulars	As reported	Adjustments on account of adoption of Ind AS 115	Post adoption of Ind AS 115
Profit after tax	240.85	(135.81)	105.04
Weighted average number of equity shares outstanding (basic)	216,444,504		216,444,504
Basic Earnings Per Share (INR)	11.13		4.85
Weighted average number of equity shares outstanding (diluted)	216,577,427		216,577,427
Diluted Earnings Per Share (INR)	11.12		4.85

#### Notes to reconciliation:

- (a) Under Ind AS 18, related interpretations and Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), revenue was recognised based on percentage of completion method. On transition to Ind AS 115, the Company recognises revenue when it determines the satisfaction of performance obligation at a point in time. Revenue is recognised upon transfer of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products. In determining the said transaction price, the Company has adjusted the promised amount of consideration for the effects of the time value of money where the contracts with customers contains a significant financing component.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### 43 First time Adoption of Ind AS 115 - Revenue from Contracts with Customers (Continued)

- (c) The amount of INR 824.42 Crore (Previous Year 2018: INR 172.90 Crore) recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended March 31, 2019.
- (d) Significant changes in contract asset and contract liabilities balances are as follows:

Particulars	31 March 2019	31 March 2018 (Restated)
<b>Contract asset</b>		
At the beginning of the reporting period	83.31	81.98
Cumulative catch-up adjustments to revenue affecting contract asset	(25.83)	1.33
At the end of the reporting period	57.48	83.31
<b>Contract liability</b>		
At the beginning of the reporting period	1,596.26	954.96
Cumulative catch-up adjustments affecting contract liability	(406.61)	577.65
Significant financing component	(31.26)	63.65
At the end of the reporting period	1,158.39	1,596.26

#### (e) Performance obligation

The Company engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation whereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company/Group expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

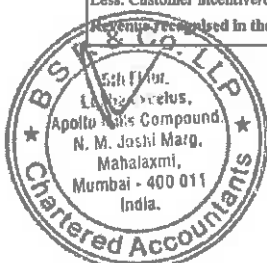
The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2019 is INR 1,545.54 Crore, which will be recognised as revenue over a period of 1-3 years and INR 280.50 Crore which will be recognised over a period of 1-4 years.

The Company applies practical expedient in paragraph C5(d) of Ind AS 115 and does not disclose information about the amount of the transaction price allocated to the remaining performance obligation and an explanation of when the entity expects to recognise that amount as revenue for all reporting periods presented before the date of initial application.

#### (f) Reconciliation of revenue recognised in the Standalone Statement of Profit and Loss

The following table discloses the reconciliation of amount of revenue recognised as at 31 March 2019:

Particulars	March 31, 2019	March 31, 2018
Contract price of the revenue recognised	1,212.51	391.24
Add: Significant financing component	127.42	15.44
Less: Customer incentive/benefits	13.15	-
Revenue recognised in the Standalone Statement of Profit and Loss	1,326.78	406.68





# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 44 Information on Subsidiaries, Joint Ventures and Associates

