

Vatika Limited  
Notes to the financial statements for the year ended 31 March 2017

iii) Joint ventures

Vatika Sovereign Park Private Limited ##  
Vatika Seven Elements Private Limited ##

## These companies are considered as Joint ventures under Accounting Standard (AS) - 27 'Financial reporting of Interests in Joint Ventures' as both Vatika Limited and the other shareholder have control over composition of board of director.

iv) Trusts with whom transaction have taken place during the year/balances as at year end:

V Care (a charitable trust)

v) Key Management Personnel

Name	Designation
Anil Bhalla	Chairman and Whole Time Director
Gautam Bhalla	Managing Director
Gaurav Bhalla	Director

vi) Relatives of Key Management Personnel with whom there are transactions during the year/balances as at year end:

Name	Relationship
Divya Bhalla	Wife of Mr. Gautam Bhalla
Kanchan Bhalla	Wife of Mr. Anil Bhalla

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Vatika Limited  
Summary of significant accounting policies and other explanatory information for the year ended March 31, 2017

Note 47 (cont'd)

Particulars	Subsidiaries and Joint Ventures		Trusts		Key management personnel		Relatives of key management personnel		Enterprises owned or significantly influenced by key management personnel or their relatives		Total	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
b) Transactions during the year												
Anil Bhalla						1.45						1.45
Anil Bhalla					224.39	221.36					224.39	221.36
Gautam Bhalla					165.29	166.72					165.29	166.72
Anil Bhalla					0.13	0.16					0.13	0.16
Greenfield Memory and Landscapes Private Limited										2.04		2.04
Vatika Youth Private Limited	55.78	24.27							0.15		55.78	24.27
Waterman India Private Limited	5,704.02										5,704.02	
Carry Properties Private Limited	2,026.29										2,026.29	
Bayo Developments Private Limited												
Lacobi Developments Private Limited	2,217.01										2,217.01	
Mandell Developments Private Limited	4,670.80										4,670.80	
Pagant Infrastructure Private Limited	587.71	517.34									587.71	517.34
SH Tech Park Developments Private Limited	1,449.07	2,713.60									1,449.07	2,713.60
Vatika One India Next Business Limited	4,090.91	2,586.24									4,090.91	2,586.24
Perrina Developers Private Limited	370.57										370.57	
Vatika Intercom Private Limited	394.42	3,098.40									394.42	3,098.40
Vatika One One Private Limited	17.01	480.62									17.01	480.62
Vatika Sovereign Park Private Limited	37.20	708.54									37.20	708.54
Vatika Seven Seasons Private Limited												
Vatika House Private Limited		72.14										72.14
Carry Properties Private Limited	35.39										35.39	
Bayo Developments Private Limited	3.58	1.19									3.58	1.19
Bayo Developments Private Limited	82.49										82.49	
Mandell Developments Private Limited	32.73										32.73	
Perrina Developers Private Limited	2,872.43	81.27									2,872.43	81.27
Vatika Intercom Private Limited	270.57										270.57	
Vatika Sovereign Park Private Limited		82.10										82.10
Vatika One India Next Business Limited		8,080.00										8,080.00
Vatika One India Next Business Limited		2,310.00										2,310.00
Vatika One India Next Business Limited		596.21										596.21
Vatika One India Next Business Limited												
Vatika One India Next Business Limited	1,877.17	2,422.83									1,877.17	2,422.83
Perrina Developers Private Limited	1,885.70	5,247.10									1,885.70	5,247.10
Vatika One India Next Business Limited	194.02	335.55									194.02	335.55
Perrina Developers Private Limited	197.45	685.86									197.45	685.86



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Particulars	Subsidiaries and Joint Ventures		Trust		Key management personnel		Relatives of key management personnel		Enterprises owned or significantly influenced by key management personnel or their relatives		Total	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
Prakash Project Private Limited	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Greenfield Nursery and Landscapes Private Limited	-	-	-	-	-	-	-	-	-	-	-	30.00
Vatika Farm Private Limited	26,723.66	273,978.00	-	-	-	-	-	-	0.50	-	0.50	-
Arora Promoters Private Limited	-	80.00	-	-	-	-	-	-	-	-	-	273,978.00
Envo Developers Private Limited	-	80.00	-	-	-	-	-	-	-	-	-	80.00
Parsons Developers Private Limited	9,545.81	78,246.58	-	-	-	-	-	-	-	-	-	78,246.58
Lincoln Developers Private Limited	-	-	-	-	-	-	-	-	2,299.20	8,513.00	2,299.20	8,513.00
Mandali Developers Private Limited	-	77.00	-	-	-	-	-	-	-	-	-	77.00
Pegasus Infrastructure Private Limited	-	52.00	-	-	-	-	-	-	-	-	-	52.00
SRI Tech Park Developers Private Limited	13,736.17	2,718.03	-	-	-	-	-	-	-	-	13,736.17	2,718.03
Vatika One India Near Private Limited	18,413.93	-	-	-	-	-	-	-	-	-	18,413.93	-
Siddhant Promoters and Developers Private Limited	1.25	0.50	-	-	-	-	-	-	-	-	1.25	0.50
Vishnu Promoters and Developers Private Limited	6.00	-	-	-	-	-	-	-	-	-	6.00	-
Pearson Developers Private Limited	-	0.53	-	-	-	-	-	-	-	-	-	0.53
Vatika Injoo SEZ Developers Private Limited	1.00	-	-	-	-	-	-	-	-	-	1.00	-
Vatika One Bagmati City Private Limited	-	-	-	-	-	-	-	-	622.50	4,485.20	622.50	4,485.20
Vatika One Durgam Chattri Private Limited	-	0.00	-	-	-	-	-	-	-	-	-	0.00
Green Developers Private Limited	56,254.70	1,57,709.00	-	-	-	-	-	-	-	-	56,254.70	1,57,709.00
Vatika Homes & Hotels Pvt. Ltd.	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Vatika Seven Elements Private Limited	1,942.09	-	-	-	-	-	-	-	-	-	1,942.09	-
Salvager Soudha Park Private Limited	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Vatika Seven Elements Private Limited	2,189.00	451.31	-	-	-	-	-	-	-	-	2,189.00	451.31
Breche Project Private Limited	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Greenfield Nursery and Landscapes Private Limited	-	-	-	-	-	-	-	-	30.00	-	30.00	-
Vatika Home Private Limited	-	-	-	-	-	-	-	-	35.61	-	35.61	-
Aspire Promoters Private Limited	54,125.47	244,400.58	-	-	-	-	-	-	-	-	54,125.47	244,400.58
Espo Developers Private Limited	-	80.00	-	-	-	-	-	-	-	-	-	80.00
Parsons Developers Private Limited	10,293.50	78,480.50	-	-	-	-	-	-	-	-	10,293.50	78,480.50
Lincoln Developers Private Limited	-	-	-	-	-	-	-	-	3,486.17	3,241.60	3,486.17	3,241.60
Mandali Developers Private Limited	-	77.00	-	-	-	-	-	-	-	-	-	77.00
Pegasus Infrastructure Private Limited	-	52.00	-	-	-	-	-	-	-	-	-	52.00
SRI Tech Park Developers Private Limited	-	12,939.40	-	-	-	-	-	-	-	-	-	12,939.40
Vishnu Promoters and Developers Private Limited	6.00	-	-	-	-	-	-	-	-	-	6.00	-
Vatika IT Park Private Limited	20.09	193.15	-	-	-	-	-	-	-	-	20.09	193.15
Vatika One Express City Private Limited	-	-	-	-	-	-	-	-	61.39	779.00	61.39	779.00
Greenfield Nursery and Landscapes Private Limited	3,118.50	109,181.70	-	-	-	-	-	-	-	-	3,118.50	109,181.70
Vatika Homes & Hotels Pvt. Ltd.	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Vatika Sovereign Park Private Limited	4,171.09	-	-	-	-	-	-	-	-	-	4,171.09	-
Shivangir Builders Private Limited	-	-	-	-	-	-	-	-	0.50	-	0.50	-
Vatika Seven Elements Private Limited	3,255.98	-	-	-	-	-	-	-	-	-	3,255.98	-
Vatika One Private Limited	7,517.95	-	-	-	-	-	-	-	-	-	7,517.95	-
Greenfield Nursery and Landscapes Private Limited	-	-	-	-	-	-	-	-	218.78	122.59	218.78	122.59
Vatika One Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Vatika One Private Limited	2,123.00	1,674.10	-	-	-	-	-	-	0.28	-	0.28	-
Nirmanacharya India Private Limited	-	-	-	-	-	-	-	-	-	-	-	-



