

Independent Auditors' Report

To the Members of

Godrej Properties Limited

Report on the audit of the standalone Ind AS financial statements

We have audited the accompanying standalone Ind AS financial statements of Godrej Properties Limited ('the Company'), which comprise the standalone balance sheet as at 31 March 2018, 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 summary of the significant accounting policies and other explanatory information (collectively referred to as the 'standalone Ind AS financial statements').

Management's responsibility for the standalone Ind AS financial statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the state of affairs, profit (including 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) prescribed 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Auditors' responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the rules made thereunder.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone Ind AS financial statements are free from material misstatement.

Independent Auditors' Report (Continued)

Godrej Properties Limited

Auditors' responsibility (Continued)

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

We are also responsible to 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 entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the standalone Ind AS financial statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the state of affairs of the Company as at 31 March 2018, its profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Other Matters

The comparative financial statements of the Company as at and for the year ended 31 March 2017 included in these standalone Ind AS financial statements, are based on the previously issued standalone Ind AS financial statements prepared in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act and audited by Kalyaniwalla & Mistry LLP whose report dated 4 May 2017 expressed an unmodified opinion on those standalone Ind AS financial statements, as adjusted to give effect to the amalgamation of Godrej Vikhroli Properties India Limited ('GVPIL') and Godrej Real Estate Private Limited ('GREPL') with the Company pursuant to the orders of NCLT dated 30 November 2017 and 11 April 2018 respectively and made effective from the appointed date of 1 April 2017. Our opinion is not modified in respect of this matter.

Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ('the Order'), issued by the Central Government of India in terms of 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 said Order.



Independent Auditors' Report (Continued)

Godrej Properties Limited

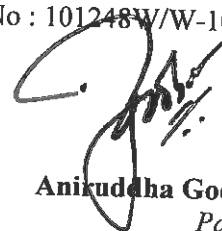
Report on other legal and regulatory requirements (Continued)

2. As required by Section 143 (3) of the Act, we report that:

- (a) we have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
- (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) the standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of cash flows and the standalone statement of changes in equity dealt with by this report are in agreement with the books of account;
- (d) in our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act;
- (e) on the basis of written representations received from the directors as on 31 March 2018, and taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2018, from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
- (g) 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 on its financial position in its standalone Ind AS financial statements – Refer Note 45 to the standalone Ind AS financial statements;
 - ii. the Company has made provisions, as required under the applicable law or accounting standards, for material foreseeable losses on long-term contracts. Refer Note 52 to the standalone Ind AS financial statements. The Company did not have any derivative contracts during the year;
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
 - iv. the disclosures in the standalone Ind AS 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 since they do not pertain to the financial year ended 31 March 2018. However, amounts as appearing in the audited standalone Ind AS financial statements for the period ended 31 March 2017 have been disclosed.

For BSR & Co. LLP
Chartered Accountants

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



Aniruddha Godbole
Partner

Membership No: 105149

Godrej Properties Limited

Annexure A to the Independent Auditors' Report – 31 March 2018

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2018, we report the following:

- (i)
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets and investment properties.
 - (b) The Company has a regular programme of physical verification of its fixed assets and investment properties, by which all fixed assets and investment properties are verified in a phased manner 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 above programme, the Company has verified certain fixed assets 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 inventory comprising of construction work-in-progress and cost of development rights in identified land 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 nine companies and twenty five 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 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.
- (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.



Godrej Properties Limited

Annexure A to the Independent Auditors' Report – 31 March 2018 (Continued)

- (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 under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules prescribed by the Central Government for 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, Sales tax, Value added tax, Entry 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 including Income-tax, Service tax and Goods and Service 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 Duty of excise and Duty of customs.

According to the information and explanations given to us, no undisputed amounts payable in respect of Provident fund, Employees' State Insurance, Income-tax, Service tax, Sales tax, Value added tax, Goods and Service tax, Professional tax, Cess and other material statutory dues were in arrears as at 31 March 2018 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 Sales tax and Goods and Service tax, which have not been deposited with the appropriate authorities on account of any dispute. According to the information and explanations given to us, the following dues of Income-tax, Service tax, Entry tax and Value added tax have not been deposited as on 31 March 2018 by the Company on account of disputes:

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	0.09	2006-07	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	42.20	2005-11	Custom, Excise & Service Tax Appellate Tribunal, South Zonal Branch, Bangalore
Finance Act, 1994	Service Tax	5.82	2012-15	Custom, Excise & Service Tax Appellate Tribunal, Mumbai

Godrej Properties Limited

Annexure A to the Independent Auditors' Report – 31 March 2018
(Continued)

Name of the statute	Nature of the dues	Amount not deposited on account of demand Rupees in crores *	Period to which the amount relates	Forum where dispute is Pending
Finance Act, 1994	Service Tax	10.31	2014-15 and 2015-16	
Finance Act, 1994	Service Tax	0.11	2014-15 and 2015-16	
Finance Act, 1994	Service Tax	0.46	2008-12	Custom, Excise & Service Tax Appellate Tribunal, Bangalore
Finance Act, 1994	Service Tax	0.20	2012-14	Custom, Excise & Service Tax Appellate Tribunal, Bangalore
Finance Act, 1994	Service Tax	4.39	2010-13	
Income Tax Act, 1961	Income tax	0.39	2006-07	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	17.70	2011-12	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	1.55	2011-12	Income tax Appellate Tribunal (ITAT)
Income Tax Act, 1961	Income tax	1.35	2012-13	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	0.48	2013-14	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income tax	0.33	2014-15	Commissioner of Income Tax (Appeals)

* net of amount deposited under protest

- (viii) 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 institution or dues to debenture holders. The Company does not have any loans or borrowings from government during the year.
- (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 money by way of initial public offer or further public offer (including debt instruments) and 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, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.

Godrej Properties Limited

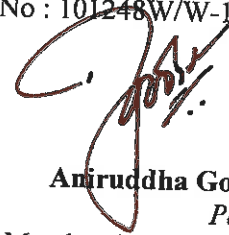
Annexure A to the Independent Auditors' Report – 31 March 2018 (Continued)

- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company as specified in Nidhi Rules, 2014. 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 Ind AS financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.
- (xvi) 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 BSR & Co. LLP

Chartered Accountants

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



Aniruddha Godbole

Partner

Membership No: 105149

Mumbai
4 May 2018

Godrej Properties Limited

Annexure B to the Independent Auditors' Report – 31 March 2018

(Referred to in our report of even date)

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

We have audited the internal financial controls over financial reporting of Godrej Properties Limited ("the Company") as of 31 March 2018 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls


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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Godrej Properties Limited

Annexure B to the Independent Auditors' Report – 31 March 2018 (Continued)

Meaning of Internal Financial Controls over Financial Reporting

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

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

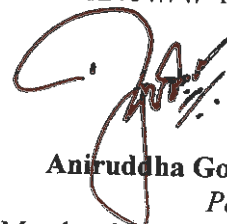
Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For BSR & Co. LLP

Chartered Accountants

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



Aniruddha Godbole
Partner

Membership No: 105149

Mumbai
4 May 2018

Godrej Properties Limited

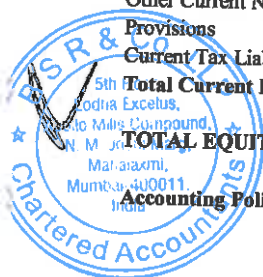
Standalone Balance Sheet

as at March 31, 2018

(Currency in INR Crore)

Particulars	Note	As At March 31, 2018	As At March 31, 2017
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	88.07	76.97
Capital Work-in-Progress	3	-	0.01
Investment Property	4	2.49	-
Intangible Assets	5	25.11	27.00
Intangible Assets Under Development		0.13	0.03
Financial Assets			
Investments in Subsidiaries, Joint Ventures and Associate	6	343.84	269.94
Other Investments	7	533.71	211.48
Loans	8	83.81	76.42
Other Non-Current Financial Assets	9	-	1.83
Deferred Tax Assets (Net)	10	39.61	94.96
Income Tax Assets (Net)		94.64	103.52
Other Non-Current Non Financial Assets	11	15.29	19.76
Total Non-Current Assets		1,226.70	881.92
Current Assets			
Inventories			
Financial Assets	12	1,900.01	1,942.75
Investments	13	463.85	285.21
Trade Receivables	14	109.10	147.39
Cash and Cash Equivalents	15	110.70	48.71
Bank Balances other than above	16	159.70	26.19
Loans	17	2,125.91	2,039.35
Other Current Financial Assets	18	572.05	619.65
Other Current Non Financial Assets	19	131.71	116.73
Total Current Assets		5,573.03	5,225.98
TOTAL ASSETS		6,799.73	6,107.90
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	20	108.24	108.18
Other Equity	21	2,123.57	1,881.81
Total Equity		2,231.81	1,989.99
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	22	500.00	-
Provisions	23	11.33	6.46
Total Non-Current Liabilities		511.33	6.46
Current Liabilities			
Financial Liabilities			
Borrowings	24	3,202.86	3,505.66
Trade Payables	25	208.51	149.26
Other Current Financial Liabilities	26	191.99	145.12
Other Current Non Financial Liabilities	27	429.41	296.04
Provisions	28	3.32	0.33
Current Tax Liabilities (Net)		20.50	15.04
Total Current Liabilities		4,056.59	4,111.45
TOTAL EQUITY AND LIABILITIES		6,799.73	6,107.90

Accounting Policies



Godrej Properties Limited

Standalone Balance Sheet (Continued)

as at March 31, 2018

(Currency in INR Crore)

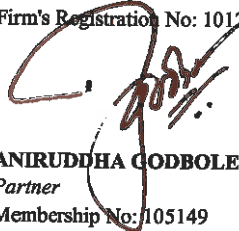
The accompanying notes 1 to 57 form an integral part of the Standalone Financial Statements.

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

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



ANIRUDDHA GODBOLE

Partner

Membership No: 105149

Mumbai

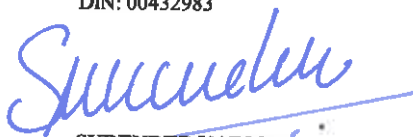
May 04, 2018



PIROJSHA GODREJ

Executive Chairman

DIN: 00432983



SURENDER VARMA

Company Secretary

ICSI Membership No. A10428

Mumbai

May 04, 2018

For and on behalf of the Board of Directors of
Godrej Properties Limited



MOHIT MALHOTRA

Managing Director & CEO

DIN: 07074531



RAJENDRA KHETAWAT

Chief Financial Officer

Godrej Properties Limited

Standalone Statement of Profit and Loss for the year ended March 31, 2018

(Currency in INR Crore)

Particulars	Note	For the year ended March 31, 2018	For the year ended March 31, 2017
INCOME			
Revenue from Operations	29	955.83	998.63
Other Income	30	493.61	222.40
Total Income		<u>1,449.44</u>	<u>1,221.03</u>
EXPENSES			
Cost of Sales	31	595.83	616.32
Employee Benefits Expense	32	98.74	60.26
Finance Costs	33	191.95	156.66
Depreciation and Amortisation Expense	34	14.53	13.18
Other Expenses	35	174.85	108.53
Total Expenses		<u>1,075.90</u>	<u>954.95</u>
Profit before Tax		373.54	266.08
Tax Expense			
Current Tax	10(b)	75.92	83.79
Deferred Tax Charge/(Credit)	10(a)	56.77	(14.22)
Total Tax Expense		<u>132.69</u>	<u>69.57</u>
Profit for the Year		240.85	196.51
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan		(4.24)	(0.47)
Tax on above	10(a)	1.48	0.16
Other Comprehensive Income for the Year (Net of Tax)		<u>(2.76)</u>	<u>(0.31)</u>
Total Comprehensive Income for the Year		<u>238.09</u>	<u>196.20</u>
Earnings Per Share (Amount in INR)			
Basic	36	11.13	9.12
Diluted	36	11.12	9.08
Accounting Policies	1		

The accompanying notes 1 to 57 form an integral part of the Standalone Financial Statements.

