Joyville Shapoorji Housing Private Limited

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

Joyville Shapoorji Housing Private Limited

Financial statements together with the Independent Auditors' Report
for the year ended 31 March 2019

Contents

B S R & Co. LLP
Chartered Accountants

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Independent Auditors' Report

To the Members of
Joyville Shapoorji Housing Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Joyville Shapoorji Housing Private Limited ("the Company"), which comprise the balance sheet as at 31 March 2019, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019, its loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

B S R & Co (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability, Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

Registered Office:
5th Floor, Lodha Excelus
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011. India

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

Key Audit Matters

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

Inventories (refer note 7 to the financial statements)

The Key Audit Matter	How the matter was addressed in our audit
Inventories comprising of project work in progress represent 91.47% of the Company's total assets. **Assessing net realisable value** The Company recognises profit on each sale by reference to the overall project margin, which is the projected profit percentage for a phase that may comprise multiple units and can last a number of years. The recognition of profit is therefore dependent on the estimate of future selling prices and build costs including an allowance for risk. Further estimation uncertainty and exposure to cyclicality exists within the long term projects. Forecasts of future sales are dependent on market conditions, which can be difficult to predict and be influenced by political and economic factors. Inventory represents the capitalised project costs to date less amounts expensed on sales by reference to the aforementioned projections. It is held at the lower of cost and net realisable value, the latter also being based on the forecast for the project. As such inappropriate assumptions in these forecasts can impact the assessment of the carrying value of inventories. Further, due to their materiality in the context of total assets of the Company this is considered significant to our overall audit strategy and planning.	Our audit procedures to assess the net realisable value (NRV) of inventories included the following: • Discussion with the management to understand the basis of calculation and justification for the estimated recoverable amounts of the unsold units ("the NRV assessment"); • Evaluating the design and implementation of the Company's internal controls over the NRV assessment. Our evaluation included assessing whether the NRV assessment was prepared and updated by appropriate personnel of the Company and whether the key estimates, including estimated future selling prices and costs of completion for all property development projects, used in the NRV assessment, were discussed and challenged by management as appropriate; • Evaluating the management's valuation methodology and assessing the key estimates, data inputs and assumptions adopted in the valuations, which included comparing expected future average selling prices with available market data such as recently transacted prices for similar properties located in the nearby vicinity of each property development project and the sales budget plans maintained by the Company; and • Re-performing the calculations of the NRV assessment and comparing the estimated construction costs to complete each development with the Company's updated budgets.

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

Key Audit Matters *(Continued)*

Revenue recognition (refer note 16 to the financial statements)

The Key Audit Matter	How the matter was addressed in our audit
Revenue is recognised upon transfer of control of residential units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties. The Company records revenue over time till the actual possession to the customers or on actual possession to the customers, as determined by the terms of contract with customers.	Our audit procedures on Revenue recognition included the following: • Evaluating that the Company's revenue recognition accounting policies are in line with the applicable accounting standards and their application to the key customer contracts including consistent application; • Conducting site visits during the year for selected projects to understand the scope and nature of the projects and to assess the progress of the projects; and • Considered the adequacy of the disclosures in note 2 (d) to the financial statements in respect of the judgments taken in recognising revenue for residential units.

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

Other Information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134 (5) of the Act, with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

Report on Other Legal and Regulatory Requirements

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

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

(a) We have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this report are in agreement with the books of account;

(d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act;

(e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act; and

(f) With respect to the adequacy of the internal financial controls with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(B) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. the Company does not have any pending litigations which would impact its financial position;

ii. the Company did not have any long-term contracts, including derivative contracts, for which there were any material foreseeable losses;

iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and

Independent Auditors' Report *(Continued)*

Joyville Shapoorji Housing Private Limited

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

iv. the disclosures in the financial statements regarding holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 have not been made in these financial statements since they do not pertain to the financial year ended 31 March 2019.

(C) With respect to the matter to be included in the Auditors' Report under Section 197 (16):

According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not a public company. Accordingly, the provisions of Section 197 of the Act are not applicable to the Company.

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

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

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

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(b) The Company has a regular programme of physical verification of its property, plant and equipment by which the property, plant and equipment are verified annually. 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 our opinion and according to the information and explanations given to us, no discrepancies were noticed on such verification 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, there are no immovable properties held in the name of the Company. Accordingly, paragraph 3(i)(c) of the Order is not applicable to the Company.

(ii) The Company's inventory includes project work in progress. Accordingly the requirements under paragraph 3(ii) of the Order is not applicable for project work in progress.

(iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). Accordingly, paragraph 3(iii) (a), (b) and (c) of the Order are not applicable to the Company.

(iv) In our opinion and according to the information and explanation given to us, the Company has not granted any loans or provided any guarantees or security to the parties covered under Section 185 of the Act. The Company is engaged in real estate development and construction business and has not made any investments covered under Section 186 of the Act. Accordingly, the provisions of Section 186 of the Act are not applicable to the Company and accordingly, to this extent, the paragraph 3 (iv) of the Order is not applicable to the Company.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.

(vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act for any of the activities carried out by the Company. Accordingly, paragraph 3 (vi) of the Order is not applicable to the Company.

(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 Income Tax, Goods and Service tax, Property tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of

Joyville Shapoorji Housing Private Limited

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

Provident Fund, Employees' State Insurance, Professional Tax, Labour cess and wealth tax.

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

(b) According to the information and explanations given to us, there are no dues of Income-tax, Goods and Service tax, Property tax, Cess as at 31 March 2019, which have not been deposited with the appropriate authorities on account of any dispute.

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

(ix) In our opinion and according to the information and explanations given to us, the term loans taken by the Company have been applied for the purpose for which they were raised. The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments).

(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 on the basis of our examination of the records of the Company, the Company is not a public Company. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act.

(xiv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has made private placement of compulsorily convertible debentures during the year in compliance with the requirements of Section 42. The total money raised aggregating Rs 2,586.65 lakhs has been utilised for the purpose for which the funds were raised.

Joyville Shapoorji Housing Private Limited

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

(xv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.

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

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

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

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

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

Opinion

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

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2019, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

Joyville Shapoorji Housing Private Limited

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

Auditors' Responsibility ***(Continued)***

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

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

Meaning of Internal Financial Controls with reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

Balance sheet
as at 31 March 2019

(Currency in INR Lakhs)

	Note	As at 31 March 2019	As at 31 March 2018
ASSETS			
Non-current assets			
Property, Plant and Equipment	*4*	**717.59**	808.57
Capital work-in-progress		**725.67**	-
Income-tax assets (net)	*5*	**118.98**	78.99
Other non-current non financial assets	*6*	-	1,136.21
Total non-current assets		**1,562.24**	2,023.77
Current Assets			
Inventories	*7*	**1,28,564.36**	78,658.28
Financial assets			
Cash and cash equivalents	*8a*	**1,765.70**	463.34
Bank balances other than Cash and cash equivalents	*8b*	**492.74**	116.63
Other current financial assets	*9*	**118.94**	53.83
Other current assets	*10*	**8,054.69**	2,739.65
Total current assets		**1,38,996.43**	82,031.73
Total Assets		**1,40,558.67**	84,055.50
EQUITY AND LIABILITIES			
Equity			
Equity share capital	*11a*	**10.31**	10.31
Other equity			
Component of Compulsory convertible debentures classified as equity	*11b*	**1,342.27**	468.18
Retained earnings	*11b*	**(12,009.18)**	(2,219.30)
Total equity		**(10,656.60)**	(1,740.81)
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	*12*	**1,15,762.72**	59,332.83
Total non-current liabilities		**1,15,762.72**	59,332.83
Current liabilities			
Financial liabilities			
Borrowings	*13*	**947.88**	5,861.03
Trade payables	*14*		
Total outstanding dues of micro enterprises and small enterprises		**1.59**	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		**5,503.12**	17,139.21
Other current liabilities	*15*	**28,999.96**	3,463.24
Total current liabilities		**35,452.55**	26,463.48
Total Liabilities		**1,51,215.27**	85,796.31
Total Equity And Liabilities		**1,40,558.67**	84,055.50
Significant accounting policies	*3*		
Notes to the financial statements	*4-33*		

The accompanying notes form an integral part of these financial statements.
As per our report of even date attached.

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

For and on behalf of the Board of Directors of
Joyville Shapoorji Housing Private Limited
CIN : U70109MH2007PTC166942

Venkatesh Gopalkrishan
Director
DIN: 01252461

Sriram Mahadevan
Managing Director
DIN: 08028238

Himanshu Jani

Himanshu Jani
Chief Financial Officer

Suraj Subraman
Company Secretary
Membership No: A37879

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

Statement of profit and loss
for the year ended 31 March 2019

(Currency in INR Lakhs)

	Note	For the year ended 31 March 2019	For the year ended 31 March 2018
Income			
Revenue from operations	16	-	748.50
Other income	17	99.90	45.29
Total income		**99.90**	793.79
Expenses			
Cost of materials consumed	18	49,906.08	39,041.34
Changes in inventories of project work-in-progress	19	(49,906.08)	(39,041.34)
Finance costs	20	287.64	125.21
Depreciation and amortisation expenses	4	163.56	101.24
Other expenses	21	3,138.58	1,268.17
Total expenses		**3,589.78**	1,494.62
(Loss) before tax		**(3,489.88)**	(700.83)
Tax expense:			
- Current tax	26	-	-
- Deferred tax	26	-	-
(Loss) for the year		**(3,489.88)**	(700.83)
Other comprehensive income			
A. Items that will not be reclassified to profit or loss		-	-
B. Items that will be reclassified to profit or loss		-	-
Total Comprehensive income for the year (comprising (loss) and Other Comprehensive Income for the year)		**(3,489.88)**	(700.83)
Basic and diluted loss per share (Rs) (Face value of Rs 10 each)	22	**(3,385.21)**	(679.81)
Significant accounting policies	3		
Notes to the financial statements	4-35		

The accompanying notes form an integral part of these financial statements.
As per our report of even date attached.

