



INDEPENDENT AUDITOR'S REPORT

To the Members of

PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED

Report on the Consolidated Indian Accounting Standards (Ind AS) Financial Statements:

We have audited the accompanying consolidated Ind AS financial statements of **PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED** ("hereinafter referred to as the Holding Company") comprising of the consolidated Balance Sheet as at March 31, 2019, the consolidated Statement of Profit and Loss (including Other Comprehensive Income), the consolidated Cash Flow Statement for the year then ended and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information prepared based on the relevant records (hereinafter referred to as "the Consolidated Ind AS Financial Statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements:

The Holding Company's Board of Directors is responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated cash flows and changes in equity of the Group including its associates and joint ventures in accordance with accounting principles generally accepted in India including the Indian Accounting Standards specified in the Companies (Indian Accounting Standards) Rules, 2015 (as amended) under Section 133 of the Act.

The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of consolidated Ind AS financial statements. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting

records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associates and joint ventures respectively and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the 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, which has been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act and the Rules made thereunder including the accounting standards and matters which are required to be included in the audit report.

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards and pronouncements require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated Ind AS financial statements are free from material misstatement.

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



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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the consolidated state of affairs of the Group, its associates and joint ventures as at March 31, 2019, and their consolidated losses (including other comprehensive income), their consolidated cash flows and consolidated changes in equity for the year ended on that date.

Other Matter

We did not audit the financial statements of 7 subsidiaries whose financial statements reflect total assets of Rs 71366.63 Lacs and net assets of Rs -6834.28 Lacs as at 31st March 2019, total revenue Rs 51.98 Lacs and net loss of Rs 13.46 Lacs and decrease in net cash flow amounting to Rs 779.38 Lacs for the year ended on that date, as considered in the consolidated Ind AS financials statements. The consolidated Ind AS financial statements also include the Group's share of net profit of Rs 1.15 Lacs for the year ended March 31, 2019 as considered in the consolidated Ind AS financial statements.

These financial statements/ financial information have been certified by the Chartered Accountants in India which have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of the its subsidiaries, joint ventures and associates and our report in terms of sub-sections (3) and (11) of Section 143 of the Act, in so far as it relates to the aforesaid its subsidiaries, joint ventures and associates, are based solely on the certified accounts .

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the certified accounts and the financial statements / financial information certified by the Management.



Report on Other Legal and Regulatory Requirements:

As required by Section 143(3) of the Act, we report, to the extent applicable, 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 of the aforesaid consolidated Ind AS financial statements.
- (b) In our opinion, proper books of account as required by law maintained by the Holding Company, its subsidiaries included in the Group, associate companies and joint ventures incorporated in India including relevant records relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and records of the Holding Company and the reports of the other auditors.
- (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained by the Holding Company, its subsidiaries included in the Group, associate companies and joint ventures incorporated in India including relevant records relating to the preparation of the consolidated Ind AS financial statements.
- (d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2019 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies, associate companies and joint ventures incorporated in India, none of the directors of the Group companies, its associate companies and joint ventures incorporated in India is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Holding Company, its subsidiary companies, associate companies and joint ventures incorporated in India and the operating effectiveness of such controls, refer to our separate Report in Annexure A.



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

- i. The group does not have any pending litigations which would impact its financial position.
- ii. The group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There are no amounts which were required to be transferred to the Investor Education and Protection fund by the company.

For D. DADHEECH & CO
Chartered Accountants
ICAI FRN. 101981W



(DEVESH DADHEECH)
Proprietor
Membership No. 033909

Date: 28 MAY 2019
Place: Mumbai



Annexure A to Independent Auditors' Report

Referred to in paragraph under "Report on other Legal and Regulatory Requirements" in the Independent Auditor's Report of even date to the members of **PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED** on the consolidated financial statements for the year ended March 31, 2019.

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Act.

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2019, we have audited the internal financial controls over financial reporting of **PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED** (hereinafter referred to as "the Holding Company") as of and for the year ended 31st March 2019.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company, its subsidiary companies, its associate companies and joint ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing deemed to be prescribed under section 143(10)



of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting

Meaning of Internal Financial Controls Over Financial Reporting

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



Inherent Limitations of Internal Financial Controls Over Financial Reporting.

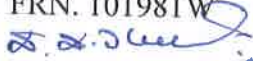
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

Opinion

In our opinion, the Holding Company, its subsidiary companies, its associate companies and joint ventures, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to its subsidiary companies, its associate companies and joint ventures which is a company incorporated in India, is based on the corresponding accounts Certified by the Chartered Accountants in India of such company incorporated in India.