As per our report of even date.

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

ANIRUDDHA GODBOLE
Partner
Membership No: 105149

Mumbai
May 04, 2018

For and on behalf of the Board of Directors of
Godrej Properties Limited

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
May 04, 2018

Godrej Properties Limited

Standalone Statement of Changes in Equity for the year ended March 31, 2018

(Currency in INR Crore)

a) Equity Share Capital

Particulars	As At March 31, 2018	As At March 31, 2017
Balance at the beginning of the year	108.18	108.13
Changes in equity share capital during the year	0.06	0.05
Balance at the end of the year	108.24	108.18

b) Other Equity

Particulars	Capital Reserve	Capital Reserve on Account of Amalgamation	Securities Premium	Reserves and Surplus Debt Redemption Reserve	Employee Stock Grant Scheme Reserve	General Reserve	Retained Earnings	Treasury Shares	Total
Balance as at April 01, 2016	-	109.75	1,696.67	-	3.86	9.80	(151.08)	(30.12)	1,638.88
Total Comprehensive Income:									
i) Profit for the year	-	-	-	-	-	-	196.51	-	196.51
ii) Remeasurements of the defined benefit plan (net of tax)	-	-	-	-	-	-	(0.31)	-	(0.31)
Adjustments:									
i) On amalgamation of subsidiaries (refer note 44)	-	19.58	-	-	-	-	2.63	-	22.21
ii) Sale of treasury shares	7.20	-	-	-	-	-	-	30.12	37.32
iii) Transfer to securities premium on exercise of stock grants	-	-	2.55	-	(2.55)	-	-	-	-
iv) Share issue expenses (net of deferred tax)	-	-	-	-	-	-	-	-	-
v) Put option liability	-	-	-	-	-	-	(2.44)	-	(2.44)
vi) Share based payments to Employees (refer note 41)	-	-	-	-	-	-	(4.65)	-	(4.65)
vii) Distribution of Profit to Partners on Conversion from LLP to Private Limited Company	-	-	-	-	2.38	-	0.11	-	2.49
Balance as at March 31, 2017	7.20	129.33	1,699.22	-	3.69	9.80	32.57	-	1,881.81



Godrej Properties Limited

Standalone Statement of Changes in Equity (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

b) Other Equity (Continued)

Particulars	Capital Reserve	Capital Reserve on Account of Amalgamation	Securities Premium	Debt Redemption Reserve	Reserves and Surplus	General Reserve	Retained Earnings	Treasury Shares	Total
Balance as at April 01, 2017	7.20	129.33	1,699.22			9.80	32.57	-	1,881.81
Total Comprehensive Income:									
i) Profit for the year					3.69				
ii) Remeasurements of the defined benefit plan (net of tax)									
Adjustments:									
i) On amalgamation of subsidiaries									
ii) Transfer to securities premium on exercise of stock grants		(0.32)							
iii) Share based payments to Employees (refer note 41)			3.03		(3.03)				(0.32)
iv) Transfer to debt redemption reserve					3.99				3.99
Balance as at March 31, 2018	7.20	129.01	1,702.25	50.00	4.65	9.80	220.66	-	2,123.57

The accompanying notes 1 to 57 form an integral part of the Standalone Financial Statements.

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 109248W/W-100022

ANIRUDDHA GODBOLE

Partner

Membership No: 105149

Mumbai

May 04, 2018

For and on behalf of the Board of Directors of
Godrej Properties Limited

[Signature]
PIROJSHA GODREJ
Executive Chairman
DIN: 00432983

[Signature]
MOHIT MALHOTRA
Managing Director & CEO
DIN: 07074531

[Signature]
SURENDER VARMA
Company Secretary
ICSI Membership No: A10428
Mumbai
May 04, 2018

[Signature]
RAJENDRA KHETAWAT
Chief Financial Officer

Godrej Properties Limited

Standalone Statement of Cash Flows

for the year ended March 31, 2018

(Currency in INR Crore)

Particulars

For the
year ended
March 31, 2018

For the
year ended
March 31, 2017

Cash Flow from Operating Activities

Profit before tax	373.54	266.08
Adjustment for:		
Depreciation and amortisation expense	14.53	13.18
Finance costs	191.95	156.66
Profit on sale of property, plant and equipment (net)	(0.08)	(0.20)
Share of (profit)/loss in limited liability partnerships	(2.11)	9.46
Share based payments to employees	3.99	2.49
Expenses on amalgamation	1.07	1.35
Interest income	(266.28)	(207.37)
Dividend income	(0.00)	(0.00)
Profit on Sale of Investments (net)	(212.76)	(12.76)
Income from investment measured at FVTPL	(11.83)	(1.02)
Lease rent from investment property	(0.37)	-
Allowance for bad and doubtful debts	8.92	-
Write down of inventories	48.06	-
Operating profit before working capital changes	148.63	227.87
Changes in Working Capital:		
Increase in Non Financial Liabilities	136.94	4.28
Increase/(Decrease) in Financial Liabilities	85.62	(370.00)
Decrease in Inventories	59.37	27.83
(Increase) in Non Financial Assets	(14.98)	(4.47)
Decrease/(Increase) in Financial Assets	166.53	(67.70)
	433.48	(410.06)
Taxes paid (Net)	(61.52)	(107.98)
Net cash flows generated from/ (used in) operating activities	520.59	(290.17)

Cash Flow from Investing Activities

Acquisition of property, plant and equipment, investment property and intangible assets*	(6.51)	(10.54)
Proceeds from sale of property, plant and equipment	0.14	0.29
Purchase of investment in mutual funds (net)	(153.48)	(74.62)
(Purchase) / Sale of investments in fixed deposits (net)	(148.06)	20.61
Investment in subsidiaries and joint ventures (Refer Note 43)	(7.24)	-
Proceeds from sale of investment in subsidiaries	201.37	0.14
Investment in debentures of subsidiaries and joint ventures (Refer Note 43)	(47.18)	(103.56)
Loan given to subsidiaries and joint ventures (net)	(415.69)	(376.85)
Loan given to others (net)	(8.11)	(1.02)
Expenses on amalgamation	(1.07)	(1.35)
Interest received	205.88	219.56
Dividend received	0.00	0.00
Lease rent from investment property	0.37	-
Net cash flows (used in) investing activities	(379.58)	(327.34)

Cash Flow from Financing Activities

Proceeds from issue of Equity Share Capital (net of issue expenses)	0.06	0.05
Share issue expense by Godrej Vikhroli Properties India Limited at time of conversion from LLP to Company, now merged with the Company	-	(2.44)
Distribution of profit to partners by Godrej Vikhroli Properties LLP, (converted to Godrej Vikhroli Properties India Limited and merged with the Company)	-	(8.20)
Proceeds from long-term borrowings	500.00	-
(Repayment of) / Proceeds from short-term borrowings (net)	(678.24)	648.87
Interest paid	(274.51)	(282.83)
Proceeds from sale of treasury shares	2.63	34.82
Payment of unclaimed dividend	(0.01)	(0.00)
Payment of unclaimed fixed deposits	(0.69)	(0.73)
Net cash flows (used in)/ generated from financing activities	(450.76)	389.54
Net (decrease) in Cash and Cash Equivalents	(309.75)	(227.97)
Cash and Cash Equivalents - Opening Balance	(205.85)	22.12
Cash and Cash Equivalents - Closing Balance	(515.60)	(205.85)

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, 2018

(Currency in INR Crore)

Notes :

- (a) The above 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 Statement of Cash Flows. Cash and Cash Equivalents as per the above comprise of the following :

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Cash and Cash Equivalents (Refer Note 15)	110.70	48.71
Less: Bank overdrafts repayable on demand	626.30	254.56
Cash and Cash Equivalents as per Statement of Cash Flows	(515.60)	(205.85)

(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, 2018
	As at April 01, 2017	Changes as per 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 Statement of Cash Flows include INR 1.47 Crore (Previous Year: INR 1.29 Crore) towards Corporate Social Responsibility (CSR) activities (Refer Note 48).

* During the year, 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 57 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

May 04, 2018

For and on behalf of the Board of Directors of
Godrej Properties Limited

PIROJSHA GODREJ

Executive Chairman

DIN: 00432983

SURENDER VARMA

Company Secretary

ICSI Membership No. A10428

Mumbai

May 04, 2018

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, 2018

(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") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, 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.

The standalone financial statements of the Company for the year ended March 31, 2018 were approved by the Board of Directors and authorised for issue on May 04, 2018.

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, 2018

(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 percentage completion for the purpose of revenue recognition*

Determination of revenue under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, 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 effect of changes, if any, to 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 or 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 obligation.

- *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 41 to the standalone financial statements.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

II. Basis of preparation and measurement (Continued)

c) Use of estimates and judgements (Continued)

- *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. Changes in assumptions relating to these inputs could affect the fair value of financial instruments.

- *Recognition of deferred tax asset*

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

- *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.

d) Standards issued but not yet effective

Ind AS 115 - Revenue from Contracts with Customer (the new revenue recognition standard) has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and will be effective from April 01, 2018. Hence, from April 01, 2018, revenue recognition of the Company shall be driven by this standard.

Ind AS 115 provides guidance on how the entity shall recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This accounting change may bring about significant changes in the way companies recognise, present and disclose their revenue.

The Company is currently evaluating the effect of this standard.

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:



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (*Continued*) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (*Continued*)

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

e) Measurement of fair values (*Continued*)

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.

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, 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

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

i) Recognition and Measurement (Continued):

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.

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. In cases, where the useful lives are different from that prescribed in Schedule II, these are based on internal technical evaluation.

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.

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 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

c) Investment property and depreciation (Continued)

i) Recognition and measurement (Continued):

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.

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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

e) Impairment of non-financial assets (Continued)

If the carrying amount of the assets exceeds 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 combinations is included in intangible assets. Goodwill 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.

f) Foreign currency transactions

Transactions in foreign currencies are translated to 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

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

Debt instruments at amortised cost

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

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

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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

h) Financial instruments (Continued)

I. Financial assets (Continued)

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.

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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

h) Financial instruments (Continued)

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.

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.