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

For and on behalf of the Board of Directors of
Joyville Shapoorji Housing Private Limited
CIN : U70109MH2007PTC166942

Venkatesh Gopalkrishan
Director
DIN: 01252461

Sriram Mahadevan
Managing Director
DIN: 08028238

Himanshu Jani

Himanshu Jani
Chief Financial Officer

Suraj Subraman
Company Secretary
Membership No: A37879

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

Statement of Cash flows
for the year ended 31 March 2019

(Currency in INR Lakhs)

	For the year ended 31 March 2019	For the year ended 31 March 2018
A. Cash flows from operating activities		
(Loss) before tax	**(3,489.88)**	(700.83)
Adjustments for:		
Finance costs	**287.64**	125.21
Profit on sale of mutual fund units	-	(32.38)
Interest income	**(45.26)**	(2.05)
Depreciation and amortisation expense of Property, plant and equipment	**163.56**	101.24
Operating (loss) before working capital changes	**(3,083.94)**	(508.81)
Changes in working capital:		
(Increase) in trade and other receivables	**(4,243.60)**	(653.85)
(Increase) in inventories	**(44,274.31)**	(34,331.34)
Increase in trade and other payables and other liabilities	**13,902.22**	14,945.34
	(34,615.69)	(20,039.85)
Cash (used in) operations	**(37,699.63)**	(20,548.66)
Income taxes paid (net)	**(39.85)**	(76.52)
Net cash flows (used in) operating activities (A)	**(37,739.48)**	(20,625.18)
B. Cash flows from investing activities		
Purchase of investments	-	(4,706.00)
Proceeds from redemption of investments	-	6,035.05
Interest received	**44.78**	2.35
Investment in deposits with bank	**(376.11)**	(111.15)
Acquisition of property, plant and equipment	**(798.25)**	(403.50)
Net cash (used in)/ generated from investing activities (B)	**(1,129.58)**	816.75
C. Cash flows from financing activities		
Proceeds from term loan from banks	**14,500.00**	19,000.00
Repayment of term loan	**(5,000.00)**	-
Proceeds from issue of debentures (includes both debt and equity component)	**41,532.43**	-
Repayment of short-term borrowings(net)	**(2,000.00)**	-
Interest paid	**(5,900.97)**	(1,852.18)
Net cash generated from financing activities (C)	**43,131.46**	17,147.82
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	**4,262.40**	(2,660.61)
Cash and cash equivalents at the beginning of the year	**(2,496.70)**	163.91
Cash and cash equivalents at the end of the year	**1,765.70**	(2,496.70)

Notes :

1 The statement of cash flows has been prepared under the indirect method as set out in Indian Accounting Standard - 7 ('Ind AS 7') on statement of cash flows, notified under section 133 of the Companies Act, 2013.

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Chartered Accountants

Joyville Shapoorji Housing Private Limited
Mumbai

Joyville Shapoorji Housing Private Limited

Statement of Cash flows *(Continued)*
for the year ended 31 March 2019

(Currency in INR Lakhs)

Notes *(Continued)* :

2 **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 31 March 2019**	For the year ended 31 March 2018
Cash and cash equivalents (refer note 8a)	**1,765.70**	463.34
Less: Bank overdrafts repayable on demand (refer note 13)	**-**	(2,960.04)
Cash and cash equivalents as per Statement of Cash Flows	**1,765.70**	(2,496.70)

3 **Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:**
Reconciliation of liabilities arising from financing activities:

Particulars	**As at 1 April 2017**	**Changes as per statement of cash flows**	**Non cash Changes**	**As at 31 March 2018**
Long-term borrowings (excluding equity component on compulsorily convertible debentures)	34,146.14	19,000.00	6,186.69	59,332.83
Short-term borrowings	2,487.24	-	413.75	2,900.99
Equity component recognised on compulsorily convertible debentures	468.18	-	-	468.18

Particulars	**As at 1 April 2018**	**Changes as per statement of cash flows**	**Non cash Changes (interest accrued)**	**As at 31 March 2019**
Long-term borrowings (excluding equity component on compulsorily convertible debentures)	59,332.83	50,158.34	6,271.55	1,15,762.72
Short-term borrowings	2,900.99	(2,000.00)	46.89	947.88
Equity component recognised on compulsorily convertible debentures	468.18	874.09	-	1,342.27

The accompanying notes form an integral part of these financial statements.
As per our report of even date attached.

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

For and on behalf of the Board of Directors of
Joyville Shapoorji Housing Private Limited
CIN : U70109MH2007PTC166942

Aniruddha Godbole
Partner
Membership No: 105149

Venkatesh Gopalkrishan
Director
DIN: 01252461

Sriram Mahadevan
Managing Director
DIN: 08028238

Himanshu Jani

Himanshu Jani
Chief Financial Officer

Suraj Subraman
Company Secretary
Membership No: A37879

Mumbai
29 May 2019

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

Statement of changes in equity
for the year ended 31 March 2019

(Currency in INR Lakhs)

(a) Equity share capital

	Note	31 March 2019
Balance at 1 April 2017		**10.31**
Changes in equity share capital during the 2017-18		-
Balance at 31 March 2018		**10.31**
Changes in equity share capital during the 2018-19		-
Balance at 31 March 2019	18	**10.31**

(b) Other equity

Particulars	Component of compulsory convertible debentures classified as equity	Retained earnings	Total
Balance as at 1 April 2017	468.18	(1,518.47)	**(1,050.29)**
(Loss) for the year	-	(700.83)	(700.83)
Balance as at 31 March 2018	**468.18**	**(2,219.30)**	(1,751.12)
Balance as at 1 April 2018	**468.18**	**(2,219.30)**	(1,751.12)
Less: Change on adoption of IND AS 115 (net of taxes) (refer note 32)	-	(6,300.00)	**(6,300.00)**
Component of convertible debentures classified as equity (refer note 11(a))	874.09	-	874.09
(Loss) for the year	-	(3,489.88)	(3,489.88)
Balance at 31 March 2019	1,342.27	**(12,009.18)**	**(10,666.91)**

The accompanying notes form an integral part of these financial statements.

As per our report of even date attached

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

For and on behalf of the Board of Directors of
Joyville Shapoorji Housing Private Limited
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Chief Financial Officer

Suraj Subraman
Company Secretary
Membership No: A37879

Mumbai
29 May 2019

Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements

for the year ended 31 March 2019

1 Background of the Company

Joyville Shapoorji Housing Private Limited ('JSHPL'), ('the Company') having CIN: U70109MH2007PTC166942 is a private limited company incorporated on January 11, 2007. The Company is into affordable housing segment. Key activities of the Company include identification of land, project conceptualizing and designing, development, management and marketing. The Company's Non-Convertible Debentures (NCD's) are listed on BSE Limited (BSE).

2 Basis of preparation and measurement

(a) Statement of compliance

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

This is the first set of the Company's financial statements in which Ind AS 115, Revenue from contracts with customers, has been applied. Changes to significant accounting policies are described in Note 3(b) and impact of transition to Ind AS 115 disclosed in note 32 to the financial statements.

These financial statements for the year ended 31 March 2019 have been reviewed by the Audit Committee and approved by the Board of Directors and authorised for issue on 29 May 2019.

(b) 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.

(c) Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the functional currency of the Company. All the financial information have been rounded-off to the nearest lakh, unless otherwise stated.

(d) Use of estimates and judgements

The preparation of the 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.

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

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

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

• *Useful life and residual value of property, plant and equipment:*
Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different based from that prescribed in Schedule II, they are based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.
The estimation of residual value of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

• *Recognition of deferred tax asset:*
The extent to which deferred tax assets can be recognised is based on the reasonable certainty the future taxable income against which the deferred tax assets can be utilised.

• *Impairment test of non-financials assets:*
If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the 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.

2 Basis of preparation and measurement *(Continued)*

(d) 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. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

• *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.

(e) Standards issued but not yet effective

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

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

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

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

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

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

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

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

(f) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company has an established control framework with respect to the measurement of fair values. The finance team has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values, and reports directly to the Chief Financial Officer.

They regularly review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

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

• Level 1: quoted prices (unadjusted) 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 (unobservable inputs).

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.

Mumbai

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, unless otherwise indicated.