For VATIKA LIMITED  
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Vatika Limited  
Summary of significant accounting policies and other explanatory information for the year ended March 31, 2017

Note 47 (cont'd)

Particulars	Subsidiaries and Joint Ventures		Total		Key management personnel		Relatives of key management personnel		Enterprises owned or significantly influenced by key management personnel or their relatives		Total	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
Vatika Hotels Private Limited	92.69	108.59	-	-	-	-	-	-	-	-	92.69	108.59
Vatika Sovereign Park Private Limited	1,128.62	-	-	-	-	-	-	-	-	-	1,128.62	-
Vatika Seven Elements Private Limited	3,179.49	-	-	-	-	-	-	-	-	-	3,179.49	-
Vatika Hotels Private Limited	25.00	-	-	-	-	-	-	-	-	-	25.00	-
Clear Properties Private Limited	0.50	-	-	-	-	-	-	-	-	-	0.50	-
S3 Tech Park Developers Private Limited	5,261.90	1,761.17	-	-	-	-	-	-	3,000.00	-	5,261.90	1,761.17
Vatika One India New Private Limited	2,976.03	-	-	-	-	-	-	-	3,000.00	-	2,976.03	-
Eden Developers Private Limited	-	-	-	-	-	-	-	-	3,100.00	-	-	-
Agma Developers Private Limited	-	-	-	-	-	-	-	-	20,000.00	-	-	-
Vatika Education Services Private Limited	-	-	-	-	-	-	-	-	4,908.92	-	-	-
Vatika One On One Private Limited	-	-	-	-	-	-	-	-	2,980.00	-	-	-
Harold Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Vatika Sovereign Park Private Limited	1,839.48	-	-	-	-	-	-	-	-	-	1,839.48	-
Vatika Seven Elements Private Limited	1,360.27	-	-	-	-	-	-	-	-	-	1,360.27	-
Parsons Dwellers Private Limited	-	7,199.70	-	-	-	-	-	-	-	-	-	7,199.70
S3 Tech Park Developers Private Limited	26.92	23.10	-	-	-	-	-	-	-	-	26.92	23.10
Clear Properties Private Limited	0.50	-	-	-	-	-	-	-	-	-	0.50	-
S3 Tech Park Developers Private Limited	2,132.70	-	-	-	-	-	-	-	-	-	2,132.70	-
Vatika One India New Private Limited	624.50	5.00	-	-	-	-	-	-	0.50	-	624.50	5.00
Agma Developers Private Limited	-	-	-	-	-	-	-	-	960.00	-	-	-
S3 Tech Park Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Vatika One On One Private Limited	7,321.23	-	-	-	-	-	-	-	0.40	-	7,321.23	-
Harold Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Manish Developers Private Limited	-	-	-	-	-	-	-	-	14,400.00	-	-	-
Lincoln Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Agma Promoters Private Limited	-	491.94	-	-	-	-	-	-	248.85	2,213.74	248.85	2,213.74
Lincoln Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-
Vatika One India New Private Limited	42.10	7,833.21	-	-	-	-	-	-	5.20	-	42.10	7,833.21
Vatika One On One Private Limited	300.65	4,598.80	-	-	-	-	-	-	-	-	300.65	4,598.80
Vatika Seven Elements Private Limited	182.85	-	-	-	-	-	-	-	-	-	182.85	-
Vatika Seven Elements Private Limited	14.84	-	-	-	-	-	-	-	-	-	14.84	-
Vatika Hotels Private Limited	19.53	71.88	-	-	-	-	-	-	-	-	19.53	71.88
S3 Tech Park Developers Private Limited	654.24	958.50	-	-	-	-	-	-	-	-	654.24	958.50
Vatika Sovereign Park Private Limited	-	1,78.75	-	-	-	-	-	-	-	-	-	1,78.75

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Vatika Limited  
Summary of significant accounting policies and other explanatory information for the year ended March 31, 2017

Note 47 (cont'd)

(Rs. in Lacs)