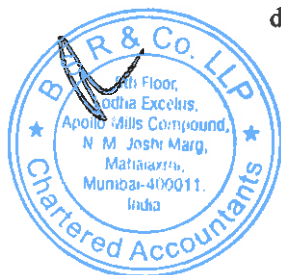
Offsetting of financial instruments

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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

h) Financial instruments (Continued)

III Share capital (Continued)

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 or 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.

j) Revenue recognition

The Company is following the "Percentage of Completion Method" of accounting. As per this method, sale of real estate development is recognised in the standalone statement of profit and loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the Company on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)", construction revenue on such projects, measured at the fair value (i.e. adjusted for discounts, incentives, time value of money adjustments etc.), have been recognised based on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement of the project have been obtained;
- (b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

j) Revenue recognition (Continued)

- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the contract consideration is realised at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenue under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, 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 effect of changes, if any, to estimates is recognised in the standalone financial statements for the period in which such changes are determined. Revenue from projects is recognised net of revenue attributable to the land owners. Expected losses, if any, are fully provided for immediately.

The Company has been entering 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.

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 profit 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 settle on a net basis or to realise the asset and settle the liability simultaneously.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

k) Income tax (Continued)

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.

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:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (*Continued*) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

I) Employee benefits (*Continued*)

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.

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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (*Continued*) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (*Continued*)

III. Significant Accounting Policies (*Continued*)

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.

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 upto 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 which they are incurred.

p) Cash and cash equivalents

Cash and cash equivalents 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

Note 1 (Continued)

III. Significant Accounting Policies (Continued)

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

- i) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- ii) 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Crore)

2 Property, Plant and Equipment

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION/AMORTISATION			NET BLOCK		
	As At April 01, 2017	Additions during the year	Deductions during the year	As at March 31, 2018	As at April 01, 2017	For the Year	Deductions	As at March 31, 2018	As at March 31, 2017
Freehold Land	0.06	-	-	0.06	-	-	-	0.06	0.06
Building	69.00	13.06	-	82.06	6.39	3.51	-	72.16	62.61
Leasehold Improvements	4.15	0.19	-	4.34	1.46	0.92	-	1.96	2.69
Office Equipments	2.74	0.23	-	2.97	1.58	0.52	-	0.87	1.16
Site Equipments	0.01	-	-	0.01	-	-	-	0.01	0.01
Furniture and Fixtures	7.86	4.27	-	12.13	3.15	1.33	-	4.48	4.71
Computers	9.53	3.15	0.47	12.21	5.78	3.05	0.41	3.79	3.75
Vehicles	2.96	1.10	0.06	4.00	1.22	1.92	0.06	0.92	1.74
Electrical Installations and Equipments	0.44	0.59	-	1.03	0.20	0.18	-	0.65	0.24
Total Property, Plant and Equipment	96.75	22.59	0.53	118.81	19.78	11.43	0.47	88.07	76.97



Godrej Properties Limited

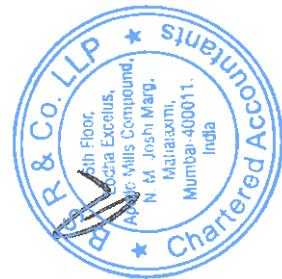
Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

2 Property, Plant and Equipment (Continued)

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION/ AMORTISATION			NET BLOCK	
	As At April 01, 2016	Additions during the year	Deductions during the year	As At March 31, 2017	For the Year	Deductions	As At March 31, 2017	As At March 31, 2016
Freehold Land	0.06	-	-	0.06	-	-	0.06	0.06
Building	69.00	-	-	69.00	3.21	-	62.61	65.82
Leasehold Improvements	4.40	0.61	0.86	4.15	0.87	0.86	2.69	2.95
Office Equipments	2.42	0.33	0.01	2.74	0.81	-	1.16	1.65
Site Equipments	0.01	-	-	0.01	-	-	0.01	0.01
Furniture and Fixtures	7.45	0.42	0.01	7.86	1.60	-	4.71	5.90
Computers	6.35	3.30	0.12	9.53	2.88	0.09	3.75	3.36
Vehicles	1.76	1.67	0.47	2.96	0.84	0.42	1.74	0.96
Electrical Installations and Equipments	0.44	-	-	0.44	0.08	-	0.24	0.32
Total Property, Plant and Equipment	91.89	6.33	1.47	96.75	10.29	1.37	76.97	81.03

Of the above, a Building carrying value INR 56.49 Crore (Previous Year: INR 58.50 Crore) is subject to first charge for secured bank loans (Refer Note 24).



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

3 Capital Work-In-Progress

	March 31, 2018	March 31, 2017
Property, Plant and Equipment		0.01
		0.01

(a) Refer Note 45 for disclosure of Capital Commitments for acquisition of Property, plant and equipment.

4 Investment Property

Reconciliation of Carrying Amount

Particulars	Investment Property
Gross Block	
As At April 01, 2016	-
Transferred from Inventories	-
Disposals/Adjustments	-
As At March 31, 2017	-
Transferred from Inventories	2.60
Disposals/Adjustments	-
As At March 31, 2018	2.60
Accumulated Depreciation	
As At April 01, 2016	-
For the Year	-
Deductions	-
As at March 31, 2017	-
For the Year	0.11
Deductions	-
As at March 31, 2018	0.11
Net Block	
As At March 31, 2017	-
As At March 31, 2018	2.49

Information regarding income and expenditure of Investment Property

Particulars	March 31, 2018	March 31, 2017
Rental Income derived from Investment Property	0.37	-
Direct Operating Expenses	-	-
Profit arising from investment property before depreciation	0.37	-
Less: Depreciation	0.11	-
Profit arising from Investment Property	0.26	-

- (a) The Company's investment property consists of a commercial property in India.
- (b) 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.
- (c) 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.
- (d) 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.

(e) Fair valuation is based on rent capitalisation method which is INR 9.23 Crore (Previous Year: 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, 2018

(Currency in INR Crore)

5 Intangible Assets

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK	
	As At April 01, 2017	Additions during the year	Deductions during the year	As at March 31, 2018	As at April 01, 2017	As at March 31, 2018
Licenses and Software	8.06	1.10	-	9.16	2.89	1.64
Trade Mark	24.53	-	-	24.53	2.70	1.35
Total Intangible Assets	32.59	1.10	-	33.69	5.59	2.99
						8.58
						25.11
						27.00

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK	
	As At April 01, 2016	Additions during the year	Deductions during the year	As At March 31, 2017	As At April 01, 2016	As At March 31, 2017
Licenses and Software	6.81	1.25	-	8.06	1.35	1.54
Trade Mark	24.53	-	-	24.53	1.35	1.35
Total Intangible Assets	31.34	1.25	-	32.59	2.70	2.89
						5.59
						27.00
						28.64



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

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

(Currency in INR Crore)

March 31, 2018 March 31, 2017

6 Investment in Subsidiaries, Joint Ventures and Associate (Continued)

a) Investment in Equity Instruments (Fully Paid-up unless stated otherwise) (Continued)

(ii) Investment in Joint Ventures

884,850 (Previous Year: 884,850) Equity Shares of INR 10/- each of Godrej Realty Private Limited	5.52	5.52
114,191 (Previous Year: 111,054) Class B and Ordinary Equity Shares of INR 10/- each of Wonder Space Properties Private Limited	1.78	1.72
810,420 (Previous Year: 810,420) Equity Shares of INR 10/- each of Wonder City Buldcon Private Limited	1.61	1.61
1,071,770 (Previous Year: 1,071,770) Equity Shares of INR 10/- each of Godrej Home Constructions Private Limited	2.18	2.18
1,050,100 (Previous Year: 700,100) Equity Shares of INR 10/- each of Wonder Projects Development Private Limited	1.40	0.70
1,306,000 (Previous Year: 176,000) Equity Shares of INR 10/- each of Godrej Real View Developers Private Limited	1.31	0.18
3,552,500 (Previous Year: 3,552,500) Class B Equity Shares of INR 10/- each of Pearlite Real Properties Private Limited	3.55	3.55
1,264,560 (Previous Year: 1,192,000) Equity Shares of INR 10/- each of Godrej Greenview Housing Private Limited	1.37	1.19
3,38,847 (Previous Year: Nil) Equity Shares of INR 10/- each of Godrej Green Homes Limited (Classified as Subsidiary till March 16, 2018)	69.13	-

(iii) Investment in Associate

3,000 (Previous Year: 3,000) Equity Shares of INR 10/- each of Godrej One Premises Management Private Limited	0.00	0.00
---	------	------

b) Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Amortised Cost)

(i) Investment in Subsidiary Companies

50,999 (Previous Year: 50,999) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each of Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited)	0.05	0.05
9,470 (Previous Year: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each of Godrej Highrises Properties Private Limited	0.01	-

(ii) Investment in Joint Venture

9,479 (Previous Year: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each of Godrej Green Homes Limited	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, 2018

(Currency in INR Crore)

March 31, 2018

March 31, 2017

6 Investment in Subsidiaries, Joint Ventures and Associate (Continued)

c) Investment In Limited Liability Partnerships

(i) Investment in Subsidiaries

Godrej Highrises Realty LLP	0.00	0.00
Godrej Project Developers & Properties LLP	0.00	0.00
Godrej Athenmark LLP	0.00	-
Godrej Vestamark LLP	0.00	-
Godrej Avamark LLP	0.00	-
Godrej Projects (Pune) LLP	0.00	-
Godrej Projects (Soma) LLP	0.00	-
Godrej Projects North LLP	0.00	-
(formerly known as Godrej Projects (Bluejay) LLP)		

(ii) Investment In Joint Ventures

Mosaic Landmarks LLP	0.11	0.11
Caroa Properties LLP	0.04	0.04
Oxford Realty LLP	0.00	0.00
A R Landcraft LLP	0.05	0.05
Dream World Landmarks LLP	0.04	0.04
M S Ramaiah Ventures LLP	1.01	1.01
Godrej Developers & Properties LLP	0.00	-
Oasis Landmarks LLP	0.00	0.00
Godrej SSPDL Green Acres LLP	0.05	0.05
Amitis Developers LLP	0.05	0.05
Godrej Construction Projects LLP	0.00	0.00
Bavdhan Realty @ Pune 21 LLP	0.00	0.00
Godrej Housing Projects LLP	0.01	0.01
Godrej Projects North Star LLP	0.01	-
(formerly known as Godrej Century LLP)		
Prakhhyat Dwellings LLP	0.00	0.00
Godrej Highview LLP	4.80	-
Godrej Irismark LLP	0.01	-

343.84

269.94

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, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
7 Other Investments (Non-Current)		
a) Trade Investments		
(i) Investment in Debentures of Joint Ventures (Fully paid-up) (at Fair Value through Profit or Loss)		
2,989,095 (Previous Year: 2,989,095), 1% Secured Redeemable Optionally Convertible Debentures of INR 10/- each of Godrej Realty Private Limited	2.99	2.99
2,756,000 (Previous Year: Nil) 12 % Unsecured Optionally Convertible Debentures of INR 1,000/- each of Godrej Green Homes Limited	275.60	
(ii) Investment in Debentures of Joint Ventures (Fully paid-up) (at Amortised Cost)		
307,833 (Previous Year: 307,833), 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Wonder City Buldcon Private Limited	30.50	31.50
377,464 (Previous Year: 365,541), 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Wonder Space Properties Private Limited	37.82	37.96
413,949 (Previous Year: 413,949), 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Godrej Home Constructions Private Limited	41.99	41.34
266,019 (Previous Year: 133,019) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Wonder Projects Development Private Limited	26.60	13.30
674,975 (Previous Year: 674,975) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Pearlite Real Properties Private Limited	67.25	67.50
248,140 (Previous Year: 33,440) 17% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Godrej Real View Developers Private Limited	24.78	3.34
260,946 (Previous Year: 136,880) 17.45% Unsecured Compulsorily Convertible Debentures of INR 1,000/- each of Godrej Greenview Housing Private Limited	26.18	13.55