(a) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i) Non-derivative financial assets

A financial asset is (i) a contractual right to receive cash or another financial asset; to exchange financial assets or financial liabilities under potentially favourable conditions; (ii) or a contract that will or may be settled in the entity's own equity instruments and a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Recognition, measurement and classification

A financial asset is recognised in the balance sheet only when the Company becomes party to the contractual provisions to the instrument. All financial assets except trade receivables are measured initially at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset. Trade receivables at the time of initial recognition is measured at their transaction price if it does not contain a significant financing component.

The Company classifies its financial assets into a) financial assets measured at amortised cost, and b) financial assets measured at fair value through profit or loss (FVTPL). Management determines the classification of its financial assets at the time of initial recognition or, where applicable, at the time of reclassification.

(a) financial assets measured at amortised costs

A financial asset is classified at amortised costs if it is held within a business model whose objective is to a) hold financial asset in order to collect contractual cash flows and b) the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using effective interest rate method (EIR). Amortised cost is arrived at after taking into consideration any discount or fees or costs that are an integral part of the EIR. The amortisation of such interests forms part of finance income in the statement of profit and loss. Any impairment loss arising from these assets are recognised in the statement of profit and loss.

(b) financial assets measured at fair value through profit and loss (FVTPL)

This is a residual category for classification. Any asset which do not meet the criteria for classification as at amortised cost or as FVTOCI, is classified as FVTPL. Financial assets at fair value through profit or loss are measured at fair value, and changes therein are recognised in the statement of profit or loss.

Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments are included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

De-recognition and offsetting

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

(ii) Non-derivative financial liabilities

A financial liability is (i) a contractual obligation to deliver cash or another financial asset to another entity; or to exchange financial instruments under potentially unfavourable conditions; (ii) or a contract that will or may be settled in the entity's own equity instruments and is a non-derivative for which the entity is or may be obliged to deliver a variable number of its own equity instruments; or a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

3 Significant accounting policies *(Continued)*

(a) Financial instruments *(Continued)*

(ii) Non-derivative financial liabilities *(Continued)*

Recognition, measurement and classification

A financial liability is recognised in the balance sheet only when the Company becomes party to the contractual provisions to the instrument. The Company initially recognises debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities (including liabilities designated at fair value through profit or loss) are recognised initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities are classified as either held at a) fair value through profit or loss, or b) at amortised cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification.

The Company has the following non-derivative financial liabilities: non-convertible debentures, convertible debentures, loans from banks and trade and other payables. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest method.

De-recognition and offsetting

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

(iii) Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for 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, trade receivables and bank balance.

b) Financial assets that are debt instruments and are measured as at FVTOCI

c) any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18

At the time of recognition of impairment loss on other financial assets, the Company determines that whether there has been a significant increase in the credit risk since its initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the financial instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance/ reversal is recognised during the period as income/ expense in the statement of profit and loss. In case of financial assets measured as at amortised cost, ECL is presented as an allowance. Until the asset meets write-off criteria, the Company does not reduce impairment allowance from the gross carrying amount but is disclosed as net carrying amount.

(iv) Hybrid contracts

Hybrid contracts comprises of Convertible preference shares and Compulsorily convertible debentures. If a contract contains one or more embedded derivatives and the host is not an asset in the scope of Ind AS 109, then an entity may designate the entire hybrid contract as at FVTPL unless the embedded derivative does not significantly modify the cash flows that would otherwise arise on the contract and it is clear with little or no analysis when a similar hybrid instrument is first considered that separation would be prohibited.

Such designation is possible only when it reduces the complexities associated with separating embedded derivatives or when measuring the entire instrument at FVTPL is more reliable than measuring the fair value of the embedded derivative

(b) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

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Joyville Shapoorji Housing Private Limited Mumbai

3 Significant accounting policies *(Continued)*

(b) Revenue recognition *(Continued)*

IND AS 115 Revenue from contracts with customers has been notified by Ministry of Corporate Affairs (MCA) on 28 March 2018 and is effective from accounting period beginning on or after 1 April 2018, replacing existing revenue recognition standard. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate residential projects.

The Company has applied the modified retrospective approach to its real estate residential contracts that were not completed as of 1 April 2018 and has given impact of adoption of Ind AS 115 by debiting to retained earnings as at the said date by Rs. 6,300 lakhs. Accordingly, the comparatives have not been restated and hence, the current period figures are not comparable to the previous period figures. There is no impact in the current year on revenue from operations, net loss after tax and basic and diluted earning per share on account of implementation of Ind AS 115.

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

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

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

Project consultancy income is recognised in the accounting period in which services are rendered in accordance with the terms of the agreement.

Dividend income is recognised when the right to receive payment is established.

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

(c) Property, plant and equipment and depreciation and amortisation

Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, and borrowing costs on qualifying assets.

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.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the statement of profit and loss.

Property, plant and equipment are derecognised from 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 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.

Subsequent expenditure

The cost of replacing a part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in the statement of profit and loss as incurred.

Depreciation

Depreciation is provided using the straight line method in the manner and at the rates prescribed by Part 'C' of Schedule II of the Companies Act 2013 (other than for experience centre). Depreciation on addition / deletion of tangible fixed assets made during the year is provided on pro-rata basis from / up to the date of each addition / deletion. Individual assets costing less than Rs. 5,000 are depreciated fully in the period of purchase.
The experience centre has been depreciated on straight line basis over the estimated useful life of 5 to 8 years.
Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

(d) Inventories

Direct expenses like cost of premium for leasehold land, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of project work-in-progress. Construction materials comprises building material, components, stores and spares.

3 Significant accounting policies *(Continued)*

(d) Inventories *(Continued)*

Inventories which comprise of project work- in-progress is carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(e) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, changes in the fair value of financial assets at fair value through profit or loss and impairment losses recognised on financial assets that are recognised in the statement of profit and loss. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective interest method.

(f) Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit and loss and such losses recognised in respect of CGUs are allocated to reduce the carrying amounts of assets in the unit on a pro rata basis.

(g) Income-tax

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

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 also includes any tax arising from dividends. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

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.

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. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. 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 and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

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3 Significant accounting policies *(Continued)*

(g) Income-tax *(Continued)*

Minimum Alternate Tax ('MAT') under the provisions of Income-tax Act, 1961 is recognised as current tax in the statement of profit and loss. MAT paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is a convincing evidence that the Company will pay normal tax. Accordingly, MAT is recognised as an asset in the balance sheet when it is probable that the future economic benefit associated with it will flow to the Company.

Deferred tax *(Continued)*

Deferred tax assets and liabilities are offset only if:
a) the entity 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.

(h) Earnings per share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for own shares held. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding, adjusted for own shares held, for the effects of all dilutive potential ordinary shares.

(i) Cash and cash equivalents

Cash and cash equivalent comprise of cash on hand and at banks including 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 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.

(j) 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
(1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
(2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

(k) 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 financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

(l) Foreign currency transactions

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

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

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

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

(m) Segment reporting

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

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Notes forming part of financial statements *(Continued)*
as at 31 March 2019

(Currency in INR Lakhs)

4 Property, plant and equipment

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION / AMORTISATION				NET BLOCK	
	As at 1 April 2018	Additions	Deductions	As at 31 March 2019	As at 1 April 2018	Charge for the year	On deductions	As at 31 March 2019	As at 31 March 2019	As at 31 March 2018
Tangible assets										
Experience centre	751.99	30.01	-	782.00	113.09	122.35	-	235.44	546.56	638.90
Leasehold improvements	58.77	-	-	58.77	17.26	17.05	-	34.31	24.46	41.51
Furniture and fixtures	76.73	13.51	-	90.24	10.48	9.27	-	19.75	70.49	66.25
Office equipments	39.05	14.76	-	53.81	11.53	8.05	-	19.58	34.23	27.52
Computers	8.76	0.99	-	9.75	5.61	2.66	-	8.27	1.48	3.15
Motor vehicles	12.66	-	-	12.66	3.56	1.58	-	5.14	7.52	9.10
Plant and machinery	25.01	13.31	-	38.32	2.87	2.60	-	5.47	32.85	22.14
Total	972.97	72.58	-	1,045.55	164.40	163.56	-	327.96	717.59	808.57

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION / AMORTISATION				NET BLOCK	
	As at 1 April 2017	Additions	Deductions	As at 31 March 2018	As at 1 April 2017	Charge for the year	On deductions	As at 31 March 2018	As at 31 March 2018	As at 31 March 2017
Tangible assets										
Experience centre	377.71	374.28	-	751.99	47.21	65.88	-	113.09	638.90	330.50
Leasehold improvements	38.04	20.73	-	58.77	1.29	15.97	-	17.26	41.51	36.75
Furniture and fixtures	61.95	14.78	-	76.73	4.12	6.36	-	10.48	66.25	57.83
Office equipments	33.34	5.71	-	39.05	4.95	6.58	-	11.53	27.52	28.39
Computers	7.65	1.11	-	8.76	2.79	2.82	-	5.61	3.15	4.86
Motor vehicles	12.66	-	-	12.66	1.98	1.58	-	3.56	9.10	10.68
Plant and machinery	14.33	10.68	-	25.01	0.82	2.05	-	2.87	22.14	13.51
	545.68	427.29	-	972.97	63.16	101.24	-	164.40	808.57	482.52

Notes:
(i) Property plant and equipment with a carrying amount of Rs 345.38 lakhs (31 March 2018: Rs 443.37 lakhs) have been pledged as security for bank loan under mortgage (refer notes 12 and 13)
(ii) Interest capitalised and foreign exchange gain/loss for Property, Plant and Equipment - Rs Nil (31 March 2018: Rs Nil)

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		As at 31 March 2019	As at 31 March 2018
5	**Income-tax assets (net)**		
	Advance tax including tax deducted at source (net of provision for tax 31 March 2019: Rs Nil; 31 March 2018: Rs Nil)	**118.98**	78.99
		118.98	78.99
6	**Other non-current non financial assets** *(unsecured, considered good)*		
	To other than related parties		
	- Balance receivable from government authorities (GST)	-	1,136.21
		-	1,136.21
7	**Inventories** *(valued at the lower of cost and net realisable value)*		
	Project work-in-progress (Refer note a below)	**1,28,564.36**	78,658.28
		1,28,564.36	78,658.28

(a) Inventories with a carrying amount of Rs 128,564.36 lakhs (31 March 2018 : Rs. 78,658.28 lakhs) have been pledged as security against certain bank borrowings of the Company (refer notes 12 and 13).