For D. DADHEECH & CO
Chartered Accountants
ICAI FRN. 101981W



(DEVESH DADHEECH)
Proprietor
Membership No. 033909



Date: 28 MAY 2019

Place: Mumbai

PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
CONSOLIDATED BALANCE SHEET AS ON 31ST MARCH 2019

(Rs In Lakhs)

	Note No.	31-Mar-19	31-Mar-19	31-Mar-18	31-Mar-18
ASSETS					
A Non-current assets					
Property, Plant and Equipment	1	2,427.45			2,453.00
Capital Work in Progress		-			-
Intangible Assets		-			-
Goodwill On Consolidation (Refer para 16 of note 26)		7,118.60			1,353.30
Non-Current investments					
Investments in Joint ventures & Associates Companies	2	9,131.15			9,167.11
Financial Assets					
Investments	3	6187.12		7683.57	
Loans	4	2695.12		1932.04	
			8,882.24		9,615.60
Non Current Tax Assets			840.92		379.78
Deferred Tax Assets			-		1,205.43
Other Non Current Assets	5	38.22			5.73
TOTAL (A)			28438.58		24179.96
B Current assets					
Current Assets					
(a) Inventories	6		70,598.89		16,074.94
(b) Financial Assets					
(i) Current Investments	7	98.60		792.86	
(ii) Trade Receivables	8	1,097.60		3,532.51	
(iii) Cash And Cash Equivalents	9	1,096.22		287.31	
(iv) Bank Balances Other Than (iii) Above	10	428.71		49.24	
(v) Loans	11	6,013.23		0.09	
(vi) Other Financial Assets	12	190.21		0.60	
(c) Other Current Assets	13	5,467.06		4,601.03	
TOTAL (B)			14,391.63		9,263.67
TOTAL (A+B)			1,13,429.10		49,518.57
EQUITY AND LIABILITIES					
Shareholders Funds					
Equity Share Capital	14	1.00		1.00	
Other Equity	15				
(i) Retained Earning		(37,267.91)		(28,849.15)	
(ii) Other Equity		6,960.24		6,960.24	
(iii) Other Reserve		14,273.73		14,273.73	
(iv) Capital Reserve on Consolidation (Refer para 16 of note 26)		1,914.03		80.00	
Non Controlling Interest		(161.16)		644.94	
TOTAL EQUITY			(14,280.07)		(6,889.23)
Non-Current Liabilities					
Financial Liabilities					
Borrowings	16	23,243.63		1,115.00	
TOTAL (B)			23,243.63		1,115.00
Deferred Tax Liabilities			1,836.48		
Current Liabilities					
Financial Liabilities					
(a) Trade payables	17				
(b) Micro and small enterprises		56.13		4.55	
(c) Other than Micro and small enterprises		4169.10		323.96	
(d) Other current Financial Liabilities	18	70227.20		54,907.98	
(e) Short Term Borrowings	19	10.00		10.00	
(b) Other Current Liabilities	20	28166.63		46.31	
TOTAL (C)			1,02,629.06		55,292.80
TOTAL (A+B+C)			1,13,429.10		49,518.57
Significant Accounting Policy -Refer Note	25				
Notes forming part of accounts -Refer note	26				

As per our report of even date.

For and on behalf of

D. Dadheech & Co.

Chartered Accountants

For and on behalf of the Board of Director's

Devesh Dadheech

Proprietor

M. No.33909

FR No. 101981 W

Mumbai

Date : May 28,2019



Urvi A. Piramal
DIN NO. 00044954

Director

Mahesh S. Gupta
DIN NO. 00046810

Director

PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
CONSOLIDATED STATEMENTS OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2019

(Rs In Lakhs)