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
7 Other Investments (Non-Current) (Continued)		
b) Non trade Investments		
Investment in Fully paid-up Equity Instruments (at Fair Value through Profit or Loss)		
Quoted Investments		
100 (Previous Year:100) Equity Shares of INR 10/- each of Alacrity Housing Limited	0.00	0.00
100 (Previous Year: 100) Equity Shares of INR 10/- each of Ansal Buildwell Limited	0.00	0.00
300 (Previous Year: 300) of INR 10/- each of Ansal Housing and Construction Limited	0.00	0.00
600 (Previous Year: 600) Equity Shares of INR 5/- each of Ansal Properties and Infrastructure Limited	0.00	0.00
100 (Previous Year : 100) Equity Shares of INR 10/- each of Lok Housing and Constructions Limited	0.00	0.00
100 (Previous Year : 100) Equity Shares of INR 10/- each of Global Infrastructure & Technologies Limited	0.00	0.00
100 (Previous Year: 100) Equity Shares of INR 10/- each of Premier Energy and Infrastructure Limited	0.00	0.00
100 (Previous Year: 100) Equity Shares of INR 10/- each of D.S. Kulkarni Developers Limited	0.00	0.00
13,000 (Previous Year: 13,000) Equity Shares of INR 2/- each of Unitech Limited	0.00	0.00
72 (Previous Year : 72) Equity Shares of INR 10/- each of The Great Eastern Shipping Company Limited	0.00	0.00
18 (Previous Year : 18) Equity Shares of INR 10/- each of GOL Offshore Limited	0.00	0.00
100 (Previous Year: 100) Equity Shares of INR 10/- each of Radhe Developers (India) Limited	0.00	0.00
23,700 (Previous Year : 23,700) Equity Shares of INR 10/- each of United Textiles Limited	0.00	0.00
Unquoted Investments		
1,000 (Previous Year: 1,000) Equity Shares of INR 10/- each of Saraswat Co-operative Bank Limited	0.00	0.00
25,000 (Previous Year : 25,000) Equity Shares of INR 10/- each of AB Corp Limited	0.00	0.00
	533.71	211.48
Aggregate book value of Quoted Investments and Market Value thereof	0.00	0.00
Aggregate book value of Unquoted Investments	533.71	211.48

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, 2018

(Currency in INR Crore)

March 31, 2018

March 31, 2017

8 Loans (Non-Current)

Secured, Considered Good

Deposits - Projects (Refer Note (a) below)

83.81

76.42

Unsecured, Considered Good

Deposits - Projects

0.00

0.00

83.81

76.42

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

9 Other Non-Current Financial Assets

Unsecured, Considered Good

Deposit With Banks (Refer Note (a) below)

0.76

Deposits - Others

1.07

-

1.83

(a) Deposit with Banks amounting to Nil (Previous Year: 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, 2018

(Currency in INR Crore)

10 Deferred Tax Assets and Tax Expense

a) Movement in Deferred Tax Balances

Particulars	Balance as at April 01, 2017	Recognised in Profit or Loss	Movement during the year Recognised in Other Equity	Recognised in OCI	Others	Balance as at March 31, 2018
Deferred Tax Assets/ (Liabilities)						
Property, Plant and Equipment	(4.58)	3.56	-	-	-	(1.02)
Brought Forward Loss	51.67	(51.67)	-	-	-	-
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	-	-	-	(0.06)	14.08
Other Items	5.57	(5.11)	-	-	-	0.46
Deferred Tax Assets/ (Liabilities)	94.96	(56.77)	-	1.48	(0.06)	39.61

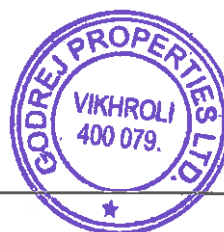
Particulars	Balance as at April 01, 2016	Recognised in Profit or Loss	Movement during the year Recognised in Other Equity	Recognised in OCI	Others	Balance as at March 31, 2017
Deferred Tax Assets/ (Liabilities)						
Property, Plant and Equipment	(3.36)	(1.22)	-	-	-	(4.58)
Brought Forward Loss	38.97	12.70	-	-	-	51.67
Inventories	18.65	(0.40)	-	-	-	18.25
Unabsorbed Depreciation	6.12	-	-	-	-	6.12
Employee Benefits	1.93	0.42	-	0.16	-	2.51
Equity-settled share-based payments	0.26	1.02	-	-	-	1.28
MAT Credit	17.42	-	-	-	(3.28)	14.14
Other Items	2.94	1.70	0.93	-	-	5.57
Deferred Tax Assets/ (Liabilities)	82.93	14.22	0.93	0.16	(3.28)	94.96

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

Particulars	31 March 2018	31 March 2017
Current Tax	75.92	83.79
Current Tax	75.43	83.78
Tax Adjustment of Prior Years	0.49	0.01
Deferred Tax Charge/ (Credit)	56.77	(14.22)
Deferred Tax	56.77	(14.22)
Tax Expense for the year	132.69	69.57

c) Reconciliation of Effective Tax Rate

Particulars	31 March 2018	31 March 2017
Profit Before Tax	373.54	266.08
Tax using the Company's domestic tax rate	129.28	92.08
Tax effect of:		
Non-deductible expenses	0.36	0.98
Tax-exempt income	(0.73)	(3.17)
Change in recognised deductible temporary differences	1.50	(2.27)
Rate difference	0.79	-
Adjustment for tax of prior years	0.49	(4.76)
Unabsorbed losses	-	(9.94)
Other adjustments	1.00	(3.35)
Tax expense recognised	132.69	69.57



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
11 Other Non-Current Non Financial Assets		
Unsecured, Considered Good		
Capital Advance	15.29	19.76
	<u>15.29</u>	<u>19.76</u>
12 Inventories (Valued at lower of Cost and Net Realisable Value)		
Finished Goods	64.46	56.74
Construction Work in Progress (Refer Note 52)	1,835.55	1,886.01
	<u>1,900.01</u>	<u>1,942.75</u>
13 Investments		
Quoted		
Investment in Mutual Funds carried at Fair Value through Profit or Loss	463.85	285.21
	<u>463.85</u>	<u>285.21</u>
Market Value of Quoted Investments		
Aggregate book value of Quoted Investments and Market Value thereof	463.85	285.21
14 Trade Receivables		
To related parties		
Unsecured, Considered Good	5.10	
To parties other than related parties		
Unsecured, Considered Good	104.00	147.39
Unsecured, Considered Doubtful	9.47	0.55
Less: Allowance for Bad and Doubtful debts	(9.47)	(0.55)
	<u>109.10</u>	<u>147.39</u>



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
15 Cash and Cash Equivalents		
Balances With Banks		
In Current Accounts	23.28	30.93
In Fixed Deposit Accounts with maturity less than 3 months	86.45	14.90
Cheques On Hand	0.94	2.86
Cash On Hand	0.03	0.02
	<u>110.70</u>	<u>48.71</u>

16 Bank Balances other than above

Balances With Banks		
In Current Accounts (Refer Note (a) below)	0.69	0.92
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months (Refer Note (b) below)	159.01	25.27
	<u>159.70</u>	<u>26.19</u>

(a) Includes

(i) Balances with Banks in current accounts INR 0.04 Crore (Previous Year: INR 0.05 Crore) is on account of earmarked balance for unclaimed dividend.

(ii) Balances with Banks in current accounts INR 0.65 Crore (Previous Year: INR 0.87 Crore) is amount received from flat buyers towards maintenance charges.

(b) Includes

(i) INR 5.82 Crore (Previous Year: 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 0.20 Crore (Previous Year: INR 1.15 Crore).

(iii) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 0.22 Crore (Previous Year : INR 4.09 Crore).

17 Loans (Current)

Secured, Considered Good		
Deposits - Projects (Refer Note (a) below)	132.42	150.78
Unsecured, Considered Good		
To related parties		
Loan to Related Parties	1,965.40	1,867.31
To parties other than related parties		
Loan to others	13.17	5.06
Others	14.92	16.20
	<u>2,125.91</u>	<u>2,039.35</u>

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



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
18 Other Current Financial Assets		
Unsecured, Considered Good		
<i>To related parties</i>		
Receivable from LLPs	19.17	13.59
Unbilled Revenue	0.47	8.72
Interest Accrued	239.04	208.46
<i>To parties other than related parties</i>		
Deposits - Others	20.65	18.63
Unbilled Revenue	257.78	354.15
Balances with Banks in Fixed Deposit Accounts (Refer Note (a) below)	15.09	-
Interest Accrued	9.44	5.97
Others	10.41	10.13
	<u>572.05</u>	<u>619.65</u>

(a) INR 0.76 Crore (Previous Year: Nil) received from flat buyers and held in trust on their behalf in a corpus fund.

19 Other Current Non Financial Assets

Unsecured, Considered Good		
Balances with Government Authorities	78.44	38.52
Advance to Suppliers and Contractors (Refer Note (a) below)	33.46	49.00
Prepayments	1.47	1.46
Others	18.34	27.75
	<u>131.71</u>	<u>116.73</u>

(a) Advance to Suppliers and Contractors includes advances amounting to INR 11.19 Crore (Previous Year: INR 19.81 Crore) secured against bank guarantees.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

March 31, 2018 March 31, 2017

20 Equity Share Capital

a) Authorised :

1,338,000,000 Equity Shares of INR 5/- each (Previous Year: 538,000,000 Equity Share of INR 5/- each) 669.00 269.00

669.00 269.00

b) Issued, Subscribed and Paid-Up:

216,480,128 Equity Shares of INR 5/- each (Previous Year: 216,364,692 Equity Shares of INR 5/- each) fully paid-up 108.24 108.18

108.24 108.18

c) During the year, the Company has issued 115,436 equity shares (Previous Year : 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 :

Equity Shares :	March 31, 2018		March 31, 2017	
	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)
Outstanding at the beginning of the year	216,364,692	108.18	216,260,366	108.13
Issued during the year	115,436	0.06	104,326	0.05
Outstanding at the end of the year	216,480,128	108.24	216,364,692	108.18

e) Shareholding Information

Equity Shares are held by:	March 31, 2018		March 31, 2017	
	No. of Shares	INR (In Crore)	No. of Shares	INR (In Crore)
Godrej Industries Limited (Holding Company)	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
Ensemble Holdings & Finance Limited (Subsidiary of Holding Company)	1,382,310	0.69	1,382,310	0.69

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, 2018		March 31, 2017	
	No. of Shares	%	No. of Shares	%
Equity shares				
Godrej Industries Limited	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, 2018

(Currency in INR Crore)