		As at 31 March 2019	As at 31 March 2018
8a	**Cash and cash equivalents**		
	Balances with banks		
	- in current account	**1,449.64**	463.01
	- in fixed deposit with original maturity of less than 3 months	**300.00**	-
	Cheques, drafts on hand	**15.38**	-
	Cash on hand	**0.68**	0.33
		1,765.70	463.34

Notes:

(i) 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.

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Notes forming part of financial statements *(Continued)*
as at 31 March 2019

(Currency in INR Lakhs)

		As at 31 March 2019	As at 31 March 2018
8b	**Bank balances other than Cash and cash equivalents**		
	Term deposit with maturity of more than 3 months but less than 12 months (refer note (a) below)	492.74	116.63
		492.74	116.63

(a) Includes

(i) The Company has a lien on its fixed deposits of Rs. 6.68 lakhs (31 March 2018: Rs. 6.27 lakhs) in favour of Senior Joint Commissioner, Commercial Taxes, Central Section, Government of West Bengal, Kolkata- 700015.

(ii) The Company has lien on its fixed deposits of Rs. 377.70 lakhs (31 March 2018: Rs. 110.36 lakhs) in favour of a bank for overdraft facilities.

(iii) The Company has a lien on its fixed deposits of Rs. 88.36 lakhs (31 March 2018: Rs. Nil) in favour of chief executive officer, Pune Metropolitan Regional Development Authority, Aundh, Pune - 411067.

(iv) The Company has a lien on its fixed deposits of Rs. 20.00 lakhs (31 March 2018: Rs. Nil) in favour of Regional Officer (Pune), Maharashtra Pollution Control Board, Wakdewadi, Shivaji Nagar, Pune - 411005.

9	**Other current financial assets** *(Unsecured, considered good)*		
	To other than related parties		
	- Interest receivable on fixed deposits	0.51	0.17
	- Security Deposits	118.43	53.66
		118.94	53.83
10	**Other current assets** *(Unsecured, considered good)*		
	To other than related parties		
	-Prepaid expenses	2,099.33	163.65
	-Advance to suppliers	3,293.41	1,937.60
	-Balance receivable from government authorities (GST)	2,474.31	638.40
	-Others (includes business development expenses)	187.64	-
		8,054.69	2,739.65

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Notes forming part of financial statements *(Continued)*

as at 31 March 2019

(Currency in INR Lakhs)

11a Equity Share capital

	As at 31 March 2019	As at 31 March 2018
Authorised capital		
600,000 (31 March 2018: 600,000) equity shares of Rs 10 each	**60.00**	60.00
Issued, subscribed and fully paid-up		
103,092 (31 March 2018: 103,092) equity shares of Rs 10 each	**10.31**	10.31
	10.31	10.31

i. Reconciliation of the number of shares outstanding at the beginning and at the end of the year

Equity shares	As at 31 March 2019		As at 31 March 2018	
	No of shares	**INR (in lakhs)**	No of shares	INR (in lakhs)
At the beginning of the year	**1,03,092**	**10.31**	1,03,092	10.31
Issued during the year	-	-	-	-
Outstanding at the end of the year	**1,03,092**	**10.31**	1,03,092	10.31

ii. Rights, preferences and restrictions attached to equity shares:

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to its share of the paid-up equity capital of the company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable have not been paid.

Failure to pay any amount called up on shares may lead to forfeiture of the shares.

On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

iii. Details of shareholders holding more than 5% in the Company as at 31 March 2019 is as set out below:

Equity shares of INR 10 each, fully paid-up	As at 31 March 2019		As at 31 March 2018	
	No of Shares	**% Holding**	No of Shares	% Holding
Shapoorji Pallonji and Company Private Limited	**50,000**	**48.5004**	50,000	48.5004
International Finance Corporation (IFC)	**13,273**	**12.8749**	13,273	12.8749
Asian Development Bank (ADB)	**13,273**	**12.8749**	13,273	12.8749
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]	**26,546**	**25.7498**	26,546	25.7498

iv. Shares reserved for Compulsorily Convertible Debentures:

The debentures alloted will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 8 years from first closing date i.e. 17 November 2023 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.

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11b Other equity

	Component of compulsory convertible debentures classified as equity (refer note 1)	Retained earnings (refer note 2)	Total
Balance as at 1 April 2017	468.18	(1,518.47)	(1,050.29)
(Loss) for the year	-	(700.83)	(700.83)
Balance as at 31 March 2018	468.18	(2,219.30)	(1,751.12)
Balance as at 1 April 2018	468.18	(2,219.30)	(1,751.12)
Less: Change on adoption of IND AS 115 (refer note 33)	–	(6,300.00)	(6,300.00)
Component of convertible debentures classified as equity (refer note 1 below)	874.09	-	874.09
(Loss) for the year	-	(3,489.88)	(3,489.88)
Balance at 31 March 2019	1,342.27	(12,009.18)	(10,666.91)

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

Note 1

This is the equity component of the issued Compulsorily Convertible Debentures. The liability component is reflected in Non-current financial liabilities - Borrowings (Note 12).

Note 2

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

12 Non-current liabilities : Borrowings

	As at 31 March 2019	As at 31 March 2018
Term Loans		
Secured		
From banks		
- RBL Bank Ltd. (refer note 12.1)	4,998.81	964.95
- IndusInd Bank Ltd. (refer note 12.2)	495.56	-
From others		
- HDFC Ltd. (refer note 12.3)	27,567.86	22,359.38
Unsecured		
Debentures - from related parties		
Liability component of compound financial instruments i.e. of convertible debentures		
- 1,270,926 (31 March 2018: 709,195) 17%, compulsorily convertible debentures (Series "A") of Rs 100 each (refer note 12.4 - i and ii)	1,206.64	766.62
- 1,349,536 (31 March 2018: 753,060) 17%, compulsorily convertible debentures (Series "B") of Rs 100 each (refer note 12.4 - i and ii)	1,692.35	803.55
Liability component of financial instruments i.e. of non-convertible debentures		
- 21,508,111 (31 March 2018: 8,983,900) 10%, redeemable, non-convertible debentures (Series "A" Rs 100 each (refer note 12.4 - i, iii, iv and v)	23,953.01	10,368.61
- 50,185,449 (31 March 2018: 20,962,293) 10%, redeemable, non-convertible debentures (Series "B") Rs 100 each (refer note 12.4 - i, iii, iv and v)	55,848.49	24,069.72
	1,15,762.72	59,332.83

12 Non-current liabilities: Borrowings *(Continued)*

Note:

12.1 (a) Secured by mortgage on land approx. 30,800 sq. mtrs., bearing survey nos. 297, 298(part) and 390B (part) situate at Village Bolinj, Taluka Vasai in the sub-district of Palghar. Exclusive charge on the project receivables, movable fixed assets and current assets and on all relevant documents, rights, title, benefits, claims and demands of the Company.

(b) The term loan is due for repayment in quarterly instalments starting from 27th month (i.e. May 2020) and ending on 60th month (i.e. February, 2023). The rate of interest is linked to RBL-MCLR-1Y plus 0.85%. The rate of interest for the year ended 31 March, 2019 is 10.70% p.a to 12.55% p.a. (31 March 2018: 10.70% p.a.)

12.2 (a) Exclusive first charge by way of registered/equitable mortgage on the project land, title, interest, claims, benefits, demands under the project documents, including development rights, licenses, both present & future, as applicable concerning project located at Sector 102, Gurugram, Haryana.
(b) Exclusive first charge by way of hypothecation of entire project receivables, sold & unsold (both present &future), including escrow of the same concerning project located at Sector 102, Gurugram, Haryana.
(c) Door to door tenor of 72 months including a moratorium of 36 months (i.e. February, 2021) from the date of 1st disbursement in TL/OD. Loan will be repayable in 12 quarterly structured instalments from the end of 39 months from the first disbursement. The rate of interest is linked 12 month MCLR of the Bank). The rate of interest for the year ended 31 March, 2019 is 10.25% p.a.