	Note No.	31-Mar-19	31-Mar-19	31-Mar-18	31-Mar-18
INCOME:					
Income From Operation (Refer para no. 3 of Note 26)			81.98		18110.20
Other Income	21		123.23		60.13
Total Revenue Total (A)			205.21		18170.33
EXPENSES:					
Realty Cost incurred (Refer para no. 10 of Note No. 26)		36.71		1,374.62	
Changes in Work in Progress (Realty Cost)		4544.34		20,165.77	
			4581.05		21,540.39
Employee Benefits Expense	22	-		28.38	
Finance costs	23	250.46		8,323.99	
Depreciation & Amortisation Expenses	1	47.52		43.02	
Other Expenses	24	2726.52		971.62	
			3,024.50		9367.01
Total Expenses Total (B)			7,605.55		30907.40
Loss before Tax & Exceptional Items (A-B)			(7,400.34)		(12,737.07)
Exceptional Items			15.50		-
Loss before Tax -C			(7,415.84)		(12,737.07)
Tax expense:					
Current tax		4.70		4.75	
Deferred Tax		1,116.29		(3,350.42)	
Total Tax -D			1,120.99		(3,345.67)
Loss After Tax (C-D)			(8,536.83)		(9,391.40)
Share in Profit/(Loss) of Joint Ventures / Associates			(139.09)		121.70
Loss for the year			(8,675.92)		(9,269.69)
Other Comprehensive Income (OCI)					
(i) Items that will not be reclassified to the Statement of Profit and Loss			0.16		(3.02)
the					
Statement of Profit and Loss - Remeasurement of defined benefit obligation			-		-
			0.16		(3.02)
Total Comprehensive income for the year net of tax			(8,675.76)		(9,272.71)
Profit attributable to:					
Owners of the Company			(8,418.92)		(9,255.80)
Non-Controlling Interests			(257.00)		(13.89)
Other Comprehensive Income attributable to					
Owners of the Company			0.16		(3.02)
Non-Controlling Interests			0.05		-
Total Comprehensive Income attributable to:					
Owners of the Company			(8,418.76)		(9,258.82)
Non-Controlling Interests			(256.95)		(13.89)
Earning Per equity share:					
Basic & Diluted Earning Per Share In Rs			(84,189.17)		(92,558.01)
(Refer Para No. 8 of Note no. 26)					
Significant Accounting Policy -Refer Note	25				
Notes forming part of accounts -Refer note	26				

As per our report of even date.

For and on behalf of

D. Dadheech & Co.

Chartered Accountants

[Signature]

For and on behalf of the Board of Director's

Urvi A. Piramal
DIN NO. 00044954

Director

Devsh Dadheech
Proprietor

M. No.33909
FR No. 101981 W
Mumbai
Date : May 28,2019



Maheesh S. Gupta
DIN NO. 00046810

Director

[Signature]

(Rs In Lakhs)

Consolidated Statement of Changes in Equity (SOCIE)**(a) Equity share capital**

Particulars	31-Mar-19	31-Mar-18
Balance at the beginning of the reporting period Balance	1.00	1.00
Changes in equity share capital during the year	-	-
Balance at the end of the reporting period	1.00	1.00

(b) Retained Earnings

(Rs In Lakhs)

Particulars	Retained Earnings	Other Equity-Interest free Loan By Parent to Subsidiary	Capital Reserve on Consolidation	Non-Controlling Interest	Other Reserves-Interest free loan by	Total
As at 1st April 2017	(19,590.33)	6,960.24	80.00	658.83	14,273.73	2,382.47
Profit / (Loss) for the year	(9,258.82)		-	(13.89)		(9,272.71)
						-
Balance as at 31st March 2018	(28,849.15)	6,960.24	80.00	644.94	14,273.73	(6,890.24)
			1,834.03			1,834.03
Less Minority adjusted				(549.15)		(549.15)
Profit / (Loss) for the year	(8,418.92)			(257.00)		(8,675.92)
Other Comprehensive Income	0.16			0.05		0.21
Balance as at 31st March 2019	(37,267.91)	6,960.24	1,914.03	(161.16)	14,273.73	(14,281.07)

As per our report of even date.

For and on behalf of

D. Dadheech & Co.

Chartered Accountants


Devesh Dadheech
Proprietor

M. No.33909

FR No. 101981 W

Mumbai

Date : May 28,2019

For and on behalf of the Board of Director's


Urvi A. Piramal
DIN NO. 00044954

Director


Maheeh S. Gupta
DIN NO. 00046810

Director



NOTE 1: PROPERTY PLANT & EQUIPMENTS
FY 2018-2019

Consolidated Financial statements

(Rs In Lakhs)

Description	GROSS BLOCK			DEPRECIATION				NET BLOCK	
	As on 01-Apr-18	Additions during Year	Deductions during Year	As on 31-Mar-19	Upto 01-Apr-18	Acquisitions through business combinations	Additions during Year	Upto 31-Mar-19	As on 31-Mar-18
Building *	2,805.57	-	-	2,805.57	390.66		43.17	433.83	2,414.91
Office Equipment & Computers	35.45	-	-	68.25	31.59	17.82	0.93	50.34	3.87
Furniture & Fixtures	34.41	-	-	34.41	0.19		3.42	3.61	34.22
Vehicles				18.77		11.77		11.77	-
Total	2,875.43	-	-	2,927.00	422.44	29.59	47.52	499.55	2,427.45
				51.57					2,453.00