#### a) Information on Subsidiaries

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding			Percentage of Voting Rights		
			As on March 31, 2019	As on March 31, 2018	As on April 01, 2017	As on March 31, 2019	As on March 31, 2018	As on April 01, 2017
			%	%	%	%	%	%
<b>(I) Companies:</b>								
1	Godrej Buildcon Private Limited (merged with Godrej Projects Development Limited w.e.f December 01, 2017)	India	-	-	100%			
2	Godrej Projects Development Limited	India	100%	100%	100%			
3	Godrej Garden City Properties Private Limited	India	100%	100%	100%			
4	Godrej Hillside Properties Private Limited	India	100%	100%	100%			
5	Godrej Home Developers Private Limited	India	97.56%	97.56%	97.56%			
6	Godrej Investment Advisors Private Limited (Subsidiary till June 21, 2017)	India	N.A.	N.A.	100%			
7	Godrej Prakriti Facilities Private Limited	India	99.99%	99.99%	99.99%			
8	Prakritiplaza Facilities Management Private Limited	India	99.99%	99.99%	99.99%			
9	Godrej Highrises Properties Private Limited	India	99.99%	99.99%	99.99%			
10	Godrej Fund Management Pte. Ltd, (100% Subsidiary of Godrej Investment Advisors Private Limited) (Subsidiary till June 21, 2017)	Singapore	N.A.	N.A.	100%			
11	Citystar Infraprojects Limited	India	98.60%	98.60%	98.60%			
12	Godrej Residency Private Limited	India	100%	100%	100%			
13	Godrej Green Homes Limited (Classified as Joint Venture w.e.f March 17, 2018)	India	N.A.	N.A.	100%			
14	Godrej Properties Worldwide Inc., USA (w.e.f August 10, 2017)	USA	100%	100%	N.A.			
<b>(II) LLPs</b>								
1	Godrej Highrises Realty LLP	India	34%	34%	34%	34%	34%	34%
2	Godrej Project Developers & Properties LLP	India	51%	51%	51%	51%	51%	51%
3	Godrej Highview LLP	India	N.A.	N.A.	100%	N.A.	N.A.	100%
4	Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP) (classified as Joint Venture w.e.f February 01, 2019)	India	N.A.	99%	100%	N.A.	50%	100%
5	Godrej Projects (Soma) LLP	India	1%	1%	N.A.	99%	99%	N.A.
6	Godrej Projects North LLP	India	1%	1%	N.A.	50%	50%	N.A.
7	Godrej Athenmark LLP	India	1%	1%	N.A.	50%	50%	N.A.
8	Godrej Vestamark LLP	India	1%	1%	N.A.	50%	50%	N.A.
10	Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (classified as Joint Venture w.e.f February 01, 2019)	India	N.A.	1%	N.A.	N.A.	50%	N.A.
11	Godrej City Facilities Management LLP (w.e.f March 18, 2019)	India	99%	N.A.	N.A.	90%	N.A.	N.A.
12	Godrej Skyview LLP (w.e.f February 12, 2019)	India	1%	N.A.	N.A.	50%	N.A.	N.A.
13	Embellish Houses LLP (w.e.f February 13, 2019)	India	99%	N.A.	N.A.	90%	N.A.	N.A.

#### b) Information on Joint Ventures:

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding			Percentage of Voting Rights		
			As on March 31, 2019	As on March 31, 2018	As on April 01, 2017	As on March 31, 2019	As on March 31, 2018	As on April 01, 2017
			%	%	%	%	%	%
<b>(I) Companies:</b>								
1	Godrej Realty Private Limited	India	51%	51%	51%			
2	Wonder Space Properties Private Limited	India	25.10%	25.10%	25.10%			
3	Wonder City Buildcon Private Limited	India	25.10%	25.10%	25.10%			
4	Godrej Home Constructions Private Limited	India	25.10%	25.10%	25.10%			
5	Godrej Greenview Housing Private Limited	India	20%	20%	20%			
6	Wonder Projects Development Private Limited	India	20%	20%	20%			
7	Godrej Real View Developers Private Limited	India	20%	20%	20%			
8	Godrej Green Homes Limited (Classified as Subsidiary till March 16, 2018)	India	50%	50%	N.A.			
9	Godrej Real Properties Private Limited	India	49%	49%	49%			
10	Ashank Bricks Private Limited (w.e.f July 31, 2018)	India	20%	N.A.	N.A.			



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Crore)

### 44 Information on Subsidiaries, Joint Ventures and Associates (Continued)

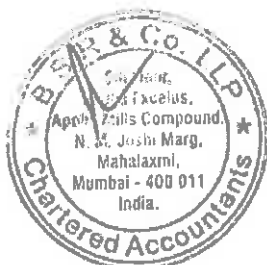
#### b) Information on Joint Ventures (Continued) :