20 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

Particulars	March 31, 2018		March 31, 2017	
	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) 64,045 Employee Stock Grants eligible for 64,045 equity shares of INR 5/- each, out of which 32,025 is vesting on June 01, 2018 and 32,020 is vesting on June 01, 2019.	64,045	0.03	113,423	0.06
(viii) 1,741 Employee Stock Grants eligible for 1,741 equity shares of INR 5/- each, out of which 871 is vesting on January 01, 2019 and 870 is vesting on January 01, 2020	1,741	0.00	2,612	0.00
(ix) 408 Employee Stock Grants eligible for 408 equity shares of INR 5/- each, out of which 204 is vesting on March 01, 2019 and 204 is vesting on March 01, 2020	408	0.00	613	0.00
(x) 85,616 Employee Stock Grants eligible for 85,616 equity shares of INR 5/- each, out of which 28,539 is vesting on May 31, 2018, 28,539 is vesting on May 31, 2019 and 28,538 is vesting on May 31, 2020	85,616	0.04	-	-
(xi) 2,930 Employee Stock Grants eligible for 2,930 equity shares of INR 5/- each, out of which 977 is vesting on June 09, 2018, 977 is vesting on June 09, 2019 and 976 is vesting on June 09, 2020	2,930	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, 2018

(Currency in INR Crore)

March 31, 2018 March 31, 2017

21 Other Equity

i) Capital Reserve (Refer Note (a) below)	7.20	7.20
ii) Capital Reserve on Account of Amalgamation (Refer Note (b) below)	129.01	129.33
iii) Securities Premium (Refer Note (c) below)	1,702.25	1,699.22
iv) Debenture Redemption Reserve (Refer Note (d) below)	50.00	-
v) Employee Stock Grant Scheme Reserve (Refer Note (e) below)	4.65	3.69
vi) General Reserve (Refer Note (f) below)	9.80	9.80
vii) Retained Earnings (Refer Note (g) below)	220.66	32.57
viii) Treasury Shares (Refer Note (h) below)	-	-
	<u>2,123.57</u>	<u>1,881.81</u>

(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 reserve 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 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.

(g) Retained Earnings

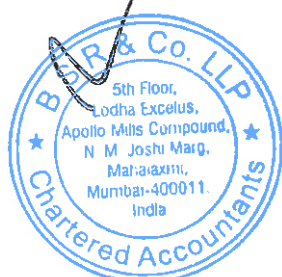
Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

(h) Treasury Shares

The Company treats ESOP trust as its extension and shares held by ESOP trust are treated as treasury shares. Treasury shares are recognised at cost and deducted from equity.

22 Borrowings (Non-Current)

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



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) as at March 31, 2018

(Currency in INR Crore)

March 31, 2018 March 31, 2017

23 Provisions (Non-Current)

Provision for Employee Benefits
Gratuity

11.33 6.46

11.33 6.46

24 Borrowings (Current)

Particulars	Interest Rate	March 31, 2018	March 31, 2017
Secured Loans			
From Banks			
Working Capital Demand Loan (Refer Note (a) below)	7.95%-8.35%	804.73	801.93
Cash Credit Loan (Refer Note (b) below)		135.58	460.43
Unsecured Loans			
From Banks			
Overdraft Facilities	7.58%-9.51%	626.30	255.20
Other Loans		697.84	598.60
From Others			
Commercial Papers	7.44%-7.65%	938.41	1,389.50
		3,202.86	3,505.66

(a) Secured Working Capital Demand Loan of 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 (formerly known as Godrej Projects Development Private Limited) (wholly owned subsidiary), mortgage of Immovable property 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 (formerly known as Godrej Projects Development Private 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 (formerly known as Godrej Projects Development Private Limited) (wholly owned subsidiary), mortgage of Immovable property 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 (formerly known as Godrej Projects Development Private Limited) (wholly owned subsidiary) is provided as collateral security and payable on demand.

25 Trade Payables (Current)

Dues to Micro and Small Enterprises	6.32	8.78
Others	202.19	140.48
	208.51	149.26

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 undisputed amount overdue as on 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) as at March 31, 2018

(Currency in INR Crore)

26 Other Current Financial Liabilities

Interest payable	20.14	-
Unclaimed Fixed Deposits and Interest	0.79	1.48
Unclaimed Dividend	0.04	0.05
Deposits - Others	2.50	0.72
Advance Share of Profit from Joint Ventures	16.80	23.54
Share of Loss from LLPs	22.54	6.68
Employee Benefits Payable	66.06	26.95
Other Liabilities	63.12	85.70
	191.99	145.12

27 Other Current Non Financial Liabilities

Statutory Dues	32.32	16.07
Advances Received Against Sale of Flats/ Units	393.58	278.17
Other liabilities	3.51	1.80
	429.41	296.04

28 Provisions (Current)

Provision for Employee Benefits		
Gratuity	0.26	0.12
Compensated Absences	1.56	0.21
Others (Refer Note (a) below)	1.50	-
	3.32	0.33

(a) Others include provision made during the year for Legal Cases. The same is expected to be settled in 1-3 Years.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
29 Revenue from Operations		
Sale of Real Estate Developments	806.13	879.39
Other Operating Revenues		
Sale of Services	124.35	109.88
Other Income from Customers	20.81	17.06
Share of Profit/(Loss) in Limited Liability Partnerships	2.11	(9.46)
Lease Rent	2.43	1.76
	<u>955.83</u>	<u>998.63</u>
30 Other Income		
Interest Income	266.28	207.37
Dividend Income	0.00	0.00
Profit on Sale of Property, Plant and Equipment (Net)	0.08	0.20
Income from Investment measured at FVTPL	11.83	1.02
Profit on Sale of Investments (net)	212.76	12.76
Miscellaneous Income	2.66	1.05
	<u>493.61</u>	<u>222.40</u>
31 Cost of Sales		
Opening Stock:		
Finished Goods	56.74	56.74
Construction Work-in-Progress	1,886.01	1,823.51
Add: Expenditure during the year		
Land/ Development Right	83.43	92.38
Construction, Material and Labour	311.50	342.20
Architect Fees	16.59	6.98
Other Costs	50.56	115.64
Finance Costs	106.40	121.62
	<u>2,511.23</u>	<u>2,559.07</u>
Less : Transferred to Property, Plant and Equipment	12.79	-
Less : Transferred to Investment Property	2.60	-
Less : Closing Stock:		
Finished Goods	64.46	56.74
Construction Work-in-Progress	1,835.55	1,886.01
	<u>595.83</u>	<u>616.32</u>
32 Employee Benefits Expense		
Salaries, Bonus, Gratuity and Allowances	88.93	52.92
Contribution to Provident and Other Funds	1.30	1.11
Share Based Payments to Employees	3.99	2.49
Staff Welfare Expenses	4.52	3.74
	<u>98.74</u>	<u>60.26</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, 2018

(Currency in INR Crore)

	March 31, 2018	March 31, 2017
33 Finance Costs		
Interest Expense	211.67	190.47
Interest on Income Tax	0.00	0.00
Total Interest Expense	211.67	190.47
Other Borrowing costs	86.68	87.81
Total Finance Costs	298.35	278.28
Less : Transferred to construction work-in-progress	(106.40)	(121.62)
Net Finance Costs	191.95	156.66
34 Depreciation and Amortisation Expense		
Depreciation on Property, Plant and Equipment	11.43	10.29
Depreciation on Investment Property	0.11	-
Amortisation of Intangible Assets	2.99	2.89
	14.53	13.18
35 Other Expenses		
Consultancy Charges	28.71	17.91
Rent	5.51	6.63
Insurance	1.10	0.94
Rates and Taxes	3.97	0.49
Advertisement and Marketing Expense	51.51	35.99
Other Expenses	84.05	46.57
	174.85	108.53

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, 2018

(Currency in INR Crore)

36 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, 2018	March 31, 2017
(i) Profit attributable to ordinary shareholders (basic)		
Profit for the year, attributable to ordinary shareholders of the Company	240.85	196.51
	<u>240.85</u>	<u>196.51</u>
(ii) Weighted average number of ordinary shares (basic)		
Number of Equity Shares at the beginning of the year	216,364,692	216,260,366
Less: Effect of treasury shares held		937,997
Add: Effect of share options exercised	79,812	76,394
	<u>216,444,504</u>	<u>215,398,763</u>
Basic Earnings Per Share (INR)	11.13	9.12

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, 2018	March 31, 2017
(i) Profit attributable to ordinary shareholders (diluted)		
Profit for the year, attributable to ordinary shareholders of the Company	240.85	196.51
	<u>240.85</u>	<u>196.51</u>
(ii) Weighted average number of ordinary shares (diluted)		
Weighted Average number of Equity shares outstanding (basic)	216,444,504	215,398,763
Add: Effect of treasury shares held		937,997
Add: Potential equity shares under ESGS plan	132,923	139,988
	<u>216,577,427</u>	<u>216,476,748</u>
Diluted Earnings Per Share (INR)	11.12	9.08



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

37 Employee Benefits

a) Defined Contribution Plans:

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

Particulars	March 31, 2018	March 31, 2017
Employer's Contribution to Provident Fund (Gross before Allocation)	7.28	6.13
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) Change in present value of defined benefit obligation

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

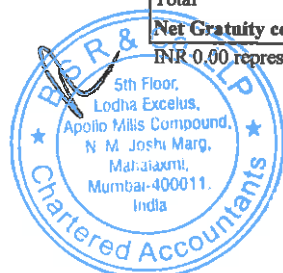
(ii) Amount recognised in the Balance Sheet

Particulars	March 31, 2018	March 31, 2017
Present value of obligation as at end of the year	11.59	6.58
Fair value of plan assets as at end of the year	-	-
Net obligation as at end of the year	11.59	6.58

(iii) Net gratuity cost for the year

Particulars	March 31, 2018	March 31, 2017
Recognised in the Statement of Profit and Loss		
Current Service Cost	1.44	1.22
Interest Cost	0.51	0.43
Total	1.95	1.65
Recognised in Other Comprehensive Income (OCI)		
Remeasurement due to:		
Actuarial (gains)/ losses on obligations - due to change in demographic assumptions	0.22	-
Actuarial (gains)/ losses on obligations - due to change in financial assumptions	3.49	0.19
Actuarial (gains)/ losses on obligations - due to change in experience	0.53	0.28
Total	4.24	0.47
Net Gratuity cost in Total Comprehensive Income (OCI)	6.19	2.12

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, 2018

(Currency in INR Crore)

37 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, 2018	March 31, 2017
Discount Rate	7.78%	7.74%
Salary escalation rate	8%	5%
Attrition Rate	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)

(v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2018 is shown below:

Particulars	March 31, 2018		March 31, 2017	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(1.36)	1.64	(0.82)	1.00
Salary escalation rate (1% movement)	1.62	(1.37)	1.02	(0.85)
Attrition Rate (1% movement)	(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, 2018 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2018	March 31, 2017
1st Following Year	0.26	0.12
2nd Following Year	0.45	0.11
3rd Following Year	0.45	0.28
4th Following Year	0.63	0.20
5th Following Year	0.42	0.35
Sum of Years 6 to 10	3.79	2.14