Note:

*The parent company has taken loan by created charge on Property plant and equipment for 31st March 2019 Rs 9000 Lacs and for 31st March 2018 Rs 10510 Lacs

D E S C R I P T I O N	GROSS BLOCK (COST)			D E P R E C I A T I O N				N E T B L O C K	
	01-Apr-18	Additions During The Year	Deductions During the Year	31-Mar-19	01-Apr-18	Additions During The Year	Deductions During The Year	31-Mar-19	31-Mar-18
Own Assets									
Computer Software	21.14	-	-	21.14	21.14	-	-	21.14	-
Total	21.14	-	-	21.14	21.14	-	-	21.14	-

FY 2017-2018

Description	GROSS BLOCK			DEPRECIATION				NET BLOCK	
	As on 01-Apr-17	Additions during Year	Deductions during Year	As on 31-Mar-18	Upto 01-Apr-17		Additions during Year	Upto 31-Mar-18	As on 31-Mar-17
Building *	2,778.30	27.28	-	2,805.57	348.05		42.62	390.66	2,414.91
Office Equipment & Computers	32.75	2.70	-	35.45	31.19		0.39	31.59	1.56
Furniture & Fixtures	0.18	34.23	-	34.41	0.18		0.01	0.19	0.01
Total	2,811.23	64.21	-	2,875.43	379.42		43.02	422.44	2,431.82

*** Note :**

*The parent company has taken loan by created charge on Property plant and equipment for 31st March 2018 Rs 10510 Lacs and for 31st March 2017 Rs 5263 Lacs

D E S C R I P T I O N	GROSS BLOCK (COST)			D E P R E C I A T I O N				N E T B L O C K	
	01-Apr-17	Additions During The Year	Deductions During the Year	31-Mar-18	01-Apr-17		Additions During The Year	31-Mar-18	31-Mar-17
Own Assets									
Computer Software	21.14	-	-	21.14	21.14		-	21.14	-
Total	21.14	-	-	21.14	21.14		-	21.14	-



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PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED

NOTE NO. 2 Investments in Subsidiaries, Joint ventures Company & LLP (Refer para No. 1 of Note 28)

(Rs In Lakhs)

	Nos.	Face Value (Rupees)	31-Mar-19	31-Mar-18
LONG TERM INVESTMENTS : (NON TRADE)				
A. INVESTMENTS IN EQUITY INSTRUMENTS-UNQUOTED (FULLY PAID UNLESS STATED				
III) Joint Venture Company -Equity Instruments Unquoted (fully paid unless stated otherwise)-AT COST				
Hem Infrastructure and Property Developers Private Limited	628635 (558171)	10 (10)	9,001.21	9,001.21
Deemed Investments by Peninsula Land Limited			0.04	0.04
Add : Profit /(loss)			123.62	125.47
Peninsula Brookfield Trustee Private Limited	10000 (10000)	10 (10)	1.00	1.00
Add : Profit /(loss)			5.28	4.13
Penbrook capital advisors Private Limited (Formerly known as- Peninsula Brookfield Investments Managers Private Limited	14900 (14900)	10 (10)	1.49	1.49
Add : (Loss)/Profit				
Add : Profit /(loss)			(1.49)	(1.49)
B Investments in Associates -Equity Instruments Unquoted (Fully paid unless stated otherwise)-AT COST unless stated otherwise				
Goodhome Realty Limited -Subsidiary in FY 18-19	100000 (14000)	10 (10)		1.40
Add : Profit /(loss)				(1.40)
JM Realty Management Private Limited (Investments held for Sale)	2500 (2500)	10 (10)	0.25	0.25
Add / (Less) Fair value adjustment			(0.25)	(0.25)
Deemed Investments by Peninsula Land Limited			-	232.12
Add : Profit /(loss)			-	(86.91)
Deemed Investments written off			-	(145.21)
RR Mega City Builders Limited-(Subsidiary in FY 18-19)	(14000)	(10)	-	1.40
Add : Profit /(loss)			-	33.86
Truewin Realty Limited. -Subsidiary in FY 18-19	(14000)	(10)		1.40
Financial Gurantee			120.00	120.00
Add / (Less) Fair value adjustment			-	(1.40)
Add : Profit /(loss)			(120.00)	(120.00)
			9131.15	9167.11