12.3 Term loan from the Housing Development Finance Corporation Limited (HDFC) Ltd. carries an interest at 9.60% p.a. to 11.10% p.a. (31 March 2018: 9.40% p.a. to 10.70% p.a.) and the same is repayable at the end of 60 month i.e. INR 12,371.18 lakhs on 25 August, 2021 and balance INR 9,988.20 lakhs on 20 November, 2022. Term loan is secured by i) Secured by a first exclusive mortgage and charge by way of security over all the rights, title, interest, benefits, claims, entitlements and demands in respect of the pieces and parcels of leasehold land, ground or hereditaments admeasuring 30.385 Acres or thereabouts situate, lying and being at Mauzas Pakuria, Khalia and Baltikuri in Dist. Howrah, West Bengal, 711403, together with construction thereon, both, present and future and all the right, title, interest, benefits, claims and entitlement whatsoever of the Company; ii) Exclusive charge / security interest over the receivables / book debts / cash flows / revenues / rentals (including booking amounts), Escrow Account / Designated Account (or other accounts), insurance proceeds, Obligor Contracts etc.

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Notes forming part of financial statements *(Continued)*
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(Currency in INR Lakhs)

12 Non-current liabilities: Borrowings *(Continued)*

12.4 **Note (continued):**

i The details of unsecured securities issued on a private placement basis as at 31 March 2019 and 31 March 2018:

Name of security	Number of securities	Date of issue/ conversion	Terms of repayment/ conversion
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	5,00,000	14-Oct-15	The debentures will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 8 years from first closing date i.e. 17 November 2023 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	82,500	14-Dec-15	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	1,26,695	02-Feb-16	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	2,26,500	10-Apr-18	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	3,35,231	30-Jul-18	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	5,30,928	20-Nov-15	The debentures will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 8 years from first closing date i.e. 17 November 2023 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	87,600	14-Dec-15	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	1,34,532	02-Feb-16	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	2,40,508	10-Apr-18	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	3,55,968	30-Jul-18	

Notes forming part of financial statements *(Continued)*
as at 31 March 2019

(Currency in INR Lakhs)

12 Non-current liabilities: Borrowings *(Continued)*

12.4 **Note (continued):**

10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	48,00,000	17-Nov-15	These Non-Convertible Debentures shall be redeemed on expiry of 8 years from first date of allotment i.e. 17 November 2023 which shall stand automatically extended to the end of 13 (thirteen) years from the First Allotment Date, in case any of the Debentures are outstanding at the expiry of 8 (eight) years from the First Allotment Date, as aforesaid or any other further date (as mutually agreed, in writing, between the Series A Debenture Holders and Series B 'Debenture Holders), on which date all outstanding Debentures shall be mandatorily redeemed in full in accordance with the terms of the transaction documents.
10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	16,50,000	03-Dec-15	
10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	25,33,900	20-Jan-16	
10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	45,29,966	03-Jul-18	
10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	17,54,245	18-Jul-18	
10%, redeemable, non-convertible debentures (Series "A") of Rs. 100 each	62,40,000	20-Nov-18	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	1,12,00,000	17-Nov-15	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	38,49,860	03-Dec-15	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	59,12,433	20-Jan-16	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	1,05,69,920	03-Jul-18	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	40,93,236	18-Jul-18	
10%, redeemable, non-convertible debentures (Series "B") of Rs. 100 each	1,45,60,000	20-Nov-18	

ii The compulsorily convertible debentures Series "A" and Series "B" shall not carry any voting rights. The interest payable on the compulsorily convertible debentures Series "A" and Series "B" shall be cumulative and shall be payable subject to availability of distributable amounts, in the manner determined by the distributions committee of the Company.

iii The interest on non-convertible debentures Series "A" and Series "B" shall be payable subject to availability of distributable amounts, in the manner determined by the distributions committee of the Company and in the manner provided in the debenture trust deed.

iv The Company shall, during the currency of the non-convertible debentures Series "A" and Series "B" maintain an asset cover of at least 100% as required under the Debt Listing Regulations.

v During the current year, management has revised cashflow estimate for payment of interest on abovementioned non-convertible debentures Series "A" and Series "B" and this has resulted in decrease in finance costs by Rs. 149.69 lakhs (31 March 2018: 3.71 lakhs).

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		As at 31 March 2019	As at 31 March 2018
13	**Current liabilities : Borrowings**		
	Secured		
	Bank overdraft (Refer note 13.1)	-	2,960.04
	Unsecured		
	Commercial Paper (Refer note 13.2)	-	2,000.00
	Inter-corporate deposits - from related parties (Refer note 13.3)		
	- Grandview Estate Private Limited	894.86	847.97
	Interest accrued but not due on borrowings	53.02	53.02
		947.88	5,861.03

Notes:

13.1 Secured by mortgage on land approx. 30,800 sq. mtrs., bearing survey nos. 297, 298(part) and 390B (part) situate at Village Bollinj, Taluka Vasai in the sub-district of Palghar. Exclusive charge on the project receivables, movable fixed assets and current assets and on all relevant documents, rights, title, benefits, claims and demands of the Company.

13.2 The finance facility in form of Commercial Paper has been received from RBL Bank Limited for a period of 362 days, interest being at 7.59% (31 March 2018: 7.59%). This was repaid during the current year.

13.3 The Company has obtained unsecured inter-corporate deposits carrying rate of interest @ 12% per annum (31 March 2018: 12% per annum). These inter-corporate deposits are repayable on demand.

14	**Trade payables**		
	Total outstanding dues of micro enterprises and small enterprises (refer note 24)	1.59	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises	5,503.12	17,139.21
		5,504.71	17,139.21
15	**Other current liabilities**		
	Advance received from customers	23,080.59	3,377.83
	Statutory dues payable (refer note 15.1)	154.08	85.41
	Other liabilities (refer note 15.2)	5,765.29	-
		28,999.96	3,463.24

Notes:

15.1 Statutory dues payable are in the nature of income tax deducted at source and Goods and Service Tax (GST).

15.2 The Company has opted for deferred payment scheme for the payment of External Development Charges (EDC) to Haryana Urban Development Authority (HUDA). As per the scheme 10% of the total amount shall be payable within 30 days from the date of grant of licence and the balance 90% will be paid in nine equated six monthly installments along with interest at the rate of 12% per annum (simple interest) on the unpaid amount. In case of delay in payment of installment an additional interest of 3% is payable.

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for the year ended 31 March 2019

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		For the year ended 31 March 2019	For the year ended 31 March 2018
16	**Revenue from operations**		
	Project consultancy income	-	748.50
		-	748.50

17	**Other income**		
	Interest income:		
	- on deposits with banks	45.12	2.06
	- on income tax refund	0.14	-
	Profit on sale of mutual fund units	-	32.38
	Cancellation/ forfeiture income	54.30	10.86
	Miscellaneous income	0.34	-
		99.90	45.29

18	**Cost of materials consumed**		
	Project work-in-progress		
	Cost of free hold land	19,767.87	25,879.56
	Material and contractual expenses	10,456.25	5,633.80
	Professional fees and technical fees	2,723.77	1,015.38
	Finance costs (refer note 20)	11,931.77	4,710.00
	Other expenses	5,026.42	1,802.60
		49,906.08	39,041.34

19	**Changes in inventories of project work-in-progress**		
	Inventories at the beginning of the year		
	Project work-in-progress	78,658.28	39,616.94
		78,658.28	39,616.94
	Inventories at the end of the year		
	Project work-in-progress	1,28,564.36	78,658.28
		1,28,564.36	78,658.28
		(49,906.08)	(39,041.34)

20	**Finance costs**		
	Interest on long-term borrowings		
	- on compulsorily convertible debentures	330.48	192.83
	- on non convertible debentures	5,794.73	2,904.39
	- on loans	3,640.09	1,225.96
	Interest on short-term borrowings		
	- on commercial paper	39.58	233.38
	- on inter-corporate deposits	147.12	52.11
	- on overdrafts	179.16	41.89
	Other finance costs		
	- loan processing charges	40.38	184.65
	- other borrowing costs (includes significant financing component of Rs 1,113 lakhs (31 March 2018: Nil))	2,047.87	-
		12,219.41	4,835.21
	Less: transferred to project work-in-progress (refer note 18)	(11,931.77)	(4,710.00)
		287.64	125.21

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(Currency in INR Lakhs)

		For the year ended 31 March 2019	For the year ended 31 March 2018
21	**Other expenses**		
	Business promotion expenses	2,425.72	1,118.08
	Business support services	471.22	-
	Rates and taxes	0.46	0.44
	Legal, professional and other fees	29.65	24.27
	Brokerage	-	58.83
	Office and administrative charges	150.75	12.79
	Director sitting fees	11.00	10.00
	Insurance charges	27.25	27.39
	Bank charges	2.00	0.40
	Payment to auditors' [refer note 21(a)]	16.56	12.86
	Miscellaneous expenses	3.97	3.11
		3,138.58	1,268.17

21(a)	**Payment to Auditors (excluding service tax/ GST)**		
	As Auditor		
	Statutory audit	9.50	7.50
	Tax audit	1.50	1.50
	Other services	5.00	3.30
	Reimbursement of expenses	0.56	0.56
		16.56	12.86

(Currency in INR Lakhs)

22 Earnings per share

The calculations of loss attributable to equity shareholders and weighted average number of equity shares outstanding for the purpose of basic and diluted earnings per share are as follows:

	31 March 2019	31 March 2018
Basic and diluted earnings per share		
(Loss) attributable to equity shareholders (A)	(3,489.88)	(700.83)
Calculation of weighted average number of shares		
Number of equity shares at the beginning of the year	1,03,092	1,03,092
Number of equity shares at the end of the year	1,03,092	1,03,092
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	1,03,092	1,03,092
Basic and diluted earnings per share C= (A/B)*	(3,385.21)	(679.81)

* Effect of compulsorily convertible debentures have not been considered, since the effect of the same would be anti-dilutive.