Particulars	Subsidiaries and Joint Ventures		Trust		Key management personnel		Relatives of key management personnel		Enterprises owned or significantly influenced by key management personnel or their relatives		Total	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
Atal Bhalla	-	-	-	-	0.13	2.10	-	-	-	-	0.13	2.10
Gaurav Bhalla	-	-	-	-	5.67	14.75	-	-	-	-	5.67	14.75
Kanchan Bhalla	-	-	-	-	-	-	3.00	0.29	-	-	3.00	0.29
Dhruv Bhalla	-	-	-	-	-	-	0.79	8.16	-	-	0.79	8.16
Camel Properties Private Limited	-	51.58	-	-	-	-	-	-	-	-	-	51.58
Reva Development Private Limited	-	906.90	-	-	-	-	-	-	-	-	-	906.90
Vatika One India Next Private Limited	-	48.15	-	-	-	-	-	-	-	-	-	48.15
Vatika IT Parks Private Limited	-	191.09	-	-	-	-	-	-	-	-	-	191.09
Urban Development Private Limited	-	874.80	-	-	-	-	-	-	-	-	-	874.80
Vatika One Express Car Private Limited	-	-	-	-	-	-	-	-	5,130.64	-	5,130.64	-
Kaldevi Development Private Limited	-	-	-	-	-	-	-	-	13.78	-	13.78	-
Greenfield Nursery and Landscapes Private Limited	-	-	-	-	-	-	-	-	2.04	-	2.04	-
Vatika One India Next Private Limited	-	8,255.91	-	-	-	-	-	-	-	-	-	8,255.91
Vatika One One Private Limited	-	13,359.34	-	-	-	-	-	-	-	-	-	13,359.34
Vatika Sovereign Park Private Limited	-	1,622.66	-	-	-	-	-	-	-	-	-	1,622.66
Vatika Seven Elements Private Limited	-	1,607.31	-	-	-	-	-	-	-	-	-	1,607.31
Vatika Bhalla	-	-	-	-	-	-	-	-	50.00	-	-	50.00
Golden Bhalla	-	-	-	-	7.59	6.70	-	-	-	-	7.59	6.70
Dhruv Bhalla	-	-	-	-	-	-	7.10	3.62	-	-	7.10	3.62
Vatika Sovereign Park Private Limited	-	140.06	-	-	-	-	-	-	-	-	-	140.06
Vatika Seven Elements Private Limited	175.99	159.72	-	-	-	-	-	-	-	-	175.99	159.72
Vatika Sovereign Park Private Limited	680.42	523.35	-	-	-	-	-	-	-	-	680.42	523.35
Vatika Seven Elements Private Limited	1,760.75	1,650.29	-	-	-	-	-	-	-	-	1,760.75	1,650.29
SH Tech Park Development Private Limited	-	3,259.35	-	-	-	-	-	-	-	-	-	3,259.35
SH Tech Park Development Private Limited	-	1,914.13	-	-	-	-	-	-	-	-	-	1,914.13
V Care	-	82.56	-	70.00	-	-	-	-	-	-	82.56	70.00
SH Tech Park Development Private Limited	-	62.04	-	-	-	-	-	-	-	-	-	62.04
Vatika Sovereign Park Private Limited	1,073.25	990.91	-	-	-	-	-	-	-	-	1,073.25	990.91
Vatika Sovereign Park Private Limited	9.82	9.90	-	-	-	-	-	-	-	-	9.82	9.90
Vatika Sovereign Park Private Limited	-	250.28	-	-	-	-	-	-	-	-	-	250.28

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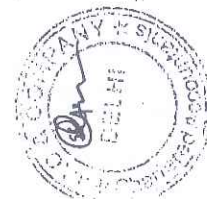


Vatika Limited  
Summary of significant accounting policies and other explanatory information for the year ended March 31, 2017

Note 47 (cont'd)

Particulars	Subsidiaries and Joint Ventures		Trusts		Key management personnel		Relatives of key management personnel		Enterprises owned or significantly influenced by key management personnel or their relatives		Total	
	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016	Mar 31, 2017	Mar 31, 2016
Vatika Seven Elements Private Limited	7,478.13	9,297.40	-	-	-	-	-	-	-	-	7,478.13	9,297.40
Vatika Sovereign Park Private Limited	3,659.28	2,548.42	-	-	-	-	-	-	-	-	3,659.28	2,548.42
Vatika One India Near Private Limited	-	(2,377.17)	-	-	-	-	-	-	-	-	-	(2,377.17)
Vatika Sovereign Park Private Limited	(10.73)	(0.90)	-	-	-	-	-	-	-	-	(10.73)	(0.90)
Vatika Sovereign Park Private Limited	(178.75)	(178.75)	-	-	-	-	-	-	-	-	(178.75)	(178.75)
Gautam Bhalla	-	-	-	-	(50.00)	(50.00)	(50.00)	(50.00)	-	-	(50.00)	(50.00)
Vatika Education Services Private Limited	-	-	-	-	-	-	-	-	(20,000.00)	-	(20,000.00)	-
Eden Developers Private Limited	-	-	-	-	-	-	-	-	(3,000.00)	-	(3,000.00)	-
Higier Developers Private Limited	-	-	-	-	-	-	-	-	(2,899.60)	-	(2,899.60)	-
Vatika Honda Private Limited	(1,746.50)	(730.44)	-	-	-	-	-	-	(3,000.00)	-	(1,746.50)	(730.44)
Amara Developers Private Limited	-	-	-	-	-	-	-	-	(3,000.00)	-	(3,000.00)	-
Greenfield Nursery and Landscapes Private Limited	-	-	-	-	(13.40)	(6.57)	(6.57)	(78.33)	(181.24)	-	(181.24)	(78.33)
Gautam Bhalla	-	-	-	-	(13.40)	(6.57)	(6.57)	(13.40)	(13.40)	-	(13.40)	(6.57)
Vatika One India Near Private Limited	-	(12.70)	-	-	-	-	(0.65)	(3.26)	-	-	(0.65)	(3.26)
Premna Developers Private Limited	-	(4,166.64)	-	-	-	-	-	-	-	-	-	(4,166.64)
Vatika One One Private Limited	-	(1,551.10)	-	-	-	-	-	-	(1,551.10)	-	(1,551.10)	-
Vatika One India Near Private Limited	-	(1,625.42)	-	-	-	-	-	-	(1,625.42)	-	(1,625.42)	-
SH Tech Park Developers Private Limited	-	(5,305.30)	-	-	-	-	-	-	(862.33)	-	(862.33)	(5,305.30)
Vatika One Express City Private Limited	-	-	-	-	-	-	-	-	-	-	(862.33)	-
Amal Bhalla	-	-	-	-	(0.00)	(0.13)	(0.13)	-	-	-	(0.00)	(0.13)
Gaurav Bhalla	-	-	-	-	(178.24)	(139.55)	(139.55)	(0.79)	-	-	(178.24)	(139.55)
Greenfield Developers Private Limited	-	-	-	-	-	-	(247.24)	(4.95)	(221.82)	-	(247.24)	(4.95)
Vatika One India Near Private Limited	45,669.74	11,739.83	-	-	-	-	-	-	-	-	45,669.74	11,739.83
SH Tech Park Developers Private Limited	13,400.00	16,708.20	-	-	-	-	-	-	-	-	13,400.00	16,708.20
Premna Developers Private Limited	3,700.00	4,332.11	-	-	-	-	-	-	-	-	3,700.00	4,332.11
Vatika Seven Elements Private Limited	8,660.00	8,660.00	-	-	-	-	-	-	-	-	8,660.00	8,660.00
Vatika Sovereign Park Private Limited	6,900.00	6,900.00	-	-	-	-	-	-	-	-	6,900.00	6,900.00
Amal Bhalla	-	-	-	-	-	-	-	-	-	-	-	242,885.61
Gautam Bhalla	-	-	-	-	-	-	-	-	-	-	-	242,885.61
Gaurav Bhalla	-	-	-	-	-	-	-	-	-	-	-	239,885.61
Vatika Sovereign Park Private Limited	-	8,100.00	-	-	-	-	-	-	-	-	-	8,100.00
Vatika IT Park Private Limited	-	15,000.00	-	-	-	-	-	-	-	-	-	15,000.00