Notes:				
Aggregate of Investments				
			As at	As at
			31-Mar-19	31-Mar-18
1. Quoted Investments				-
2. Unquoted Investments			9,131.15	9,167.11
Aggregate amount of Quoted Investments & Market value thereof			-	-
Aggregate amount of Unquoted Investments			9,131.15	9,167.11
Aggregate amount of impairment in value of investments			120	120
Total			9,131.15	9,167.11



	Nos.	Face Value (Rupees)	31-Mar-19	31-Mar-18
LONG TERM INVESTMENTS : (NON TRADE)				
A) Others -Equity Instruments Unquoted (fully paid unless stated				
Piramal Infrastructure Private Limited	5381900	10	807.19	807.19
Add / (Less) Fair value adjustment	(5381900)	(10)	(806.19)	-
Keti Construction Limited	1750000	10	2,000.00	2,000.00
	(1750000)	(10)	(2,000.00)	(2,000.00)
B) INVESTMENTS IN DEBENTURE (Unquoted fully paid unless stated otherwise)-Associate				
Fair value through Profit & Loss -FVTPL				
Truewin Realty Limited- 0% Unsecured Redeemable Optionally Convertible Debentures Subsidiary in FY 2018-19	-	-	-	897.14
	(897135)	(100)	-	(897.14)
C) INVESTMENTS IN DEBENTURE (Unquoted fully paid unless stated otherwise)-Subsidiary				
Fair value through Profit & Loss -FVTPL				
D) INVESTMENTS IN PREFERENCE SHARE (Unquoted fully paid unless stated otherwise)-Associate				
Fair value through Profit & Loss -FVTPL				
Goodhome Realty Limited-2% Non Cumulative Participating Redeemable Preference Shares Subsidiary in FY 2018-19	-	-	-	35.27
Add / (Less) Fair value adjustment	(35270)	(100)	-	(3.80)
RR Mega City Builders Limited-2% Non Cumulative Participating Redeemable Preference shares Subsidiary in FY 2018-19	11619	100	-	11.62
Add / (Less) Fair value adjustment	(11619)	(100)	-	(3.92)
Truewin Realty Limited -2% Non cumulative participating Redeemable preference shares Subsidiary in FY 2018-19	1465	100	1.47	1.47
Add / (Less) Fair value adjustment	(1465)	(100)	(1.47)	(1.47)
E) INVESTMENTS IN PREFERENCE SHARE (Unquoted fully paid unless stated otherwise)-Joint Venture				
Fair value through Profit & Loss -FVTPL				
Hem Infrastructure and Property Developers Private Limited- Redeemable Optionally Convertible Preference Shares	303832	10	5501.98	5501.98
	(341235)	(10)	-	-
PenBrook Capital Advisors Private Limited (Formerly known as-Peninsula Brookfield Investment Managers Private Limited Cumulative Compulsorily Convertible Preference Shares (Capital call))	1662878	100	1,662.88	1,662.88
Add : (Loss)/Profit	(1662878)	(100)	(1,018.82)	(880.58)
F) INVESTMENTS IN PREFERENCE SHARE (Unquoted fully paid unless stated otherwise)-Others				
Fair value through Profit & Loss -FVTPL				
Piramal Infrastructure Private Limited-1% Non Cumulative Non-Participating Non-Convertible Redeemable Preference shares	5000000	10	500.00	500.00
Add / (Less) Fair value adjustment	(5000000)	(10)	(499.00)	-
G Investment in Realty Fund - Unquoted				
Fair value through Profit or Loss- (FVTPL)				
Peninsula Brookfield Real Estate Fund-Class B Units			39.08	52.93
			6187.12	7683.57
Notes:				
Aggregate of Investments				As at
			31-Mar-19	31-Mar-18
1. Quoted Investments			-	-
2. Unquoted Investments			6,187.12	7,683.57
3. Aggregate amount of impairment in value of investments			-	-
Aggregate amount of Quoted Investments & Market value thereof			-	-
Aggregate amount of Unquoted Investments			6,187.12	7,683.57
Total			6,187.12	7,683.57

PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED**NOTE NO. 4 Loans**

(Rs In Lakhs)