23 Contingencies and commitments

	31 March 2019	31 March 2018
Project Commitment (refer note (i))	-	-

(i) During the year ended 31 March 2017, the company has purchased land admeasuring 30,800 square meters being FSI plus DR/TDR of around 68,438 square meters required to construct a Built-Up Area ('BUA') of 102,656 square meters for a total consideration of Rs 1,5193.75 lakhs. The Company had paid stamp duty on the entire consideration during the year 31 March 2017, but the purchase consideration was paid only to the extent of Rs 8,593.75 lakhs. The seller was required to fulfil certain obligations as per the land purchase agreement before he is entitled to the balance consideration. Non fulfilment of the same will result in adjustments to the final consideration payable. Accordingly, the balance amount payable (including applicable taxes) was not provided/accrued as at 31 March 2017. During the year ended 31 March 2018, the Company has recognised liability for the balance adjusted consideration and paid amounts which were due based on terms of the agreement.

Other commitments:

(i) The Company has as per the agreement dated 27 November 2013 obtained sublease of 30.385 Acres of land along with residential building having area of 36 lakhs square feet from Kolkata West International City Private Limited (KWICPL). KWICPL agrees to Sublease above property to the Company and grant all rights given by Kolkata Metropolitan Development Authority (KMDA) to KWICPL as per agreement dated 10 Nov 2006 for a day less up to which KWICPL is granted lease by KMDA. KWICPL will develop and handover the said Land and Building within a period of 8 years or such extended as agreed and shall consume at least the entire presently approved development potential by using Floor area ratio of 36,00,000 (thirty six lakh) square feet proposed to be constructed on the said property in pursuance of the sanctioned layout dated 12 June 2013. In addition to the fixed consideration, Company will bear and pay all construction cost incurred by sub lessor, the charges paid to various authorities for construction and development of the said property and cost for development of related infrastructure and such other cost as may be related to the development of the property.

24 Micro Enterprises and Small Enterprises

Under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with the management, there are no outstanding dues to the Micro and Small enterprises as defined in the Micro, Small and Medium Enterprises Development Act, 2006 as set out in the following disclosures:

	31 March 2019	31 March 2018
Principal amount remaining unpaid to any supplier as at the period end	1.59	-
Interest due thereon	-	-
Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	-	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED, 2006	-	-
Amount of interest accrued and remaining unpaid at the end of the accounting period	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the MSMED Act, 2006	-	-

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Notes to the financial statements *(Continued)*

for the year ended 31 March 2019

(Currency in INR Lakhs)

25 Related party disclosure

Party where significant influence exists

Shapoorji Pallonji and Company Private Limited

Other related parties with whom transactions have taken place during the year

International Finance Corporation (IFC)

Asian Development Bank (ADB)

Actis Place Holdings No.2 (Singapore) Private Limited

[formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]

Enterprises owned and controlled by party with significant influence

Grandview Estate Private Limited

Galina Consultancy Services Private Limited

Jaykali Developers Private Limited

Blue Riband Properties Private Limited

Summary of related party transactions

Transactions	Parties where significant influence exists		Other related parties		Enterprises owned and controlled by party with significant influence		Total	
	2019	2018	**2019**	2018	2019	2018	**2019**	2018
Compulsorily convertible debentures issued								
17%, compulsorily convertible debentures (Series "B")	**561.73**	-	-	-	-	-	561.73	-
International Finance Corporation (IFC)	-	-	**327.68**	-	-	-	327.68	-
Asian Development Bank (ADB)	-	-	**327.68**	-	-	-	327.68	-
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]		-	**655.35**	-	-	-	655.35	-
Non convertible debentures issued								
10%, redeemable, non-convertible debentures (Series "B")	**11,897.99**	-		-	-	-	11,897.99	-
International Finance Corporation (IFC)	-	-	**6,940.50**	-	-	-	6,940.50	-
Asian Development Bank (ADB)	-	-	**6,940.50**	-	-	-	6,940.50	-
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]	-	-	**13,881.00**	-	-	-	13,881.00	-
							-	-
INCOME								
Project consultancy income								
Jaykali Developers Private Limited	-	-	-	-	-	390.25	-	390.25
Blue Riband Properties Private Limited	-	-	-	-	-	368.25	-	368.25
EXPENSES								
Interest charge for the year								
- on inter-corporate deposits	-	-	-	-	147.12	52.11	**147.12**	52.11
- on Compulsorily convertible debentures (Series "A")	**140.52**	94.15	-	-	-	-	**140.52**	94.15
- on redeemable, non-convertible debentures (Series "A")	**1,717.72**	860.39	-	-	-	-	**1,717.72**	860.39
International Finance Corporation (IFC)								
- on Compulsorily convertible debentures (Series "B")	-	-	**47.49**	24.67	-	-	**47.49**	24.67
- on redeemable, non-convertible debentures (Series "B")	-	-	**1,019.25**	511.00	-	-	**1,019.25**	511.00
Asian Development Bank (ADB)								
- on Compulsorily convertible debentures (Series "B")	-	-	**47.49**	24.67	-	-	**47.49**	24.67
- on redeemable, non-convertible debentures (Series "B")	-	-	**1,019.25**	511.00	-	-	**1,019.25**	511.00
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]								
- on Compulsorily convertible debentures (Series "B")	-	-	**94.98**	49.34	-	-	**94.98**	49.34
- on redeemable, non-convertible debentures (Series "B")	-	-	**2,038.51**	1,022.00		-	**2,038.51**	1,022.00

(Currency in INR Lakhs)

25 Related party disclosure *(Continued)*

Summary of related party transactions *(continued)*

Transactions	Parties where significant influence exists		Other related parties		Enterprises owned and controlled by party with significant influence		Total	
	2019	2018	**2019**	2018	**2019**	2018	**2019**	2018
EXPENSES *(continued)*								
Project management expenses	**138.97**	173.12	-	-	-	-	**138.97**	173.12
Development management fees	**1,853.47**	155.71	-	-	-	-	**1,853.47**	155.71
Acquisition Service fees	**438.97**	-	-	-	-	-	**438.97**	-
Expense for construction work	**6,545.11**	1,794.91	-	-	-	-	**6,545.11**	1,794.91
Slump Purchase of Business undertaking (Gallus Consultancy Services Private Limited)	-	-	-	-	-	19,100.00	-	19,100.00

Balances payable/outstanding at the year end

Balances	Parties where significant influence exists		Other related parties		Enterprises owned and controlled by party with significant influence		Total	
	2019	2018	**2019**	2018	**2019**	2018	**2019**	2018
Inter-corporate deposit taken	-	-	-	-	**894.86**	847.97	**894.86**	847.97
Compulsorily convertible debentures								
17% compulsorily convertible debentures (Series "A")	**1,206.64**	766.62	-	-	-	-	**1,206.64**	766.62
17% compulsorily convertible debentures (Series "B")	-	-	-	-	-	-	-	-
International Finance Corporation (IFC)	-	-	**423.09**	200.99	-	-	**423.09**	200.99
Asian Development Bank (ADB)	-	-	**423.09**	200.99	-	-	**423.09**	200.99
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]		-	**846.17**	401.77	-	-	**846.17**	401.77
Non convertible debentures								
10% redeemable, non-convertible debentures (Series "A")	**23,953.01**	11,368.61	-	-	-	-	**23,953.01**	11,368.61
10% redeemable, non-convertible debentures (Series "B")	-	-	-	-	-	-	-	-
International Finance Corporation (IFC)	-	-	**13,962.12**	6,017.43	-	-	**13,962.12**	6,017.43
Asian Development Bank (ADB)	-	-	**13,962.12**	6,017.43	-	-	**13,962.12**	6,017.43
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]		-	**27,924.25**	12,034.86	-	-	**27,924.25**	12,034.86
Trade payables	**815.42**	1,425.93	-	-	-	9,070.00	**815.42**	10,495.93
Interest accrued but not due	**53.02**	53.02	-	-	-	-	**53.02**	53.02

Terms and conditions of transactions with related parties

All the transactions with related parties are at arm's length and all the outstanding balances are unsecured.