For VATIKA LIMITED  
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**Vatika Limited**  
Notes to the financial statements for the year ended 31 March 2017

**48. Leases**

**In case of assets taken on lease**

*Operating Lease:*

The Company has taken space on lease for use as office premises. The lease is for an initial period of 3 years which is further extendable for 2 more terms of 3 years each. There are no restrictions imposed on the Company under the lease arrangement. There are no subleases.

The total of minimum future lease payments under non-cancellable operating lease is as under:

Particulars	31 March 2017	31 March 2016
Lease payments for the year recognised in the Statement of Profit and Loss	405.49	375.52
<b>Minimum lease payments:</b>		
Not later than one year	372.72	227.18
Later than one year but not later than five years	559.08	-
Later than five years	-	-

**In case of assets given on lease**

*Operating lease:*

The Company is in the business of constructing and selling commercial space and classifies the unsold stock of projects as Inventory. During the time, the Company does not find a buyer, it leases out the space to tenants. Lease terms and escalation rates vary as per the agreement entered with the tenant. There are no restrictions imposed on the Company under the lease arrangement.

There is no uncollectible minimum lease payments receivable at the balance sheet date.

Particulars	31 March 2017	31 March 2016
Lease income for the year recognised in the Statement of Profit and Loss (net of lease rentals paid to investors)	5180.76	720.45
<b>Minimum lease incomes:</b>		
Not later than one year	2013.27	490.13
Later than one year but not later than five years	3131.6	1,904.99
Later than five years	35.88	1,620.09

**49. Segment information**

The Company is primarily engaged in the business of real estate development, which as per Indian Accounting Standard - 108 on 'Operating Segments' is considered to be the only reportable segment.

50. Revenue from real estate operations under Operating Revenue includes compensation of Rs. 19,784.48 lakhs (March 31, 2016: Rs. 2,079.77 lakhs), from compulsory acquisition of land by government.



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**Vatika Limited**  
Notes to the financial statements for the year ended 31 March 2017

**51 Fair value disclosures**

**i) Fair values hierarchy**

Financial assets and financial liabilities measured at fair value in the statement of financial position are Companded into three Levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

**ii) Financial assets measured at fair value - recurring fair value measurements**

Level 3	31 March 2017	31 March 2016	1 April 2015
Investment in Optionally convertible debentures in Vatika Seven elements private Limited	12,411	11,528	9,516
Investment in Optionally convertible debentures in Vatika Sovereign park private Limited	5,059	3,488	3,060
<b>Total</b>	<b>17,470</b>	<b>15,016</b>	<b>12,576</b>

**(iii) Valuation technique used to determine fair value**

Fair value of compulsory convertible debentures have been determined using discounted cash flow analysis. This method involves the projection of a series of cash flows from the project. To this projected cash flow series, a market-derived discount rate is applied to establish the present value of the income stream associated with the project.

(iv) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements and sensitivity analysis if a change to such inputs was made keeping other variables constant:

Particulars	Discount rate	Vatika Seven Elements Private Limited		Vatika Sovereign Park Private Limited	
		31 March 2017	31 March 2016	31 March 2017	31 March 2016
Optionally convertible debentures	-0.5%	12,636.00	11,768.34	5,172.12	3,591.88
	+0.5%	12,190.63	11,293.76	4,948.63	3,387.12

(v) The following table presents the changes in level 3 items for the year ended 31 March 2017 and 31 March 2016:

Particulars	Optionally convertible debentures
As at 1 April 2015	12,575.99
Gain recognised in statement of profit and loss	2,439.66
As at 31 March 2016	15,015.65
Gain recognised in statement of profit and loss	2,453.90
As at 31 March 2017	17,469.56

**(vi) Fair value of instruments measured at amortised cost**

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows:

Particulars	Level	31 March 2017		31 March 2016		01 April 2015	
		Carrying value	Fair value	Carrying value	Fair value	Carrying value	Fair value
<b>Financial assets</b>							
Security deposit	Level 3	5,600.50	5,402.72	4,775.73	5,102.18	3,139.36	3,511.91
Loan to employee	Level 3	20.88	20.88	21.42	21.42	15.71	15.71
Loan to related parties and others	Level 3	14,699.08	14,681.85	20,646.14	20,971.40	10,623.69	11,136.77
Other financial assets	Level 3	2,144.08	2,144.08	2,456.22	2,456.22	4,434.52	4,434.52
<b>Total financial assets</b>		<b>22,464.55</b>	<b>22,249.53</b>	<b>27,899.52</b>	<b>28,551.22</b>	<b>18,213.28</b>	<b>19,098.92</b>
<b>Borrowings</b>							
Security deposit	Level 3	367,794.43	367,794.43	276,102.39	276,102.39	348,863.65	348,863.65
	Level 3	34,611.38	33,830.55	35,389.24	35,466.43	45,696.02	46,472.47
<b>Total financial liabilities</b>		<b>402,405.81</b>	<b>401,624.98</b>	<b>311,491.63</b>	<b>311,568.82</b>	<b>394,559.67</b>	<b>395,336.13</b>