(Unsecured Considered Good)-Refer Para7 of note no 28

Sr No.	Particulars	31-Mar-19	31-Mar-18
a	Loans & Advances to Joint venture Companies/ entity for Project (Including Loans to Associates of parent company)	2695.12	1932.04
		2695.12	1932.04

NOTE NO. 5 Other Non Current Assets

(Unsecured Considered Good)

Sr No.	Particulars	31-Mar-19	31-Mar-18
a	Security Deposits	38.22	5.73
		38.22	5.73



Consolidated Financial Statements
PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
NOTE NO. 6 INVENTORIES (Rs In Lakhs)

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Work in progress (Realty Stock) -Refer para 10 of note 28	66,172.78	16,029.91
(b)	Trading Goods	29.53	45.03
(c)	Finished Goods	2,551.00	-
(d)	Raw material	1,845.58	-
	Total	70,598.89	16,074.94

NOTE NO. 7 INVESTMENT - CURRENT - (Valued at FVTPL)

Sr No.	Particulars	31-Mar-19	31-Mar-18
	<u>Investments in units of Mutual fund</u>		
(a)	ICICI Prudential Flexi Income Plan Premium Daily Dividend	98.47	792.86
(b)	ICICI Prudential Liquid Plan Collection	0.12	-
(c)	No. of units 120.045 (Previous year 114.726) ICICI Prudential daily dividend scheme, floating rate plan10.139 (31 March 2018: 9.707)	0.01	-
	Total	98.60	792.86

NOTE NO.8 TRADE RECEIVABLES
(Unsecured considered good, unless stated otherwise)

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Trade Receivables - Considered good	1097.60	3532.51
(b)	Trade Receivables -Considered doubtful	283.24	287.90
	Less : Allowance for bad and doubtful debts	(283.24)	(287.90)
	Total	1,097.60	3,532.51

NOTE NO. 9 CASH AND CASH EQUIVALENTS

Sr No.	Particulars	31-Mar-19	31-Mar-18
	Cash and Cash Equivalents		
(a)	Balances with Banks in Current Account	416.48	227.86
(b)	Balances with Banks in Deposit Account (Original maturity upto three months)	665.20	55.00
(c)	Cash on Hand	7.54	4.46
(d)	Balance in Margin money	7.00	-
	Total	1,096.22	287.31

NOTE NO. 10 BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENT

Sr No.	Particulars	31-Mar-19	31-Mar-18
	Balances with Banks in Deposit Account (Maturity beyond three months)		
(a)	Balances with Banks in Deposit Account (where original maturity period does not exceeds twelve months)	428.71	49.24
	Total	428.71	49.24



PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED**NOTE NO.11 - LOAN - (Current)****(Rs In Lakhs)****(Unsecured, Considered Good unless otherwise indicated)**

Sr No.	Particulars	31-Mar-19	31-Mar-18
	Loans to Related Party for Project		
(a)	Loans to staff	0.09	0.09
(b)	Loan to Parent Company	738.22	-
(c)	Loans to others	5274.92	-
	Total	6,013.23	0.09

NOTE NO. 12 OTHER FINANCIAL ASSETS - (Current)

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Interest receivable	26.38	0.60
(b)	Other Receivable	49.70	-
(c)	Fixed Deposits with banks, having remaining maturity less than 12 months	114.13	-
	Total	190.21	0.60

NOTE NO. 13 OTHER CURRENT ASSETS

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Advances to third parties for Projects / Land Impairment of ICD	3359.73 (300.00)	4427.88 -
(b)	Balance with statutory authority	629.63	5.52
	(i) Service Tax-Unsecured considered doubtful	257.24	9.17
	Less Service Tax Impairment	(239.20)	(0.48)
	(ii) GST-Unsecured Considered good	1759.66	158.95
	Total	5467.06	4601.03





PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
NOTE NO. 15 OTHER EQUITY

(Rs In Lakhs)

Particulars	Retained Earnings	Other Equity- Interest free Loan By Parent to Subsidiary	Capital Reserve on Consolidation	Other Reserves- Interest free loan by Parent	Total
As at 1st April 2017	(19,590.33)	6,960.24	80.00	14,273.73	1,723.64
Profit / (Loss) for the year	(9,258.82)		-		(9,258.82)
					-
Interest free loan (Pertains to Previous Year)					-
Less Dividend paid during the year	-				
Balance as at 31st March 2018	(28,849.15)	6,960.24	80.00	14,273.73	(7,535.18)
Profit / (Loss) for the year	(8,418.92)				(8,418.92)
Other Comprehensive Income (OCI)	0.16				0.16
Reserve on Consolidation			1834.03		1,834.03
Balance as at 31st March 2019	(37,267.91)	6,960.24	1,914.03	14,273.73	(14,119.91)



PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
FINANCIAL LIABILITIES

(Rs In Lakhs)

NOTE NO. 16 BORROWINGS

	31-Mar-19	31-Mar-18
3 Borrowings		
Preference Shares - (Refer Note I below)	1,117.05	1,115.00
Debentures- (Refer note II below)	6,748.03	-
Loans from Financial Institutions - (Refer note III below)	18,735.05	-
Less Current Maturities of long term debt	3,356.50	-
	23,243.63	1,115.00

I (a) 65,000 (As at 31st March 2017, 65,000) 1% Non Cumulative Redeemable Preference Shares of Rs. 10/- each Fully paid.

(b) 'The Company (Subsidiary) has issued 1108500 Redeemable, Cumulative, Non-convertible Preference Shares of face value Rs. 100/- each carrying dividend at the rate of 9% p.a. The preference shareholders shall have priority over equity shareholders of the Company in the payment of dividend or repayment of capital. The preference shares are redeemable at face value and will be redeemable within period of 15 years from the date of allotment at such time as the Board may deem fit. (Held by Peninsula Land Limited)

(c) 2% Non Cumulative participating preference shares 2051 of Rs 100

II The above 12% Secured Redeemable Non Convertible Debentures secured by:

- First ranking exclusive charge over the Mortgaged Assets of Project 1;
- First ranking exclusive charge over the Mortgaged Assets of Project 2;
- Pledge of 100% shareholding held by PHIPL in the company;
- Corporate guarantee by PLL;
- Personal Guarantee by the Promoter.

III

(i) Terms of Loan Repayment

Payable in 24 months from Balance sheet date . First Instalments due from July 2020

(ii) Security

Mortgage of Bangalore JP Nagar Project

An exclusive charge on GRL's share in the scheduled receivables under the documents entered into with the customers of the funded projects, by the Borrower, and all insurance proceeds, both present and future.

The rate of interest applicable will be linked to HDFC Corporate Prime Lending Rate (HDFC CPLR). The HDFC CPLR as on date is 17.65% per annum and the applicable rate will be 11.65% (spread minus 600 bps)

NOTE NO. 17 TRADE PAYABLES

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Trade payable due to Micro and Small Enterprise (Refer Para No. 9 of Note No. 24)	56.13	4.55
(b)	Others - trade payables	4169.10	323.96
	Total	4225.23	328.51



PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED
NOTE NO. 18 OTHER CURRENT FINANCIAL LIABILITIES

(Rs In Lakhs)

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Interest accrued but not due on borrowings	697.57	331.46
(b)	Other Current Liabilities (Including Condominium payable)	610.23	233.98
(c)	Trade & Security Deposit	7.60	7.60
(d)	Current Maturities of Long term debt-Ultimate Parent Loan	55515.38	54334.94
(e)	Current Maturities of Long term debt-Ultimate parent debenture	9921.18	-
(f)	Current Maturities of Long term debenture -Others	3475.24	-
	Total	70,227.20	54,907.98

NOTE NO. 19 SHORT TERM BORROWINGS

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Short Term Borrowings Intercompany deposit (Repayable in one year)	10.00	10.00
	Total	10.00	10.00

NOTE NO. 20 OTHER CURRENT LIABILITIES

Sr No.	Particulars	31-Mar-19	31-Mar-18
(a)	Advances from customer's / Income received in advance	28100.00	6.37
(b)	Statutory dues payable	66.63	39.94
	Total	28,166.63	46.31



PENINSULA HOLDINGS AND INVESTMENTS PRIVATE LIMITED**NOTE NO. 21 OTHER INCOME**

(Rs In Lakhs)

Sr No.	Other Income	2018-2019	2017-2018
a	Interest Income (Including Income Tax)	88.05	11.11
b	Faire Value on Investments	-	-
c	Dividend on Mutual fund	8.88	46.11
d	Miscellaneous Income	26.30	2.91
		123.23	60.13

NOTE NO. 22 Employee Benefits Expense

Sr No.	Particulars	2018-2019	2017-2018
(a)	Salaries, Wages and Bonus	-	24.29
(b)	Contributions to Provident and other funds	-	4.09
(c)	Gratuity	-	-
(d)	Staff Welfare expenses	-	-
	Total	-	28.38