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		For the year ended 31 March 2019	For the year ended 31 March 2018
26	**Deferred tax and tax expenses**		
	(a) Amounts recognised in profit and loss		
	Current tax	-	-
	Deferred tax		
	Origination and reversal of temporary differences	-	-
	Reduction in tax rate	-	-
	Recognition of previously unrecognised tax losses	-	-
	Change in recognised deductible temporary differences	-	-
	Total deferred tax expense/(benefit)	-	-
	Tax expense for the year	-	-
	(b) Income tax recognised in other comprehensive income	-	-
	(c) Income tax recognised directly in equity	-	-
	(d) Reconciliation of effective tax rate		
	(Loss) before tax	**(3,489.88)**	(700.83)
	Tax using the Company's domestic tax rate (Current year 30.9% (Previous year 30.9%))	**(1,078.37)**	(216.56)
	Reduction in tax rate	-	-
	Tax effect of:		
	Non-deductible tax expenses	**72.01**	55.06
	Borrowing cost eligible for deduction in computation as per ICDS	**(506.52)**	(237.89)
	Current-year losses for which no deferred tax asset is recognised	**1,484.54**	421.90
	Depreciation as per Income-tax Act	**28.34**	(22.51)
		-	-

(e) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profits will be available against which the Company can use the benefits therefrom:

	For the year ended 31 March 2019		For the year ended 31 March 2018	
	Gross amount	Unrecognised tax effect	Gross amount	Unrecognised tax effect
Tax losses	10,359.43	3,201.07	5,555.10	1,716.53
On difference between depreciation as per books and as per tax laws	238.72	73.76	147.00	45.42
Adjustment to retained earnings as at 1 April 2018 on transition to Ind AS 115	63.00	19.48	-	-
	10,661.15	3,294.31	5,702.10	1,761.95

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(Currency in INR Lakhs)

26 Income-tax *(Continued)*

(f) Movement in deferred tax balances

	31 March 2019						
	Net balance at the beginning	Recognised in profit or loss	Recognised in OCI	Others	Net deferred tax asset/liability	Deferred tax asset	Deferred tax liability
	INR	INR	INR	INR	INR	INR	INR
Deferred tax asset	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on estimates of taxable income and the period over which deferred income tax assets will be recovered. Any changes in future taxable income would impact the recoverability of deferred tax assets.

(g) Tax losses carried forward

Deferred tax assets have not been recognised in respect of the following items. However as they are not considered to be reasonably certain of realisation, they are not recognised.

	31 March 2019		31 March 2018	
	Gross amount	Expiry date	Gross amount	Expiry date
Unabsorbed business loss	2,957.48	2024-25	2,957.48	2024-25
Unabsorbed business loss	1,305.11	2025-26	1,305.11	2025-26
Unabsorbed business loss	1,292.51	2026-27	1,292.51	2026-27
Unabsorbed business loss	4,804.33	2027-28	-	-
Unabsorbed depreciation	238.72	NA	147.00	NA

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27 Offsetting financial assets and financial liabilities

The following table presents the recognised financial instruments that are offset or subject to enforceable master netting arrangements and other similar agreements but not offset as at 31 March 2019 and 31 March 2018. The column 'net amount' shows the impact on the balance sheet if all set-off rights were exercised.

Particulars	Net amounts presented in the balance sheet	Financial instrument collateral	Net amount
31 March 2019			
Non Financial assets			
Inventories	1,28,564.36		
Other current assets	8,054.69		
Financial assets			
Cash and cash equivalents	1,765.70		
Bank balances other than Cash and cash equivalents	492.74		
Other financial assets	118.94		
Total	**1,38,996.43**		
Financial liabilities			
Borrowings (Secured)	33,062.23	(1,38,996.43)	(1,05,934.20)
Total	**33,062.23**	**(1,38,996.43)**	**(1,05,934.20)**
31 March 2018			
Non Financial assets			
Inventories	78,658.28		
Other current assets	2,739.65		
Financial assets			
Cash and cash equivalents	463.34		
Bank balances other than Cash and cash equivalents	116.63		
Other financial assets	53.83		
Total	**82,031.73**		
Financial liabilities			
Borrowings (Secured)	23,324.33	(82,031.73)	(58,707.40)
Total	**23,324.33**	**(82,031.73)**	**(58,707.40)**

Collateral against borrowings

The Company has pledged financial instruments as collateral against its borrowings. Refer to note 12 and 13 for further information on financial and non-financial collateral pledged as security against borrowings.

In the table above, the value of assets (collateral) disclosed as at 31 March 2019 and 31 March 2018 of Rs 138,996.43 and Rs 82,031.73 respectively have been restricted to the value of outstanding liability.

(Currency in INR Lakhs)

28 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 if the carrying amount is a reasonable approximation of fair value.

	Carrying amount		Fair value			
31 March 2019	**Fair value through profit or loss**	**Other Financial Assets/Liabilities-Amortised Cost**	**Level 1 - Quoted price in active markets**	**Level 2 - Significant observable inputs**	**Level 3 - Significant unobservable inputs**	**Total**
Financial assets not measured at Fair value						
Cash and cash equivalents (Note 8a)	-	1,765.70	-	-	-	-
Fixed deposit having maturity more than 12 months (Note 8b)	-	492.74	-	-	-	-
Other financial asset: Interest receivable on Fixed Deposits (Note 9)	-	118.94	-	-	-	-
	-	2,377.38	-	-	-	-
Financial liabilities measured at Fair value						
Non current liabilities: Borrowings (Note 12)	-	1,15,762.72	-	-	-	-
Financial liabilities not measured at Fair value						
Current liabilities: Trade payables (Note 14)	-	5,504.71	-	-	-	-
Current liabilities: Borrowings (Note 13)	-	947.88	-	-	-	-
	-	1,22,215.31	-	-	-	-

	Carrying amount		Fair value			
31 March 2018	**Fair value through profit or loss**	**Other Financial Assets/Liabilities-Amortised Cost**	**Level 1 - Quoted price in active markets**	**Level 2 - Significant observable inputs**	**Level 3 - Significant unobservable inputs**	**Total**
Financial assets measured at Fair value						
Financial assets not measured at Fair value						
Cash and cash equivalents (Note 8a)	-	463.24	-	-	-	-
Fixed deposit having maturity more than 12 months (Note 8b)	-	116.83	-	-	-	-
Other financial asset: Interest receivable on Fixed Deposits (Note 9)	-	53.83	-	-	-	-
	-	633.90	-	-	-	-
Financial liabilities measured at Fair value						
Non current liabilities: Borrowings (Note 12)	-	59,332.83	-	-	-	-
Financial liabilities not measured at Fair value						
Current liabilities: Trade payables (Note 14)	-	17,139.21	-	-	-	-
Current liabilities: Borrowings (Note 13)	-	5,861.03	-	-	-	-
	-	82,333.07	-	-	-	-

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28 Financial instruments – Fair values and risk management *(Continued)*

B Risk Management Framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company manages market risk through a treasury department, which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommends risk management objectives and policies, which are approved by Board of Directors. The activities of this department include management of cash resources, borrowing strategies, and ensuring compliance with market risk limits and policies.

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 ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

Financial risk management

The Company has exposure to the following risks arising from financial instruments:
a. Credit risk ;
b. Liquidity risk ; and
c. Market risk

a. 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 and investment securities. The carrying amounts of financial assets represent the maximum credit exposure. The Company is engaged in affordable housing segment.
The Company does not have any significant exposure to credit risk.

Cash and cash equivalents

The Company held cash and cash equivalents with credit worthy banks of INR 1,765.70 lakhs and INR 463.34 lakhs as at 31 March 2019 and 31 March 2018 respectively. The credit worthiness of such banks and financial institutions is evaluated by the management on an ongoing basis and is considered to be good.

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28 Financial instruments – Fair values and risk management *(Continued)*

h. Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risk to the Company's reputation.

The Company has obtained fund and non-fund based working capital lines from banks, commercial papers issued to Mutual funds and through issue of debentures. The Company also constantly monitors funding options available in the debt and capital markets with a view to maintaining financial flexibility.

As of 31 March, 2019, the Company had working capital of INR 103,543.88 lakhs including cash and cash equivalents of INR 1,768.70 lakhs and bank balance of INR 492.74 lakhs, short term borrowings (including bank overdrafts) of INR 947.88 lakhs and trade payables of INR 5,504.71 lakhs. As of 31 March, 2018, the Company had working capital of INR 55,567.25 lakhs including cash and cash equivalents of INR 463.34 lakhs and bank balance of INR 116.51 lakhs, short term borrowings (including bank overdrafts) of INR 5,861.03 lakhs and trade payables of INR 17,139.21 lakhs.

Exposure to liquidity risk

The table below analyses the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for:
* all non derivative financial liabilities
* net and gross settled derivative financial instruments for which the contractual maturities are essential for the understanding of the timing of the cash flows.