The management assessed that cash and cash equivalents, trade receivables, other receivables, trade payables and other current financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. The fair value of the financial assets and liabilities is included at the amount at which The fair values of the Company's interest-bearing borrowings, loans and receivables are determined by applying discounted cash flows (DCF) method, using discount rate that reflects the issuer's borrowing rate at the end of the reporting period. The own nonperformance risk as at 31 March 2016 was assessed to be insignificant.

**52 Financial risk management**

**i) Financial instruments by category**

Particulars	31 March 2017			31 March 2016			01 April 2015		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
<b>Financial assets</b>									
Investments*	17,504.14	-	-	15,050.23	-	-	15,837.82	-	-
Security deposits	-	-	5,600.50	-	-	4,775.73	-	-	3,139.36
Receivable from related parties	-	-	14,699.08	-	-	20,646.14	-	-	5,123.69
Receivable from others	-	-	-	-	-	-	-	-	5,500.00
Other financial assets	-	-	9,200.68	-	-	3,755.35	-	-	5,363.91
Trade receivables	-	-	119,393.78	-	-	105,994.76	-	-	157,881.42
Cash and cash equivalents	-	-	1,754.32	-	-	6,134.39	-	-	12,534.37
Other bank balances	-	-	4,581.49	-	-	4,389.94	-	-	2,996.69
Loans	-	-	20.88	-	-	21.42	-	-	15.71
<b>Total</b>	<b>17,504.14</b>	<b>-</b>	<b>155,250.74</b>	<b>15,050.23</b>	<b>-</b>	<b>145,737.73</b>	<b>15,837.82</b>	<b>-</b>	<b>172,555.15</b>
<b>Financial liabilities</b>									
Borrowings	-	-	363,884.42	-	-	264,550.34	-	-	316,694.07
Trade payable	-	-	78,722.80	-	-	64,154.21	-	-	71,922.55
Other financial liabilities	-	-	41,697.36	-	-	60,764.45	-	-	79,823.15
<b>Total</b>	<b>-</b>	<b>-</b>	<b>484,304.58</b>	<b>-</b>	<b>-</b>	<b>389,469.00</b>	<b>-</b>	<b>-</b>	<b>468,439.77</b>

\*Investment in equity instrument of subsidiary and joint venture have been accounted using equity method of accounting and hence, not presented here.

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**ii) Risk Management**

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

**A) Credit risk**

Credit risk is the risk that a counterparty fails to discharge an obligation to the company. The company is exposed to this risk for various financial instruments, for example by granting loans and receivables to customers, placing deposits, etc. The company's maximum exposure to credit risk is limited to the carrying amount of following types of financial assets.

- cash and cash equivalents,
- trade receivables,
- loans & receivables carried at amortised cost, and
- deposits with banks

**a) Credit risk management**

The Company assesses and manages credit risk based on internal credit rating system, continuously monitoring defaults of customers and other counterparties, identified either individually or by the company, and incorporates this information into its credit risk controls. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- A: Low
- B: Medium
- C: High

**Assets under credit risk –**

		(₹ in lakhs)		
Credit rating	Particulars	31 March 2017	31 March 2016	01 April 2015
A: Low	Loans	20,320.47	25,443.30	13,778.76
	Investments	89,933.73	85,351.79	122,182.24
	Other financial assets	9,200.68	3,755.35	5,363.91
	Other bank balances	4,581.49	4,389.94	2,996.69
	Cash and cash equivalents	1,754.32	6,154.39	12,354.37
B: Medium	Trade receivables	119,064.57	105,805.97	137,738.63
D: Doubtful	Trade receivables	329.21	188.79	142.79

**Cash & cash equivalents and bank deposits**

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks.

**Trade receivables**

The Company closely monitors the credit-worthiness of the debtors through internal systems that are configured to define credit limits of customers, thereby, limiting the credit risk to pre-calculated amounts. The Company assesses increase in credit risk on an ongoing basis for amounts receivable that become past due and default is considered to have occurred when amounts receivable become past due one year.

**Other financial assets measured at amortised cost**

Other financial assets measured at amortised cost includes loans and advances to employees, security deposits and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits.

**b) Expected credit losses**

**Trade receivables**

The Company's trade receivables does not have any expected credit loss as registry of properties sold is generally carried-out once the Company receives the entire payment. During the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off.

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Notes to the Standalone Financial Statements for the year ended 31 March 2017

*Other financial assets measured at amortised cost*

Company provides for expected credit losses on loans and advances other than trade receivables by assessing individual financial instruments for expectation of any credit losses. Since this category includes loans and receivables of varied nature and purpose, there is no trend that the company can draw to apply consistently to entire population. For such financial assets, the Company's policy is to provide for 12 month expected credit losses upon initial recognition and provides for lifetime expected credit losses upon significant increase in credit risk. The Company does not have any expected loss based impairment recognised on such assets considering their low credit risk nature, though incurred loss provisions are disclosed under each sub-category of such financial assets.

**B) Liquidity risk**

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities. Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

**Maturities of financial liabilities**

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities.