Compensated absences

Compensated absences for employee benefits of INR 1.47 Crore (Previous Year: INR 0.17 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, 2018

(Currency in INR Crore)

38 Financial instruments – Fair values and risk management

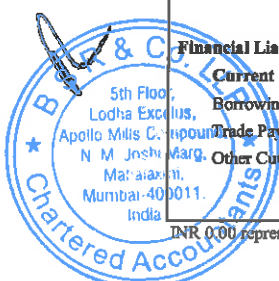
a) Accounting classification and fair values

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, 2018							
	Carrying amount		Total	Level 1	Fair value		Total
	Fair value through profit or loss	Amortised Cost			Level 2	Level 3	
Financial Assets							
Non-Current							
Investment in Preference Shares	-	0.07	0.07	-	-	-	-
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	-	-	-	-
Other Non-Current Financial Assets	-	-	-	-	-	-	-
Current							
Investments	463.85	-	463.85	463.85	-	-	463.85
Trade receivables	-	109.10	109.10	-	-	-	-
Cash and cash equivalents	-	110.70	110.70	-	-	-	-
Bank balances other than above	-	159.70	159.70	-	-	-	-
Loans	-	2,125.91	2,125.91	-	-	-	-
Other Current Financial Assets	-	572.05	572.05	-	-	-	-
	742.44	3,416.46	4,158.90	463.85	278.59	-	742.44
Financial Liabilities							
Non-Current							
Borrowings	-	500.00	500.00	-	-	-	-
Current							
Borrowings	-	3,202.86	3,202.86	-	-	-	-
Trade Payables	-	208.51	208.51	-	-	-	-
Other Current Financial Liabilities	-	191.99	191.99	-	-	-	-
	-	4,103.36	4,103.36	-	-	-	-

March 31, 2017							
	Carrying amount		Total	Fair value			Total
	Fair value through profit or loss	Amortised Cost		Level 1	Level 2	Level 3	
Financial Assets							
Non-Current							
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	-	-	-	-
Current							
Investments	285.21	-	285.21	285.21	-	-	285.21
Trade receivables	-	147.39	147.39	-	-	-	-
Cash and cash equivalents	-	48.71	48.71	-	-	-	-
Bank Balances other than above	-	26.19	26.19	-	-	-	-
Loans	-	2,039.35	2,039.35	-	-	-	-
Other Current Financial Assets	-	619.65	619.65	-	-	-	-
	288.20	3,168.08	3,456.28	285.21	2.99	-	288.20
Financial Liabilities							
Current							
Borrowings	-	3,505.66	3,505.66	-	-	-	-
Trade Payables	-	149.26	149.26	-	-	-	-
Other Current Financial Liabilities	-	145.12	145.12	-	-	-	-
	-	3,800.04	3,800.04	-	-	-	-

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, 2018

(Currency in INR Crore)

38 Financial instruments – Fair values and risk management (Continued)

b) Measurement of Fair Value

- (i) 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.
- (ii) 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.

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.

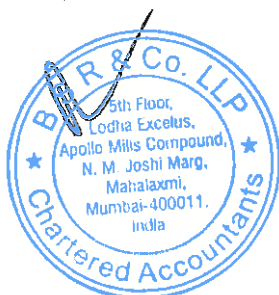
The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions 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:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

38 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, 2018	March 31, 2017
Opening balance	0.55	0.55
Add: Impairment loss recognised	8.92	-
Closing balance	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, 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, 2018

(Currency in INR Crore)

38 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, 2018	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	208.51	209.71	186.39	20.06	3.26	-
Other Current Financial Liabilities	191.99	191.99	186.49	4.93	-	0.57

March 31, 2017	Carrying Amount	Contractual cash flows				
		Total	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	145.12	145.12	144.96	0.16	-	-



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

38 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, 2018	March 31, 2017
Financial liabilities		
Variable rate instruments	1,160.24	1,214.99
Fixed rate instruments	2,536.17	2,286.74
	<u>3,696.41</u>	<u>3,501.73</u>
Financial assets		
Variable rate instruments	-	-
Fixed rate instruments	2,989.06	2,351.98
	<u>2,989.06</u>	<u>2,351.98</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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

38 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

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.

Particulars	Profit or Loss INR (In Crore)	
	100 BP increase	100 BP decrease
March 31, 2018		
Financial Liabilities		
Variable rate instruments		
Borrowings	(11.60)	11.60
Cash flow sensitivity (net)	<u>(11.60)</u>	<u>11.60</u>
March 31, 2017		
Financial Liabilities		
Variable rate instruments		
Borrowings	(12.15)	12.15
Cash flow sensitivity (net)	<u>(12.15)</u>	<u>12.15</u>

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

39 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 less cash and bank balances and other current investments.

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

Particulars	March 31, 2018	March 31, 2017
Net debt	2,973.67	3,144.79
Total equity	2,231.81	1,989.99
Net debt to Equity ratio	<u>1.33</u>	<u>1.58</u>



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Crore)

40 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
	As at March 31, 2018	As at March 31, 2017	
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 year end	-	-	INR 310 (plus interest till March 31, 2012)

The exercise period of the GPL ESOP has 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 have been sold during the year ended March 31, 2017.

41 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:

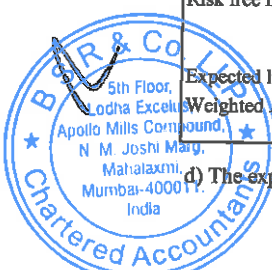
Particulars	No. of Options		Weighted average Exercise Price (Rs)	Weighted average Share Price (Rs)
	As at March 31, 2018	As at March 31, 2017		
Options Outstanding at the beginning of the year	214,537	254,597		
Add: Options granted	88,546	122,127		
Less: Options exercised	115,436	104,326	5.00	511.65
Less : Option lapsed	5,788	57,861		
Options Outstanding at the end of the year	181,859	214,537		

b) The weighted average exercise price of the options outstanding as at March 31, 2018 is INR 5 per share (Previous year: INR 5 per share) and the weighted average remaining contractual life of the options outstanding as at March 31, 2018 is 0.38 years (Previous year: 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 414.32 (Previous year: INR 279.78). The following table lists the average inputs to the model used for the plan for the year ended March 31, 2018:

Particulars	March 31, 2018	March 31, 2017	Description of the Inputs used
Dividend yield %	-	-	Dividend yield of the options is based on recent dividend activity.
Expected volatility %	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% - 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	
Weighted Average Market price on date of granting the options	INR 301.92	INR 286.40	

d) The expense arising from ESGS scheme during the year is INR 3.99 Crore (Previous Year: INR 2.49 Crore)



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

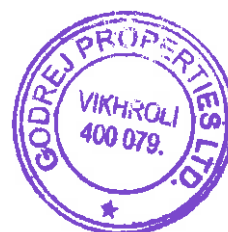
42 Leases

- a) The Company has recognised INR 5.51 Crore (Previous Year: INR 6.63 Crore) towards minimum lease payments and INR 2.43 Crore (Previous Year: INR 1.76 Crore) minimum lease receipt in the Statement of Profit and Loss.
- b) 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, 2018	March 31, 2017
As a Lessor		
Future minimum lease receipts under operating leases		
Not later than 1 year	3.79	1.84
Later than 1 year and not later than 5 years	16.24	7.78
Later than 5 years	53.47	48.95

- c) 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, 2018	March 31, 2017
As a Lessee		
Future minimum lease payments under operating leases		
Not later than 1 year	4.96	4.10
Later than 1 year and not later than 5 years	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, 2018

(Currency in INR Crore)

43 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) holds 56.67% (Previous Year – 56.70%) shares in the Company.
GIL is a subsidiary of Vora Soaps Limited from March 30, 2017, the Ultimate Holding Company.
Godrej & Boyce Manufacturing Company Limited (G&B), was the Ultimate Holding Company upto March 29, 2017.

ii) a) Subsidiaries - Companies:

- 1 Godrej Buildcon Private Limited
- 2 Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited)
- 3 Godrej Garden City Properties Private Limited
- 4 Godrej Green Homes Limited (Subsidiary 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 (w.e.f. July 28, 2016)
- 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 (w.e.f. January 12, 2017)
- 15 Godrej Residency Private Limited (w.e.f. March 16, 2017)
- 16 Wonder Projects Development Private Limited (Upto September 18, 2016)
- 17 Godrej Greenview Housing Private Limited (Upto June 29, 2016)
- 18 Godrej Real View Developers Private Limited (w.e.f. September 01, 2016 till March 28, 2017)
- 19 Pearlite Real Properties Private Limited (w.e.f. September 02, 2016 till March 29, 2017)
- 20 Godrej Properties Worldwide Inc., USA

ii) b) Subsidiaries - Limited Liability Partnerships :

- 1 Godrej Highrises Realty LLP
- 2 Godrej Project Developers & Properties LLP
- 3 Godrej Projects (Pune) LLP (w.e.f. February 05, 2017)
- 4 Godrej Land Developers LLP
- 5 Godrej Developers & Properties LLP (Upto October 29, 2017)
- 6 Godrej Highview LLP (w.e.f. September 29, 2016 upto June 14, 2017)
- 7 Godrej Projects North Star LLP (formerly known as Godrej Century LLP incorporated on March 14, 2017) (Subsidiary upto September 26, 2017))
- 8 Godrej Skyview LLP (w.e.f. October 19, 2016)
- 9 Godrej Green Properties LLP (w.e.f. October 27, 2016)
- 10 Godrej Projects (Soma) LLP (w.e.f. March 06, 2017)
- 11 Godrej Projects North LLP (incorporated w.e.f. March 02, 2017 formerly known as Godrej Projects (Bluejay) 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) (Subsidiary upto January 23, 2018)
- 15 Godrej Avamark LLP (w.e.f. April 20, 2017)



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

43 Related Party Transactions (Continued)

iii) a) Associate :

- 1 Godrej One Premises Management Private Limited

iii) b) Joint Ventures :

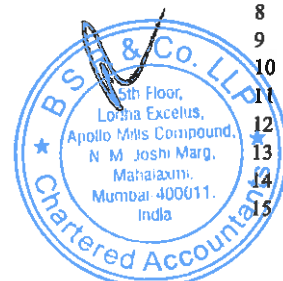
- 1 Godrej Realty Private Limited
- 2 Mosaic Landmarks LLP
- 3 Dream World Landmarks LLP
- 4 Godrej Landmark Redevelopers Private Limited
- 5 Godrej Redevelopers (Mumbai) Private Limited
- 6 Oxford Realty LLP
- 7 Godrej SSPDL Green Acres LLP
- 8 Caroa Properties LLP
- 9 M S Ramaiah Ventures LLP
- 10 Oasis Landmarks LLP
- 11 Amitis Developers LLP
- 12 Godrej Construction Projects LLP
- 13 Godrej Housing Projects LLP
- 14 Godrej Greenview Housing Private Limited (w.e.f June 30, 2016)
- 15 Wonder Space Properties Private Limited
- 16 Wonder City Buildcon Private Limited
- 17 Godrej Home Constructions Private Limited
- 18 Wonder Projects Development Private Limited (w.e.f. September 19, 2016)
- 19 Godrej Property Developers LLP
- 20 AR Landcraft LLP (w.e.f. June 07, 2016)
- 21 Godrej Real View Developers Private Limited (w.e.f. March 29, 2017)
- 22 Pearlite Real Properties Private Limited (w.e.f. March 30, 2017)
- 23 Bavdhan Realty @ Pune 21 LLP (w.e.f October 26, 2016)
- 24 Prakhhyat Dwellings LLP (w.e.f. September 02, 2016)
- 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 OneHub Projects LLP (w.e.f January 31, 2018)
- 31 Godrej Irismark LLP (w.e.f. January 24, 2018)