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding			Percentage of Voting Rights		
			As on March 31, 2019	As on March 31, 2018	As on April 01, 2017	As on March 31, 2019	As on March 31, 2018	As on April 01, 2017
			%	%	%	%	%	%
<b>(II) LLPs</b>								
1	Godrej Property Developers LLP	India	32%	32%	32%	50%	50%	50%
2	Mosaic Landmarks LLP	India	1%	1%	1%	66.66%	66.66%	66.66%
3	Dream World Landmarks LLP	India	40%	40%	40%	66.66%	66.66%	66.66%
4	Oxford Realty LLP	India	35%	35%	35%	51%	51%	51%
5	Godrej SSPDL Green Acres LLP	India	37%	37%	37%	66.66%	66.66%	66.66%
6	Oasis Landmarks LLP	India	38%	38%	38%	66.66%	66.66%	66.66%
7	M S Ramsiah Ventures LLP	India	49.50%	49.50%	49.50%	51%	51%	51%
8	Caron Properties LLP	India	35%	35%	35%	66.66%	66.66%	66.66%
9	Godrej Construction Projects LLP	India	34%	34%	34%	51%	51%	51%
10	Godrej Housing Projects LLP	India	50%	50%	50%	51%	51%	51%
11	Amitis Developers LLP	India	46%	46%	46%	50%	50%	50%
12	A R Landcraft LLP	India	29%	29%	29%	50%	50%	50%
13	Prakhyat Dwellings LLP	India	42.50%	42.50%	42.50%	50%	50%	50%
14	Bavdhan Realty @ Pune 21 LLP	India	45%	45%	45%	45%	45%	45%
15	Godrej Highview LLP	India	40%	40%	N.A.	50%	50%	N.A.
16	Godrej Developers & Properties LLP (w.e.f October 30, 2017)	India	37.50%	37.50%	N.A.	50%	50%	N.A.
17	Godrej Irismark LLP	India	50%	1%	N.A.	50%	50%	N.A.
18	Godrej Projects North Star LLP	India	55%	55%	N.A.	50%	50%	N.A.
19	Mahalunge Township Developers LLP (formerly known as Godrej Land Developers LLP)	India	39%	N.A.	N.A.	50%	N.A.	N.A.
20	Maan-Hinge Township Developers LLP (formerly known as Godrej Projects (Pune) LLP) (Classified as subsidiary till January 31, 2019)	India	39%	N.A.	N.A.	50%	N.A.	N.A.
21	Manjari Housing Projects LLP (formerly known as Godrej Avamark LLP) (Classified as subsidiary till January 31, 2019)	India	39%	N.A.	N.A.	50%	N.A.	N.A.
22	Roseberry Estate LLP (w.e.f September 18, 2018)	India	49%	N.A.	N.A.	50%	N.A.	N.A.

In case of LLPs percentage of holding in the above table denotes the Share of Profits in the LLP.

#### c) Information on Associate:

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding			Percentage of Voting Rights		
			As on March 31, 2019	As on March 31, 2018	As on April 01, 2017	As on March 31, 2019	As on March 31, 2018	As on April 01, 2017
			%	%	%			
<b>(I) Companies:</b>								
1	Godrej One Premises Management Private Limited	India	30%	30%	30%			



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 45 Disclosure pursuant to Section 186 of the Companies Act, 2013 and under Regulation 34(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