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

	(₹ in lakhs)			
31 March 2017	Less than 1 year	1-3 year	More than 3 years	Total
Borrowings including interest	10,019.39	179,356.05	49,450.07	239,825.52
Security deposit received	985.46	604.22	34,453.41	36,043.12
Short term borrowings	68,333.14	31,620.90	38,040.00	138,194.04
Trade payable	78,722.80	-	-	78,722.80
Other financial liabilities	33,003.12	-	-	33,003.12
<b>Total</b>	<b>191,263.92</b>	<b>211,781.17</b>	<b>121,943.51</b>	<b>524,988.60</b>

	(₹ in lakhs)			
31 March 2016	Less than 1 year	1-3 year	More than 3 years	Total
Borrowings including interest	17,177.82	43,500.08	65,278.36	127,956.26
Security deposit received	872.94	659.89	35,164.52	36,697.35
Short term borrowings	37,672.60	51,140.04	70,082.73	158,895.37
Trade payable	64,154.21	-	-	64,154.21
Other financial liabilities	44,943.41	-	-	44,943.41
<b>Total</b>	<b>164,820.99</b>	<b>97,300.01</b>	<b>170,525.61</b>	<b>432,646.61</b>

	(₹ in lakhs)			
01 April 2015	Less than 1 year	1-3 year	More than 3 years	Total
Borrowings including interest	37,206.96	90,334.79	72,188.05	199,729.80
Security deposit received	315.00	670.67	45,864.72	46,850.39
Short term borrowings	40,222.97	51,281.70	69,630.36	161,135.03
Trade payable	71,922.55	-	-	71,922.55
Other financial liabilities	45,434.48	-	-	45,434.48
<b>Total</b>	<b>195,101.95</b>	<b>142,287.16</b>	<b>187,683.13</b>	<b>525,072.25</b>



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b) Interest rate risk

i) Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March 2017, the Company is exposed to changes in market interest rates through bank borrowings at variable interest rates. The Company's investments in Fixed Deposits all pay fixed interest rates.

Interest rate risk exposure

Below is the overall exposure of the Company to interest rate risk:

	31 March 2017	31 March 2016	01 April 2015
Particulars			
Variable rate borrowing	367,396.21	275,200.68	348,673.96
Fixed rate borrowing	396.22	901.70	189.73
Total borrowings	367,794.43	276,102.39	348,863.69

Sensitivity

Below is the sensitivity of profit or loss and equity changes in interest rates.

	31 March 2017	31 March 2016
Particulars		
Interest sensitivity*		
Interest rates – increase by 50 bps basis points	1,836.99	1,376.00
Interest rates – decrease by 50 bps basis points	(1,836.99)	(1,376.00)

\* Holding all other variables constant

ii) Assets

The Company's fixed deposits are carried at amortised cost and are fixed rate deposits. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

c) Price risk

The Company does not have any significant investments in equity instruments which create an exposure to price risk.

53 Capital management

The Company's capital management objectives are

- to ensure the Company's ability to continue as a going concern
- to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

	31 March 2017	31 March 2016	01 April 2015
Particulars			
Total borrowings	367,794.43	276,102.39	348,863.65
Less : cash and cash equivalent	(1,754.52)	(6,134.39)	(12,534.37)
Net debt	366,040.11	269,968.00	336,329.28
Total equity	69,409.13	68,723	84,983.21
Net debt to equity ratio*	5.27	3.93	3.96

The Company has not declared dividend in current year or previous year.

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Notes to the financial statements for the year ended 31 March 2017

**54 First time adoption of Ind AS**

These are the Group's first financial statements prepared in accordance with Ind AS.

The accounting policies set out in note 3 have been applied in preparing the financial statements for the year ended 31 March 2017, the comparative information presented in these financial statements for the year ended 31 March 2016 and in the preparation of an opening Ind AS balance sheet at 01 April 2015 (the Company's date of transition). An explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows is set out in the following tables and notes.

**A Ind AS optional exemptions**

**1 Deemed cost for property, plant and equipment, investment property and intangible assets**

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the Previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 *Intangible Assets* and investment property covered by Ind AS 40 *Investment Property*. Accordingly, the Group has elected to measure all of its property, plant and equipment, intangible assets and investment property at their Previous GAAP carrying value.

**2 Deemed cost for investments in subsidiaries and joint ventures**

The Group has elected to continue with the carrying value of all of its investments in subsidiaries, joint ventures and associates recognised as of 1 April 2015 (transition date) measured as per the Previous GAAP as its deemed cost as at the date of transition.

**B Ind AS mandatory exceptions**

**1 Estimates**

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with Previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at 1 April 2015 are consistent with the estimates as at the same date made in conformity with Previous GAAP. The Company made estimates for following items in accordance with Ind AS at the date of transition as these were not required under Previous GAAP:

- a) Investment in equity instruments carried at FVTPL
- b) Impairment of financial assets based on expected credit loss model.

**2 Classification and measurement of financial assets and liabilities**

The classification and measurement of financial assets will be made considering whether the conditions as per Ind AS 109 are met based on facts and circumstances existing at the date of transition.

Financial assets can be measured using effective interest method by assessing its contractual cash flow characteristics only on the basis of facts and circumstances existing at the date of transition and if it is impracticable to assess the use of effective interest method, fair value of financial asset at the date of transition shall be the new carrying amount of that asset. The measurement exemption applies for financial liabilities as well.

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Notes to the financial statements for the year ended 31 March 2017

**C Reconciliations between Previous GAAP and Ind AS**

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from Previous GAAP to Ind AS.

**1 Reconciliation of total equity as at 31 March 2016 and 01 April 2015**

	Notes	31 March 2016	01 April 2015
Total equity (shareholder's funds) as per Previous GAAP		103,645.45	104,484.37
Adjustments:			
Adjustment on effective interest rates on borrowings	Note - 1	(2,860.26)	(4,128.39)
Measurement of financial assets and liabilities at amortised cost (including related impact on revenue/ other expenses)	Note - 2	(1,527.42)	(1,228.09)
Adjustment for reversal of rent equalisation reserve	Note - 3	895.09	788.67
Measurement of investments at fair value through profit or loss (FVTPL)	Note - 4	45,130.18	67,917.14
Impact on account of change in measurement of revenue from real estate development (net of cost)	Note - 5	(104,376.43)	(106,852.59)
Adjustment for discounting of long term provisions	Note - 6	375.96	186.63
Deferred tax on above adjustments	Note - 7	27,440.42	23,815.48
Total adjustments		(34,922.46)	(19,501.16)
Total equity as per Ind AS		68,722.99	84,983.21