		Contractual cash flows				
As at 31 March 2019	**Carrying amount**	**Total**	**1 year or less**	**1-2 years**	**2-5 years**	**More than 5 years**
Non derivative financial liabilities						
1,270,926, 17% compulsorily convertible debentures (Series "A") of Rs 100 each	1,208.64	2,171.14	-	-	2,171.14	-
1,390,336, 17% compulsorily convertible debentures (Series "B") of Rs 100 each	1,692.35	2,716.52	-	-	2,716.52	-
21,908,110, 10% redeemable, non-convertible debentures (Series "A") Rs 100 each	20,493.01	35,136.12	-	4,004.37	31,115.76	-
59,155,849, 10% redeemable, non-convertible debentures (Series "B") Rs 100 each	59,446.00	81,885.04	-	18,590.67	63,294.37	-
Finance facility from Housing Development Finance Corporation Limited	27,297.98	37,950.40	2,612.90	5,225.00	30,112.50	-
Finance facility from RBL bank Limited	4,998.51	7,540.00	565.00	1,170.00	5,805.00	-
Finance facility from IndusInd bank Limited	495.58	714.00	35.50	327.00	351.50	-
Trade and other payables	5,504.71	5,504.71	5,504.71	-	-	-
ICD from Grandview Estate Private Limited	990.58	990.58	990.58	-	-	-
Other financial liabilities	35.02	35.02	35.02	-	-	-
	1,22,213.21	1,74,499.44	9,783.59	25,113.04	1,35,652.81	-

As at 31 March 2018	**Carrying amount**	**Total**	**1 year or less**	**1-2 years**	**2-5 years**	**More than 5 years**
Non derivative financial liabilities						
709,105, 17% compulsorily convertible debentures (Series "A") of Rs 100 each	766.62	1,751.15	-	-	-	1,751.15
751,084, 17% compulsorily convertible debentures (Series "B") of Rs 100 each	605.51	1,625.71	-	-	-	1,625.71
8,993,900, 10% redeemable, non-convertible debentures (Series "A") Rs 100 each	10,366.61	17,310.67	-	-	6,373.49	10,937.18
20,962,295, 10% redeemable, non-convertible debentures (Series "B") Rs 100 each	24,368.72	40,734.45	-	1,028.90	14,309.15	25,396.36
Finance facility from Housing Development Finance Corporation Limited	22,359.38	31,050.00	2,175.00	4,275.00	24,612.50	-
Finance facility from RBL bank Limited	864.93	1,458.00	137.90	297.46	1,023.50	-
Commercial paper	2,000.00	2,000.00	2,000.00	-	-	-
Trade and other payables	17,139.21	17,139.21	17,139.21	-	-	-
ICD from Grandview Estate Private Limited	847.97	847.97	847.97	-	-	-
Other financial liabilities	35.02	35.02	35.02	-	-	-
Bank overdraft	3,860.04	3,860.04	3,860.04	-	-	-
	83,333.07	1,17,295.29	25,246.74	5,516.34	46,644.77	39,892.40

Note: Figures are inclusive of interest accrued but not due

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Chartered Accountants

Joyville Shapoorji Housing Private Limited
Mumbai

28 Financial instruments – Fair values and risk management *(Continued)*

c. Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and equity prices – will affect the Company's income or the value of its holdings of financial instruments. The Company is domiciled in India and has its revenues and other transactions in its functional currency i.e. INR. Accordingly the Company is not exposed to any currency risk. Also the Company does not hold any equity investments, accordingly the Company is not exposed to any equity price risk.

Currency risk

Currently, the Company is not exposed to any currency risk on any financial assets and liabilities.

C Other risks

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company.

The Board is responsible 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.

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.

Regulatory and Environmental Risks

The Company is subject to laws and regulations in various segments like Environmental, Forests etc. and has laid down policies and procedures aimed at compliance with local environmental and other laws.

Climate and other risks

The Company is exposed to the risks of damage from climatic changes, and other natural forces. The Company has extensive processes in place aimed at monitoring those risks, including regular monitoring and follow up.

D 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.

Exposure to interest rate risk

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

Particulars	31 March 2019	31 March 2018
Fixed-rate instruments		
Financial liabilities (Liability component of compound financial instrument i.e. of convertible debentures)	2,098.59	1,570.17
Financial liabilities (Liability component of compound financial instrument i.e. of non-convertible debentures)	[illegible]	14,478.52
Inter corporate deposits	358.66	347.97
Interest accrued but not due on borrowings	55.02	55.02
Commercial papers	-	2,000.00
Fixed rate instruments	**82,648.37**	[illegible]
Variable rate instruments		
Bank overdraft	-	3,990.04
Term loan from HDFC Limited	27,507.68	22,359.34
Term loan from RBL Bank Limited	4,990.01	954.95
Term loan from IndusInd Bank Limited	995.56	-
Variable rate instruments	**[illegible]**	[illegible]

Fair value sensitivity analysis for fixed rate instruments
The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss, and the Company does not have any designate derivatives (interest rate swaps). Therefore, a change in interest rates at the reporting date would not affect profit or loss.

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

Variable rate instruments : Cash flow sensitivity (net)	Profit or Loss INR (in Lakhs) 31 March 2019	31 March 2018
100 basis points increase	**(330.62)**	(262.54)
100 basis points decrease	**330.62**	262.54

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

29 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. Management monitors the return on capital as well as the level of dividends to ordinary shareholders, if any.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents. Adjusted equity comprises all components of equity.

The Company's adjusted net debt to equity ratio at 31 March 2019 was as follows:

	As at 31 March 2019	As at 31 March 2018
Total borrowings	**1,16,703.68**	[illegible]
Less : Cash and cash equivalents	**1,768.78**	461.34
Adjusted net debt	**1,14,934.90**	[illegible]
Equity	**[illegible]**	[illegible]
Adjusted net debt to equity ratio	**(10.79)**	(17.18)

30 The Company has not created a debenture redemption reserve account due to non-availability of profits in the current year and previous year for payment of dividend. No debentures are redeemable within a period of 12 months from 31 March 2019. As none of the debentures are due for repayment within 12 months of the year end, the Company is not required to make any investment in the specified securities as set out in Rule 18 of Share Capital and Debentures Rules, 2014 of Companies Act, 2013.

31 Segment reporting

a. Basis of Segmentation

The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").

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

Revenue from the customers is Rs. Nil for the year ended 31 March 2019 (for the year ended 31 March 2018: Rs. 748.50 lakhs) constituted 10% or more of the total revenue of the Company.

32 First time Adoption of IND AS 115 - Revenue from Contracts with Customers (IND AS 115)

IND AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied the modified retrospective approach to its real estate residential contracts that were not completed as of 1 April 2018 and has given impact of adoption of Ind AS 115 by debiting to retained earnings as at the said date by Rs. 6,300 lakhs. Accordingly, the comparatives have not been restated and hence, the current period figures are not comparable to the previous period figures. There is no impact in the current year on revenue from operations, net loss after tax and basic and diluted EPS on account of implementation of Ind AS 115.

a. Significant changes in contract asset and contract liabilities balances during the year are as follows:

Particulars	31 March 2019
Contract Assets	
At the beginning of the reporting period	-
Cumulative catch-up adjustments to revenue affecting contract assets	-
At the end of the reporting period	-
Contract Liabilities	
At the beginning of the reporting period	3,377.83
Cumulative catch-up adjustments to revenue affecting contract liabilities	18,295.44
Significant financing component	1,407.32
At the end of the reporting period	23,080.59

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

b. Performance obligation

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

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

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

(Currency in INR Lakhs)

32 First time Adoption of IND AS 115 - Revenue from Contracts with Customers (IND AS 115) *(Continued)*

b. Performance obligation *(Continued)*

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

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at 31 March 2019 is Rs. 1,01,770.76 lakhs. This will be recognised as revenue over a period of one to four years .

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

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

The Company applies practical expedient in paragraph C5(a) of Ind AS 115 and does not disclose information about remaining performance obligations that have original expected duration of one year or less for comparative previous periods.

c. Reconciliation of revenue recognised in the Statement of Profit and Loss

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

	31 March 2019	1 April 2018*
Contract price of the revenue recognised	-	-
Add: Significant financing component	-	-
Less: Customer Incentives/benefits	-	-
Revenue recognised in the Statement of Profit and Loss	-	-

*Company has applied Ind AS 115 using the cumulative effect method. Under this method, the comparative information is not restated.

d. Assets recognised from the costs to obtain or fulfil a contract with a customer

Particulars	**31 March 2019**
At the beginning of the reporting period	-
Add: Cost incurred during the year	**1,727.90**
At the end of the reporting period	**1,727.90**

The Company shall amortise the cost on satisfaction of performance obligation.

33 Disclosure pursuant to Section 186 of The Companies Act, 2013

Management is of the view that investment in mutual fund shall not form part of disclosure under section 186 (11) read with Schedule VI of the Act since they do not fall under the definition of body corporate as defined in section 2 of Companies Act, 2013.

34 Subsequent events

There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the balance sheet date.

35 Other matters

Information with regard to other matters specified in Schedule III to the Act is either nil or not applicable to the Company for the year.

As per our report of even date attached

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

Aniruddha Godbole
Partner
Membership No: 105149

Mumbai
29 May 2019

For and on behalf of the Board of Directors of
Joyville Shapoorji Housing Private Limited
CIN: U70109MH2007PTC166942

Venkatesh Gopalkrishan
Director
DIN: 01252461

Sriram Mahadevan
Managing Director
DIN: 08028238

Himanshu Jani
Chief Financial Officer

Suraj Subraman
Company Secretary
Membership No: A37870

Mumbai
29 May 2019