Sr.No	Nature of Transaction (loans given/ investment made/ guarantee given/ security provided)	Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient	Balance as at			Movement during the Year	Maximum Outstanding During the year		
			March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)		March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
Loans and Advances									
	Godrej Realty Private Limited	Working Capital	1.03	0.84	0.62	0.19	1.03	0.84	0.62
	Godrej Vikhroli Properties India Limited*	Working Capital	-	-	326.53	-	-	-	326.53
	Godrej Buildcon Private Limited (merged with Godrej Projects Development Limited w.e.f December 01, 2017)**	Working Capital	-	261.50	402.22	-	-	589.24	733.70
	Godrej Projects Development Limited	Working Capital	844.08	880.45	715.38	(36.37)	1,168.71	880.45	896.29
	Wonder City Buildcon Private Limited	Working Capital	-	-	-	-	2.72	0.23	0.05
	Godrej Green Homes Limited	Working Capital	-	-	-	-	7.70	459.51	0.24
	Mosaic Landmarks LLP	Working Capital	-	2.46	46.74	(2.46)	2.46	34.36	46.74
	Godrej Property Developers LLP	Working Capital	0.14	0.12	0.10	0.02	0.14	0.12	0.09
	Dream World Landmarks LLP	Working Capital	75.41	68.13	42.75	7.28	80.63	69.69	51.21
	Oxford Realty LLP	Working Capital	56.14	72.35	76.14	(16.21)	74.98	91.10	79.03
	Godrej SSPDL Green Acres LLP	Working Capital	26.56	29.79	18.85	(3.23)	35.65	29.79	20.20
	M S Ransalah Ventures LLP	Working Capital	2.97	2.60	1.14	0.37	2.97	2.60	1.14
	Oasis Landmarks LLP	Working Capital	132.83	106.52	110.35	26.31	179.10	130.39	110.35
	Carora Properties LLP	Working Capital	113.22	184.40	142.29	(71.18)	108.19	220.01	158.09
	Godrej Construction Projects LLP	Working Capital	6.30	34.87	9.48	(28.57)	43.64	34.87	12.72
	Godrej Housing Projects LLP	Working Capital	35.64	72.29	26.44	(36.65)	77.60	73.55	26.44
	Amrita Developers LLP	Working Capital	69.55	48.61	25.99	20.94	69.55	48.61	25.99
	Mahabunge Township Developers LLP (formerly known as Godrej Land Developers LLP)	Working Capital	-	0.02	0.01	(0.02)	86.10	0.02	0.01
	Godrej Developers & Properties LLP	Working Capital	40.28	29.53	0.01	10.75	72.18	29.53	0.01
	Godrej Highrises Realty LLP	Working Capital	3.71	3.30	2.85	0.41	3.71	3.30	2.85
	Godrej Project Developers & Properties LLP	Working Capital	-	0.02	0.01	(0.02)	0.02	0.02	0.01
	Wonder Projects Development Private Limited	Working Capital	-	-	-	-	1.54	0.65	50.04
	AR Landcraft LLP	Working Capital	26.45	55.21	79.70	(28.76)	55.21	91.98	79.90
	Pradhyan Dwellings LLP	Working Capital	18.20	15.48	9.10	2.72	18.20	15.48	9.10
	Bavdhan Realty @ Pune 21	Working Capital	4.93	4.16	2.73	0.77	4.93	4.16	2.73
	Pearlite Real Properties Private Limited	Working Capital	-	-	0.55	-	1.29	0.65	7.89
	Godrej Highrises Properties Private Limited	Working Capital	94.26	71.65	0.00	22.61	94.26	71.65	-
	Citystar Infraprojects Limited	Working Capital	0.37	0.36	0.34	0.01	0.37	0.36	0.34
	Godrej Highview LLP	Working Capital	51.96	104.75	-	(52.79)	117.75	113.92	-
	Godrej Projects (Soma) LLP	Working Capital	8.01	0.00	-	0.01	0.01	0.00	-
	Godrej Projects North LLP	Working Capital	-	0.00	-	-	0.01	0.00	-
	Godrej Projects North Star LLP	Working Capital	12.13	10.38	-	1.75	12.13	10.38	-
	Godrej Irismark LLP	Working Capital	59.67	46.29	-	13.38	59.80	46.29	-
	Sai Scushti Onehub Projects LLP	Working Capital	-	0.59	-	(0.59)	0.64	25.42	-
	Roseberry Estate LLP (w.e.f September 18, 2018)	Working Capital	141.79	-	-	141.79	141.79	-	-
	Godrej Athenmark LLP	Working Capital	0.29	-	-	0.29	0.29	-	-
	Wonder Space Properties Private Limited	Working Capital	113.95	-	-	113.95	114.08	-	-
	Godrej Hillside Properties Private Limited	Working Capital	0.01	-	-	0.01	0.01	-	-
	Godrej Real View Developers Private Lin	Working Capital	18.61	-	-	18.61	18.62	-	-
	Godrej Skyline Developers Private Limited	Working Capital	0.10	-	-	0.10	19.01	-	-
	Godrej Vestamark LLP	Working Capital	43.91	-	-	43.91	43.91	-	-
	Ashank Matricks Private Limited (w.e.f July 25, 2018)	Working Capital	1.36	-	-	1.36	1.36	-	-