**2 Reconciliation of total comprehensive income for the year ended 31 March 2016**

	Notes	31 March 2016
Profit after tax as per Previous GAAP		(838.90)
Adjustments:		
Adjustment on effective interest rates on borrowings	Note - 1	1,268.13
Measurement of financial assets and liabilities at amortised cost (including related impact on revenue/ employee cost/ other expenses)	Note - 2	(299.32)
Adjustment for reversal of rent equalisation reserve	Note - 3	106.41
Measurement of investments at fair value through profit or loss (FVTPL)	Note - 4	(22,786.96)
Impact on account of change in measurement of revenue from real estate development (net of cost)	Note - 5	2,476.16
Adjustment for discounting of long term provisions	Note - 6	189.33
Deferred tax on above adjustments	Note - 7	3,628.04
Remeasurement of defined benefit obligations reclassified to OCI	Note - 8	(8.95)
Total adjustments		(15,427.15)
Profit for the year ended 31 March 2016		(16,266.05)
Other comprehensive income		
Remeasurement of defined benefit obligations reclassified to OCI (net of tax)	Note - 8	5.85
Total comprehensive income for the year ended 31 March 2016		(16,260.20)

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Notes to the financial statements for the year ended 31 March 2017

- 3 Impact of Ind AS adoption on the Statement of cash flows for the year ended 31 March 2016  
The transition from previous GAAP to Ind AS has not made a material impact on the statement of cash flows.

- 4 Reconciliation of the assets and liabilities presented in the balance sheet prepared as per Previous GAAP and as per Ind AS as at 01 April 2015 is as follows:

Description	Per Previous GAAP	Ind AS adjustments	Per Ind AS
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3,501.29	(2,632.06)	869.23
Capital work-in-progress	2,718.74	(2,718.74)	-
Investment property	-	5,350.78	5,350.78
Intangible assets	12.90	-	12.90
<b>Financial assets</b>			
Investments	43,426.68	71,053.71	114,480.38
Loans	15,690.88	(3,826.04)	11,864.84
Other financial assets	4,430.39	4.13	4,434.52
Deferred tax assets (net)	3,517.15	23,815.48	27,332.63
Non-current tax assets (net)	6,101.74	-	6,101.74
Other non-current assets	13,197.93	(11,018.68)	2,179.25
<b>Total non-current assets</b>	<b>92,597.70</b>	<b>80,028.58</b>	<b>172,626.27</b>
<b>Current assets</b>			
Inventories	309,077.96	3,158.45	312,236.41
<b>Financial assets</b>			
Current investments	7,701.86	-	7,701.86
Trade receivables	145,713.51	(7,832.09)	137,881.42
Cash and cash equivalents	12,534.37	-	12,534.37
Other bank balances	2,677.04	319.65	2,996.69
Loans	9,501.52	(7,587.61)	1,913.92
Other financial assets	846.09	83.30	929.39
Other current assets	210,147.22	1,695.38	211,842.59
<b>Total current assets</b>	<b>698,199.57</b>	<b>(10,162.92)</b>	<b>688,036.65</b>
<b>Total assets</b>	<b>790,797.26</b>	<b>69,865.66</b>	<b>860,662.92</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	5,568.82	-	5,568.82
Other equity	98,915.55	(19,501.16)	79,414.39
<b>Total equity</b>	<b>104,484.37</b>	<b>(19,501.16)</b>	<b>84,983.21</b>
<b>Non-current liabilities</b>			
<b>Financial liabilities</b>			
Borrowings	162,522.85	(5,271.92)	157,250.93
Other financial liabilities	2,823.19	(1,420.84)	1,402.34
Long-term provisions	618.03	(186.63)	431.40
Other non-current liabilities	-	797.08	797.08
<b>Total non-current liabilities</b>	<b>165,964.07</b>	<b>(6,082.31)</b>	<b>159,881.75</b>
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
Borrowings	160,998.41	(1,555.26)	159,443.14
Trade payables	71,922.55	-	71,922.55
Other financial liabilities	82,780.12	(4,359.32)	78,420.80
Other current liabilities	186,447.07	32,032.13	218,479.20
Short term provisions	9,469.62	69,331.59	78,801.21
Current tax liabilities (net)	8,731.06	-	8,731.06
<b>Total current liabilities</b>	<b>520,348.83</b>	<b>95,449.14</b>	<b>615,797.96</b>
<b>Total liabilities</b>	<b>686,312.90</b>	<b>89,366.83</b>	<b>775,679.71</b>
<b>Total equity and liabilities</b>	<b>790,797.27</b>	<b>69,865.67</b>	<b>860,662.92</b>



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5 Reconciliation of the assets and liabilities presented in the balance sheet prepared as per Indian GAAP and as per Ind AS as at 31 March 2016 is as follows:

Description	Per Previous GAAP	Ind AS adjustments	Per Ind AS
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3,166.85	(2,519.47)	647.38
Capital work-in-progress	6,277.25	(6,277.25)	-
Investment property	-	8,796.70	8,796.70
Intangible assets	6.75	-	6.75
<b>Financial assets</b>			
Investments	36,364.65	48,987.14	85,351.79
Loans	20,464.88	(4,527.95)	15,936.93
Other financial assets	2,456.22	-	2,456.22
Deferred tax assets (net)	2,539.78	27,440.43	29,980.21
Non-current tax assets (net)	8,097.76	-	8,097.76
Other non-current assets	8,781.49	(6,399.95)	2,381.54
<b>Total non-current assets</b>	<b>88,155.62</b>	<b>65,499.64</b>	<b>153,655.28</b>
<b>Current assets</b>			
Inventories	354,809.73	(6,875.90)	347,933.83
<b>Financial assets</b>			
Current investments	-	-	-
Trade receivables	112,486.72	(6,491.94)	105,994.76
Cash and cash equivalents	6,154.39	-	6,154.39
Other bank balances	3,967.29	422.64	4,389.94
Loans	10,773.35	(1,266.99)	9,506.36
Other financial assets	2,491.77	(1,192.64)	1,299.13
Other current assets	311,208.81	(4,414.25)	306,794.56
<b>Total current assets</b>	<b>801,892.06</b>	<b>(19,819.09)</b>	<b>782,072.97</b>
<b>Total assets</b>	<b>890,047.68</b>	<b>45,680.56</b>	<b>935,728.25</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	5,568.82	-	5,568.82
Other equity	98,076.65	(34,922.48)	63,154.17
<b>Total equity</b>	<b>103,645.47</b>	<b>(34,922.48)</b>	<b>68,722.99</b>
<b>Non-current liabilities</b>			
<b>Financial liabilities</b>			
Borrowings	110,778.44	(3,711.20)	107,067.24
Other financial liabilities	3,360.64	(2,110.22)	1,250.42
Long-term provisions	1,413.84	(375.96)	1,037.87
Other non-current liabilities	-	924.56	924.56
<b>Total non-current liabilities</b>	<b>115,552.91</b>	<b>(5,272.82)</b>	<b>110,280.09</b>
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
Borrowings	158,758.51	(1,275.41)	157,483.11
Trade payables	64,154.21	-	64,154.21
Other financial liabilities	62,244.38	(2,730.35)	59,514.03
Other current liabilities	367,390.77	29,228.60	396,619.37
Short term provisions	9,002.63	60,652.95	69,655.58
Current tax liabilities (net)	9,298.87	-	9,298.87
<b>Total current liabilities</b>	<b>670,849.37</b>	<b>85,875.80</b>	<b>756,725.17</b>
<b>Total liabilities</b>	<b>786,402.28</b>	<b>80,602.99</b>	<b>867,005.26</b>
<b>Total equity and liabilities</b>	<b>890,047.75</b>	<b>45,680.51</b>	<b>935,728.25</b>