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 Anamudi Real Estates LLP
- 4 Ensemble Holdings & Finance Limited
- 5 Godrej Agrovet Limited
- 6 Natures Basket Limited
- 7 Cream Line Dairy Products Limited
- 8 Godrej Consumer Products Limited

v) Key Management Personnel and their relatives :

- 1 Mr. A. B. Godrej
- 2 Mr. N.B. Godrej
- 3 Mr. Pirojsha Godrej
- 4 Mr. Mohit Malhotra
- 5 Ms. Parmeshwar Adi Godrej (Upto October 10, 2016)
- 6 Mr. Jamshyd N. Godrej
- 7 Mr. Amit Choudhury
- 8 Mr. K. B. Dadiseth
- 9 Mrs. Lalita D Gupte
- 10 Mr. Pranay Vakil
- 11 Dr. Pritam Singh
- 12 Mr. S. Narayan (Upto August 02, 2017)
- 13 Mr. Amitava Mukherjee
- 14 Mrs. Tanya Dubash
- 15 Mst. Hormazd Nadir Godrej



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

43 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 & Boyce Manufacturing Company Limited (i)	Godrej Industries Limited (ii)	Subsidiary Companies & LLP (iii)	Associate (iii) (a)	Joint Ventures (iii) (b)	Other related parties in Godrej Group (iv)	Total
Transactions during the Year							
Purchase of property, plant and equipment							
Current Year						0.13	0.13
Previous Year	0.29					0.29	0.29
Dividend Paid/ (Received)							
Current Year							
Previous Year			(0.00)				(0.00)
Expenses charged by other Companies / Entities			(0.00)				(0.00)
Current Year		9.40	2.25	3.04			27.05
Previous Year	11.92	9.83	15.65	3.44	1.42	5.75	48.00
Interest Income on Debentures							
Current Year							
Previous Year							
Amount paid on transfer of Employee (Net)							
Current Year					41.32		41.32
Previous Year					24.34		24.34
Income Received from other Companies / Entities							
Current Year		0.05				0.07	0.12
Previous Year*							
Expenses charged to other Companies / Entities							
Current Year					2.15	0.03	2.18
Previous Year					1.15	0.00	1.15
Development Management Fees Received							
Current Year	0.10	0.00	71.84		84.44		156.28
Previous Year			61.80		65.84	0.01	127.75
Current Year							
Previous Year	1.38				71.07	3.09	74.16
					35.62	45.00	82.00

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, 2018

(Currency in INR Crore)

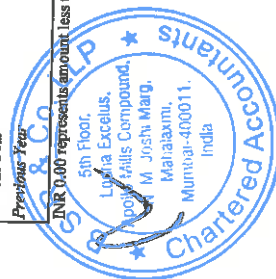
43 Related Party Transactions (Continued)

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 & Boyce Manufacturing Company Limited (i)	Godrej Industries Limited (i)	Subsidiary Companies & LLP (ii)	Associate (iii) (a)	Joint Ventures (iii) (b)	Other related parties in Godrej Group (iv)	Total
Interest Income							
Current Year			126.89		83.60		210.49
Previous Year			127.07		52.46		179.53
Share of Profit/(Loss) in LLP							
Current Year			(0.01)		2.12		2.11
Previous Year			(0.01)		(9.45)		(9.46)
Amount received on transfer of employee (Net)*							
Current Year		0.01					0.01
Previous Year		0.56					0.56
Commitments / Bank Guarantee / LC issued / Corporate/ Performance Guarantee							
Current Year			3.50				3.50
Previous Year					156.05		156.05
Investment made in Equity / Preference Shares #							
Current Year					70.97		70.97
Previous Year					4.37		5.07
Investment made in Capital Account of LLP							
Current Year			0.00		4.82		4.82
Previous Year					0.06		0.06
Investment made in Debentures #							
Current Year			275.60		48.37		323.97
Previous Year			21.00		94.82		115.82
Investment Sold / Redeemed / Repayment of Partners Capital/ Withdrawal of Share of Profit							
Current Year						65.20	65.20
Previous Year							-

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, 2018

(Currency in INR Crore)

43 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 & Boyce Manufacturing Company Limited (i)	Godrej Industries Limited (i)	Subsidiary Companies & LLP (ii)	Associate (iii) (a)	Joint Ventures (iii) (b)	Other related parties in Godrej Group (iv)	Total
Sale of Units							
Current Year	-	3.99	-	-	-	7.97	11.96
Previous Year	-	10.18	-	-	-	20.64	30.82
Loans and Advances given / (Taken) #							
Current Year	-	-	1,494.68	-	631.13	-	2,125.81
Previous Year	-	-	769.19	-	504.41	-	1,273.60
Advances repaid							
Current Year	-	-	1,681.55	-	532.46	-	2,214.01
Previous Year	-	-	681.01	-	362.78	-	1,043.79
Deposit given							
Current Year	-	0.25	-	-	-	-	0.25
Previous Year	-	0.13	-	0.03	-	1.51	1.67
Deposit repaid							
Current Year	-	0.29	-	-	-	-	0.29
Previous Year	-	0.32	-	-	-	-	0.32
Amount received against sale of units							
Current Year	-	7.45	-	-	-	17.30	24.75
Previous Year	-	2.01	-	-	-	5.49	7.50



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

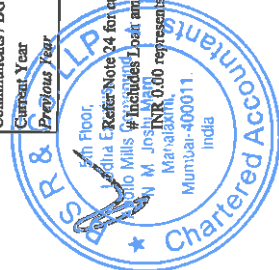
(Currency in INR Crore)

43 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 & Boyce Manufacturing Company Limited (i)	Godrej Industries Limited (i)	Subsidiary Companies & LLP (ii)	Associate (iii) (a)	Joint Ventures (iii) (b)	Other related parties in Godrej Group (iv)	Total
Balance Outstanding as on March 31, 2018							
Amount Receivables							
Current Year		0.09	1,217.28	0.00	918.44	0.03	2,135.84
Previous Year		0.12	1,599.79		609.41	0.08	2,209.39
Amount Payables							
Current Year		1.47				6.60	8.07
Previous Year		0.97	180.91			112.58	294.46
Advance received against share of profit							
Current Year					16.80		16.80
Previous Year					23.54		23.54
Unbilled Revenue							
Current Year		2.33				3.66	5.99
Previous Year							
Deposit Receivables							
Current Year		0.19		0.03		1.51	1.73
Previous Year		0.41		0.03		1.51	1.95
Debentures Outstanding							
Current Year					533.71		533.71
Previous Year					211.48		211.48
Debentures Interest Outstanding							
Current Year					72.78		72.78
Previous Year					47.27		47.27
Commitments / BG / LC / Corporate / Performance Guarantee Outstanding							
Current Year			4.45		93.18		97.63
Previous Year			4.08		160.65		164.73



Refer Note 24 for current assets of Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited), a wholly owned subsidiary, hypothecated against loan taken by the Company. # Includes Debt amount converted into Debentures INR 275,60 Crore (Previous Year: INR 13.44 Crore) and Equity INR 68.90 Crore (Previous Year: INR 0.70 Crore) 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, 2018

(Currency in INR Crore)

43 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, 2018	March 31, 2017
Short term employee benefits	16.08	10.48
Post retirement benefits	0.24	0.18
Share based payment transactions	0.69	0.57
Total Compensation paid to Key Management Personnel	17.01	11.23
Revenue recognised for sale of flats / units to KMP and their relatives	9.53	13.02
Amount received from sale of flats/ units to KMP and their relatives	21.56	6.68
Trade receivable / (advance) on account of sale of flats / units to KMP and their relatives	(0.13)	-
Sale of assets	0.01	-
Unbilled Revenue	0.47	2.73
Expenditure on issue of equity shares under ESOS to KMP	-	0.01

(iii) Significant related party disclosures

Nature of Transaction	Godrej Projects Development Limited	Godrej Buildcon Private Limited	Godrej Green Homes Limited (Subsidiary)	Total
Investment made in Debentures				
Current Year			275.60	275.60
Previous Year			-	-
Loans and Advances given				
Current Year	304.06	545.99	574.53	1,424.58
Previous Year	168.72	241.72	283.56	694.00
Advances repaid				
Current Year	528.00	722.89	428.98	1,679.87
Previous Year	102.98	575.69	0.24	678.90



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Crore)

44 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:

(i) 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.

(ii) 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.

(iii) 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.

(iv) In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the 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.

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:

(i) 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.

(ii) 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 Statement of Profit and Loss.

(iii) In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the 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.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Crore)

44 Amalgamation (Continued)

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 Balance Sheet :

INR (In Crore)

Particulars	GV PIL	GRE PL	March 31, 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 GVPIL 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	GV PIL	GRE PL	March 31, 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



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

45 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2018	March 31, 2017
I) Claims against Company not Acknowledged as debts:		
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	65.06	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)	22.15	21.59
vi) Claims under MVAT, Appeal preferred to The Deputy Commissioner/Joint Commissioner of Sales Taxes ((Appeals) IV/V), Mumbai	3.55	21.33
vii) Appeal preferred to Customs, Excise and Service Tax Appellate tribunal at Bengaluru	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	16.49	0.79
II) Guarantees:		
i) Guarantees given by Bank, counter guaranteed by the Company	11.69	20.37
ii) Guarantees given by the Company	88.58	156.00

b) Commitments

(i) Particulars	March 31, 2018	March 31, 2017
Capital Commitment (to include for CWIP under Construction)	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.

46 Payment to Auditors (net of taxes)

Particulars	March 31, 2018	March 31, 2017 *
Audit Fees	0.32	0.77
Audit Under Other Statutes	0.24	0.23
Taxation Matters		0.34
Certification		0.04
Reimbursement of Expenses	0.01	0.01
Total	0.57	1.39

* pertains to fees paid to erstwhile auditors



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

47 Foreign Exchange Difference

The amount of exchange difference included in the Statement of Profit and Loss, is INR (0.03) Crore (Net Loss) (Previous Year: INR (0.01) Crore (Net Loss)).

48 Corporate Social Responsibility

The Company has spent INR 1.47 Crore during the year (Previous Year: INR 1.29 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 1.38 Crore. (Previous Year: INR 1.29 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, 2018			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	1.47	-	1.47
Year ended March 31, 2017			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	1.29	-	1.29

The total amount spent by Happy Highrises Limited which was amalgamated with the Company during the year ended March 31, 2017 amounted to INR 0.33 Crore out of which INR 0.22 Crore was outstanding as at March 31, 2017.