INR 0.00 represents amount less than INR 50,000



## Godrej Properties Limited

### Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

#### 45 Disclosure pursuant to Section 186 of the Companies Act, 2013 and under Regulation 34(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015. (Continued)

Sr.No	Nature of Transaction (loans given/ investment made/ guarantee given/ security provided)	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at			Movement during the Year
			March 31, 2019	March 31, 2018	As on April 01, 2017	
2	<b>Guarantees</b>					
	Godrej Projects Development Limited	Working Capital	6.36	4.45	4.08	1.91
	Oasis Landmarks LLP	Working Capital	1.83	4.50	4.50	(2.67)
	Mosaic Landmarks LLP	Working Capital	-	-	0.05	-
	Dream World Landmarks LLP	Working Capital	0.25	0.10	0.10	0.15
3	<b>Investment in fully paid-up equity instruments and current investments</b>					Refer Note 5 and 6

\* The disclosure is in accordance with section 186 before giving effect of amalgamation.

\*\* The disclosure is in accordance with section 186 before giving effect of merger.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 46 Contingent Liabilities and Commitments

#### a) Contingent Liabilities

Matters	March 31, 2019	March 31, 2018 (Restated)	April 01, 2017 (Restated)
<b>I) Claims against Company not Acknowledged as debts:</b>			
i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by our advocates. In the opinion of the management the claims are not sustainable	65.22	65.06	87.47
ii) Claims under the Labour Laws for disputed cases	-	-	0.05
iii) Claims under Stamp Acts	-	-	20.02
iv) Other Claims not acknowledged as debts	-	-	0.76
v) Claims under Income Tax Act, Appeal preferred to The Deputy Commissioner/Commissioner of Income Tax (Appeals)	33.83	22.15	21.59
vi) Claims under MVAT, Appeal preferred to The Deputy Commissioner/Joint Commissioner of Sales Taxes ((Appeals) IV/V), Mumbai	3.34	3.55	21.33
vii) Appeal preferred to Customs, Excise, GST and Service Tax Appellate tribunal at Bengaluru	74.31	47.35	40.65
viii) Appeal preferred to The Joint Commissioner of Sales Tax (Appeal -4) at Maharashtra under Entry of Goods into Local Areas Act, 2002	0.77	16.49	0.79
<b>II) Guarantees:</b>			
i) Guarantees given by Bank, counter guaranteed by the Company	31.56	11.69	176.37
ii) Guarantees given by the Company	26.63	88.58	156.00
<b>III) Other Money for which Company is contingently liable</b>			
i) Letter of credit opened by Bank on behalf of the Company	-	-	-

- b) The Hon'ble Supreme Court of India ("SC") by their order dated February 28, 2019, in the case of Surya Roshani Limited & others v/s EPFO, set out the principles based on which allowances paid to the employees should be identified for inclusion in basic wages for the purposes of computation of Provident Fund contribution. Subsequently, a review petition against this decision has been filed and is pending before the SC for disposal.

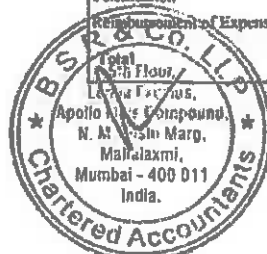
In view of the management, the liability for the period from date of the SC order to 31 March 2019 is not significant and has been provided in the books of account. Further, pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, is not ascertainable and consequently no effect has been given in the accounts.

#### c) Commitments

- |  |                       |                                      |                                      |
|--|-----------------------|--------------------------------------|--------------------------------------|
| <b>(i) Particulars</b>   | <b>March 31, 2019</b> | <b>March 31, 2018<br/>(Restated)</b> | <b>April 01, 2017<br/>(Restated)</b> |
| Capital Commitment (includes for CWIP under Construction)        | 43.63                 | 14.66                                | 15.93                                |
| Capital Commitment towards Godrej Properties Worldwide Inc., USA | -                     | 3.25                                 | -                                    |
- (ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.
- (iii) The Company has entered into development agreements with owners of land for development of projects. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.