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Notes to the financial statements for the year ended 31 March 2017

6 Reconciliation of the income and expenses presented in the statement of profit and loss prepared as per Indian GAAP and as per Ind AS as at 31 March 2016 is as follows:

Description	Per Previous GAAP	Ind AS reclassification	Ind AS adjustments	Per Ind AS
<b>Income</b>				
Revenue from operations	66,797.09	0.00	(3,729.62)	63,067.47
Other income	32,384.03	(25,793.85)	10,432.96	17,023.15
<b>Total Income</b>	<b>99,181.12</b>	<b>(25,793.85)</b>	<b>6,703.34</b>	<b>80,090.62</b>
<b>Expenses</b>				
Cost of sales	45,030.09	(2,523.50)	5,189.32	47,695.91
Employee benefits expense	1,633.00	-	3.59	1,636.59
Finance costs	47,305.35	-	(2,664.44)	44,640.91
Depreciation and amortisation expense	366.31	-	-	366.31
Other expenses	4,369.97	(23,270.35)	23,230.05	4,329.67
<b>Total expenses</b>	<b>98,704.72</b>	<b>(25,793.85)</b>	<b>25,758.52</b>	<b>98,669.39</b>
<b>Loss before tax</b>	<b>476.40</b>	<b>0.00</b>	<b>(19,055.18)</b>	<b>(18,578.77)</b>
<b>Tax expense/(credit):</b>				
Current tax	544.69	(206.74)	-	337.95
MAT	-	206.74	-	206.74
Deferred tax	770.63	-	(3,628.04)	(2,857.41)
<b>Net loss for the year</b>	<b>(838.92)</b>	<b>0.00</b>	<b>(15,427.14)</b>	<b>(16,266.05)</b>
<b>Other comprehensive income</b>				
Items that will not be reclassified to profit or loss				
Re-measurement gains (losses) on defined benefit plans	-	-	8.95	8.95
Income tax effect	-	-	(3.10)	(3.10)
<b>Other comprehensive income/ (loss) for the year</b>	<b>-</b>	<b>-</b>	<b>5.85</b>	<b>5.85</b>
<b>Total comprehensive loss for the year</b>	<b>(838.92)</b>	<b>0.00</b>	<b>(15,421.28)</b>	<b>(16,260.20)</b>

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**Note - 1**

**Effective interest rates on borrowings**

Ind AS 109 requires transaction costs incurred towards origination of borrowings to be deducted from the carrying amount of borrowings on initial recognition. These costs are recognised in the statement of profit and loss over the tenure of the borrowing as part of the interest expense by applying the effective interest rate method.

Under previous GAAP, these transaction costs were charged to statement of profit and loss as and when incurred.

**Note - 2**

**Measurement of financial assets and financial liabilities at amortised cost**

Under Previous GAAP, all financial assets and financial liabilities were carried at cost.

Under Ind AS, certain financial assets and financial liabilities are subsequently measured at amortised cost which involves the application of effective interest method. In applying the effective interest method, an entity identifies fees that are an integral part of the effective interest rate of a financial instrument. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of the financial asset or financial liability.

For certain financial liabilities, the fair value of the financial liability at the date of transition to Ind AS has been considered as the new amortised cost of that financial liability at the date of transition to Ind AS.

**Note - 3**

**Reversal of rent equalisation reserve**

Under Previous GAAP, operating lease rentals were straight lined over the lease period. Under Ind AS, if the payments by the lessee are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost, lease reserve should not be booked. Consequent to this change, the amount of retained earnings has been decreased. Also under Ind AS, Rent free period is straightlined over the lease term as the same is considered as incentive.

**Note - 4**

**Measurement of investments at fair value through profit or loss (FVTPL)**

Under previous GAAP, investments in long-term equity instrument were carried at cost and tested for other than temporary diminution. Under Ind AS, such investments are carried at fair value through profit or loss (FVTPL) (except for investment in subsidiaries and joint venture).

**Note - 5**

**Impact on account of change in measurement of revenue from real estate development (net of cost)**

Under Ind AS, revenue is measured at "Fair value of consideration received or receivable", in accordance with Guidance Note on Accounting for Real Estate transactions (for entities to whom Ind AS is applicable and has retrospective implication). The new accounting policies require the management to make certain judgments and estimates based on facts and circumstances of each project alongwith an analysis of past information related thereto.

**Note - 6**

**Adjustment for discounting of long term provisions**

Under the previous GAAP, provisions were recorded at their carrying value. Under Ind AS, the amount of a provision shall be the present value of the expenditures expected to be required to settle the obligation. Difference on day one between carrying value and present value is recognised as charge to the statement of profit and loss.

**Note - 7**

**Deferred tax on above adjustments**

Under Previous GAAP, deferred tax was accounted using the income statement approach, on the timing differences between the taxable profit and accounting profits for the period. Under Ind AS, deferred tax is recognized following balance sheet approach on the temporary differences between the carrying amount of asset or liability in the balance sheet and its tax base. In addition, various transitional adjustments has also led to recognition of deferred taxes on new temporary differences.

**Note - 8**

**Other comprehensive income**

Under Ind AS, all items of income and expense recognised in a period should be included in profit or loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised in profit or loss but are shown in the statement of profit and loss as 'other comprehensive income' includes re-measurements of defined benefit plans. The concept of other comprehensive income did not exist under previous GAAP.



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