49 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 year ended March 31, 2018 and March 31, 2017 constituted 10% or more of the total revenue of the Company.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

50 Specified Bank Notes Disclosure

In accordance with the Notification No.- G.S.R 308(E) issued by the Ministry of Corporate Affairs dated March 30, 2017, the details of Specified Bank Notes(SBN) held and transacted during the period November 08, 2016 to December 30, 2016 is provided in the table below:

Amount in INR

Particulars	SBNs	Other Denomination Notes	Total
Closing cash in hand as on November 08, 2016	206,000	137,988	343,988
Add: Permitted Receipts	-	1,080,919	1,080,919
Less: Permitted Payments	-	941,191	941,191
Less: Amount deposited in Banks	206,000	-	206,000
Closing cash in hand as on December 30, 2016	-	277,716	277,716

51 Construction Contracts

Particulars	March 31, 2018	March 31, 2017
For contracts in progress as on the reporting date		
Aggregate amount of contract costs incurred and profits recognised (less recognised losses) till reporting date	5,124.32	4,905.49
Balance of Advance from customer as on reporting date	352.06	238.25
Amount of work-in-progress and the value of inventories as on the reporting date	1,809.28	1,852.36
Excess of revenue recognised over actual bills raised (Unbilled revenue)	221.48	328.56

- 52 The write-down of inventories to net realisable value during the year amounted to INR 48.06 Crore (Previous Year: Nil).
- 53 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.
- 54 The figures for the previous year have been regrouped/ reclassified to correspond with current year's classification/ disclosure that include changes consequent to the issuance of "Guidance Note on Division II - Ind AS Schedule III to the Companies Act, 2013".
- 55 Previous year's figures were audited by a firm of Chartered Accountants other than B S R & Co. LLP.



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

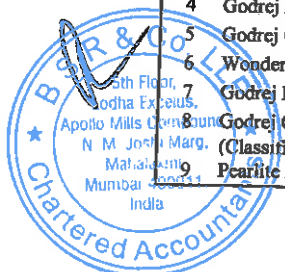
56 Information on Subsidiaries, Joint Ventures and Associates

a) Information on Subsidiaries

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding	
			As on March 31, 2018 %	As on March 31, 2017 %
(i) Companies:				
1	Godrej Buildcon Private Limited	India	100%	100%
2	Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited)	India	100%	100%
3	Godrej Garden City Properties Private Limited	India	100%	100%
4	Godrej Hillside Properties Private Limited	India	100%	100%
5	Godrej Home Developers Private Limited	India	97.56%	97.56%
6	Godrej Investment Advisors Private Limited (Subsidiary till June 21, 2017)	India	N.A	100%
7	Godrej Prakriti Facilities Private Limited	India	99.99%	99.99%
8	Prakritiplaza Facilities Management Private Limited	India	99.99%	99.99%
9	Godrej Highrises Properties Private Limited	India	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	100%
11	Citystar Infraprojects Limited	India	98.60%	98.60%
12	Godrej Residency Private Limited	India	100%	100%
13	Godrej Green Homes Limited (Classified as Joint Venture w.e.f March 17, 2018)	India	N.A	100%
14	Godrej Properties Worldwide Inc., USA	USA	100%	N.A
(ii) LLPs				
1	Godrej Highrises Realty LLP	India	34%	34%
2	Godrej Project Developers & Properties LLP	India	51%	51%
3	Godrej Highview LLP	India	N.A	100%
4	Godrej Projects (Pune) LLP	India	99%	100%
5	Godrej Projects (Soma) LLP	India	1%	N.A.
6	Godrej Projects North LLP (formerly known as Godrej Projects (Bluejay) LLP)	India	1%	N.A.
7	Godrej Athenmark LLP	India	1%	N.A.
8	Godrej Vestamark LLP	India	1%	N.A.
9	Godrej Avamark LLP	India	1%	N.A.

b) Information on Joint Ventures:

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding	
			As on March 31, 2018 %	As on March 31, 2017 %
(i) Companies:				
1	Godrej Realty Private Limited	India	51%	51%
2	Wonder Space Properties Private Limited	India	25.10%	25.10%
3	Wonder City Buildcon Private Limited	India	25.10%	25.10%
4	Godrej Home Constructions Private Limited	India	25.10%	25.10%
5	Godrej Greenview Housing Private Limited	India	20%	20%
6	Wonder Projects Development Private Limited	India	20%	20%
7	Godrej Real View Developers Private Limited	India	20%	20%
8	Godrej Green Homes Limited	India	50%	N.A
(Classified as Subsidiary till March 16, 2018)				
9	Pearlite Real Properties Private Limited	India	49%	49%



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

56 Information on Subsidiaries, Joint Ventures and Associates (Continued)

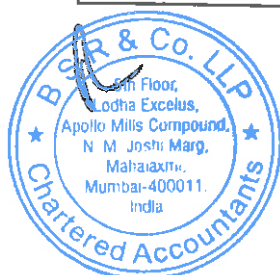
b) Information on Joint Ventures (Continued) :

Sr. No.	Name of the entity	Country of Incorporation	Percentage of Holding		Percentage of Voting Rights	
			As on March 31, 2018	As on March 31, 2017	As on March 31, 2018	As on March 31, 2017
			%	%	%	%
(ii) LLPs						
1	Godrej Property Developers LLP	India	32%	32%	50%	50%
2	Mosaic Landmarks LLP	India	1%	1%	66.66%	66.66%
3	Dream World Landmarks LLP	India	40%	40%	66.66%	66.66%
4	Oxford Realty LLP	India	35%	35%	10%	10%
5	Godrej SSPDL Green Acres LLP	India	37%	37%	66.66%	66.66%
6	Oasis Landmarks LLP	India	38%	38%	66.66%	66.66%
7	M S Ramaiah Ventures LLP	India	49.50%	49.50%	51%	51%
8	Caroa Properties LLP	India	35%	35%	66.66%	66.66%
9	Godrej Construction Projects LLP	India	34%	34%	51%	51%
10	Godrej Housing Projects LLP	India	50%	50%	51%	51%
11	Amitis Developers LLP	India	46%	46%	50%	50%
12	A R Landcraft LLP	India	29%	29%	50%	50%
13	Prakhhyat Dwellings LLP	India	42.50%	42.50%	50%	50%
14	Bavdhan Realty @ Pune 21 LLP	India	45%	45%	50%	50%
15	Godrej Highview LLP	India	40%	N.A	50%	N.A
16	Godrej Developers & Properties LLP (w.e.f October 30, 2017)	India	37.50%	N.A	50%	N.A
17	Godrej Irismark LLP	India	1%	N.A	50%	N.A
18	Godrej Projects North Star LLP (formerly known as Godrej Century LLP)	India	55%	N.A	50%	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	
			As on March 31, 2018	As on March 31, 2017
			%	%
(i) Companies:				
1	Godrej One Premises Management Private Limited	India	30%	30%



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Crore)

57 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, 2018	March 31, 2017		March 31, 2018	March 31, 2017
1	Loans and Advances						
	Godrej Realty Private Limited	Working Capital	0.84	0.62	0.22	0.84	0.62
	Godrej Vikhroli Properties India Limited*	Working Capital	-	326.53	(326.53)	-	326.53
	Godrej Buildcon Private Limited	Working Capital	261.50	402.22	(140.73)	589.24	733.70
	Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited)	Working Capital	880.45	715.38	165.07	880.45	896.29
	Wonder City Buildcon Private Limited	Working Capital	-	-	-	0.23	0.05
	Godrej Green Homes Limited	Working Capital	-	-	-	459.51	0.24
	Mosaic Landmarks LLP	Working Capital	2.46	46.74	(44.28)	34.36	46.74
	Godrej Property Developers LLP	Working Capital	0.12	0.10	0.02	0.12	0.09
	Dream World Landmarks LLP	Working Capital	68.13	42.75	25.38	69.69	51.21
	Oxford Realty LLP	Working Capital	72.35	76.14	(3.79)	91.10	79.03
	Godrej SSPDL Green Acres LLP	Working Capital	29.79	18.85	10.94	29.79	20.20
	M S Ramaiah Ventures LLP	Working Capital	2.60	1.14	1.46	2.60	1.14
	Oasis Landmarks LLP	Working Capital	106.52	110.35	(3.82)	130.39	110.35
	Caroa Properties LLP	Working Capital	208.39	158.09	50.30	220.01	158.09
	Godrej Construction Projects LLP	Working Capital	34.87	9.48	25.39	34.87	12.72
	Godrej Housing Projects LLP	Working Capital	72.29	26.44	45.85	73.55	26.44
	Amitis Developers LLP	Working Capital	48.61	25.99	22.62	48.61	25.99
	Godrej Land Developers LLP	Working Capital	0.02	0.01	0.01	0.02	0.01
	Godrej Developers & Properties LLP	Working Capital	29.53	0.01	29.52	29.53	0.01
	Godrej Highrises Realty LLP	Working Capital	3.30	2.85	0.46	3.30	2.85
	Godrej Project Developers & Properties LLP	Working Capital	0.02	0.01	0.01	0.02	0.01
	Wonder Projects Development Private Limited	Working Capital	-	-	-	0.65	50.04
	A R Landcraft LLP	Working Capital	55.21	79.70	(24.49)	91.98	79.90
	Prakhhyat Dwellings LLP	Working Capital	15.48	9.10	6.39	15.48	9.10
	Bavdhan Realty @ Pune 21 LLP	Working Capital	4.16	2.73	1.43	4.16	2.73
	Pearlite Real Properties Private Limited	Working Capital	-	0.55	(0.55)	0.65	7.89
	Godrej Highrises Properties Private Limited	Working Capital	71.65	0.00	71.65	71.65	-
	Citystar Infraprojects Limited	Working Capital	0.36	0.34	0.01	0.36	0.34
	Godrej Highview LLP	Working Capital	104.75	-	104.75	113.92	-
	Godrej Projects (Soma) LLP	Working Capital	0.00	-	0.00	0.00	-
	Godrej Projects North LLP (formerly known as Godrej Projects (Bluejay) LLP)	Working Capital	0.00	-	0.00	0.00	-
	Godrej Projects North Star LLP (formerly known as Godrej Century LLP)	Working Capital	10.38	-	10.38	10.38	-
	Godrej Irismark LLP	Working Capital	46.29	-	46.29	46.29	-
	Sai Srushti Onehub Projects LLP	Working Capital	0.59	-	0.59	25.42	-



Godrej Properties Limited

Notes Forming Part of Standalone Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Crore)

57 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 utilised by the recipient	Balance as at		Movement during the Year
			March 31, 2018	March 31, 2017	
2	Guarantees				
	Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited)	Working Capital	4.45	4.08	0.36
	Oasis Landmarks LLP	Working Capital	4.50	4.50	-
	Mosaic Landmarks LLP	Working Capital	-	0.05	(0.05)
	Dream World Landmarks LLP	Working Capital	0.10	0.10	-
3	Investment in fully paid-up equity instruments and current investments		Refer Note 6		

* The disclosure is in accordance with section 186 before giving effect of amalgamation.
INR 0.00 represents amount less than INR 50,000

As per our report of even date.

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


Anirudha Godbole
Partner
Membership No: 105149

Mumbai
May 04, 2018

For and on behalf of the Board of Directors of
Godrej Properties Limited


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
May 04, 2018