### 47 Payment to Auditors (net of taxes)

Particulars	March 31, 2019	March 31, 2018 (Restated)
Audit Fees	0.51	0.32
Audit Under Other Statutes	0.24	0.24
Certification	0.05	-
Reimbursement of Expenses	0.03	0.01
<b>Total</b>	<b>0.83</b>	<b>0.57</b>



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

### 48 Foreign Exchange Difference

The amount of exchange difference included in the standalone statement of Profit and Loss, is INR (0.04) Crore (Net Loss) (Previous Year 2018: INR (0.03) Crore (Net Loss)).

### 49 Corporate Social Responsibility

The Company has spent INR 1.78 Crore during the year (Previous Year 2018: INR 1.47 Crore) as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

(a) Gross amount required to be spent by the Company during the year INR 1.72 Crore. (Previous Year 2018: INR 1.38 Crore)

(b) Amount spent during the year on :

Particulars	Amount Spent in Cash	Amount yet to be paid in Cash	Total Amount
Year ended March 31, 2019			
(i) Construction / Acquisition of any Asset			
(ii) On purposes other than (i) above	1.78		1.78
Year ended March 31, 2018			
(i) Construction / Acquisition of any Asset			
(ii) On purposes other than (i) above	1.47		1.47

### 50 Utilisation of proceeds from issue of Shares

During the year, the Company raised a sum of INR 1,000.14 Crore (Previous Year 2018: INR Nil) by allotting 12,765,000 equity shares on a preferential basis.

Particulars	March 31, 2019
Proceeds from the issue of shares during the year	1,000.14
<u>Utilisation during the year:</u>	
Issue related expenses	3.57
Utilised for business development deals	613.65
Balance unutilised amount invested in mutual funds	382.92

### 51 Segment Reporting

#### A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segments namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

#### B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

#### C. Information about major customers

None of the customers for the years ended March 31, 2019 and March 31, 2018 constituted 10% or more of the total revenue of the Company.

The write-down of inventories to net realisable value during the year amounted to INR 4.75 Crore (Previous Year 2018: INR 48.06 Crore).

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no unpaid amount overdue during the years ended and as at March 31, 2019, March 31, 2018 and March 31, 2017 to Micro, Small and Medium Enterprises on account of principal or interest.



# Godrej Properties Limited

## Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2019

(Currency in INR Crore)

- 54 The disclosures regarding details of specified bank notes held and transacted during 8 November 2016 to 30 December 2016 have not been made since the requirement does not pertain to financial year ended 31 March 2019.
- 55 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

As per our report of even date.

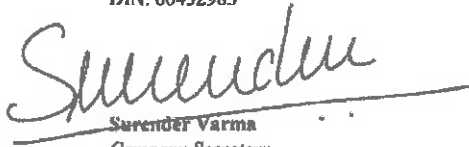
For B S R & Co. LLP  
Chartered Accountants  
Firm's Registration No: 101248W/W-100022

Aniruddha Godbole  
Partner  
Membership No: 105149

Mumbai  
April 30, 2019



Pirojsha Godrej  
Executive Chairman  
DIN: 00432983



Surender Varma  
Company Secretary  
ICSI Membership No. A10428

Mumbai  
April 30, 2019

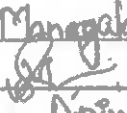
For and on behalf of the Board of Directors of  
Godrej Properties Limited  
CIN: L74120MH1985P14835308



Mohit Malhotra  
Managing Director & CEO  
DIN: 07074531



Rajendra Khetawat  
Chief Financial Officer

Quality Checks	Completed
Spelling/diction/comparison	✓
Indexing/pagination/paras	✓
Calculation/ arithmetical accuracy/rounding off errors	
Done by:	
Name and Designation	Manogalam M. (Manager)
Signature and Date	 30/4/2019
Engagement Partner Name:	Aniruddha Godbole