NOTE NO. 23 FINANCE COSTS

Sr No.	Particulars	2018-2019	2017-2018
(a)	Interest Expenses	250.36	9,092.87
(b)	Other Borrowing Cost	0.10	0.04
		250.46	9,092.91
(c)	Less : Transfer to Work -In-Progress	-	768.92
	Total	250.46	8,323.99

NOTE NO. 24 OTHER EXPENSES

Sr No.	Particulars	2018-2019	2017-2018
(a)	Power and Fuel	5.89	6.35
(b)	Repairs & Maintenance - Buildings	8.72	79.46
(c)	Insurance	0.10	0.10
(d)	Rent	4.80	0.00
(e)	Rates & Taxes	0.14	0.09
(f)	Legal & Professional Fees	61.10	69.02
(g)	Brokerage & Commission	0.00	450.00
(i)	Miscellaneous Expenses	1018.88	200.04
(j)	Auditor Remuneration-Refer para 9 of note 24	10.74	10.79
(k)	Directors sitting fees	1.50	1.50
(l)	Impairment Subsidiary equity/debenture	0.28	0.00
(m)	Deemed Investments written off	-	145.21
(n)	Fair Value of Investments	1314.37	9.06
(o)	Impairment of ICD	300.00	-
	Total	2726.52	971.62



3

	2018-2019		2017-2018	
A. CASH FLOW FROM OPERATING ACTIVITIES				
Net Profit (Loss) Before Tax		(7415.84)		(12737.07)
Adjustments for:				
Less :				
Dividend on Mutual fund	(8.88)		(46.11)	
Interest Income	(88.05)		(298.25)	
Add :				
Depreciation	47.52		43.02	
Deemed Investments written off	0.00		145.21	
Fair value of Investments	1314.37		3.63	
ICD Impairment	300.00		0.00	
Interest expenses	250.46		8323.99	
Adjustments on Consolidation *	21.82		8.07	
Minority interest adjusted *	(549.15)		-	
		1288.09		8179.56
Operating Profit Before Working Capital Changes		(6127.75)		(4557.51)
Adjustments for:				
Less:				
(Increase) /Decrease in Loans & Advances Long Term	-		384.71	
(Increase) /Decrease in Loans & Advances Short Term	(738.22)		2.60	
(Increase) /Decrease in Trade Receivable	3353.11		(2407.45)	
(Increase) /Decrease in Inventories	4559.84		20165.76	
Increase /(Decrease) in Trade Payables	(242.91)		233.32	
Increase /(Decrease) in Other Current Liabilities	(14.83)		(158.25)	
Increase /(Decrease) in Other Current Assets	1196.86		(1038.58)	
Increase /(Decrease) in Provision non current	0.00		(19.99)	
Increase /(Decrease) in Other Current Assets	(4.73)		16.76	
Increase /(Decrease) in Other Financial Liabilities	(0.30)		-	
Increase /(Decrease) in Provision Current	-		(0.66)	
Cash Generated from Operations		8108.81		17178.21
Less : Income Tax paid for the year -(Net of Refund)		(16.01)		(142.82)
Net Cash Flow From Operating Activities		1965.06		12477.88
B. CASH FLOW FROM INVESTING ACTIVITIES				
Refund/ Adjustments of Property plant & Equipments	-		62.68	
Interest Received	87.53		298.25	
Additional Investments in JV Equity	-		(1379.70)	
Sale /(Investments) in Mutual fund	694.38		(36.19)	
Investments redeemed during the year	13.85		32.73	
Investments in bank Fd	(379.46)		(3.00)	
Dividend on mutual fund	8.88		46.11	
Redemption of Preference Shares of JV	-		535.51	
Net Cash flow From Investing Activities		425.18		(443.60)
C. CASH FLOW FROM FINANCING ACTIVITIES				
Unsecured Loan Repaid to Holding Company-Net	(2249.40)		(11764.59)	
Short term borrowings	-		10.00	
Interest cost	(150.70)		(210.00)	
Net Cash Flow from Financing Activities		(2400.10)		(11,964.59)
Net Increase in Cash and Cash Equivalents (A)+(B)+(C)		(9.86)		69.69
Cash and Cash Equivalents at the beginning of the year		287.31		217.62
Acquired under business Combination		818.77		-
Cash and Cash Equivalents at the end of the year		1096.22		287.32

This is the Cash Flow Statement referred to in our report of even date.

* Gain on consolidation knock off and minority adjustments on account of Acquiring additional stake

Changes in Liabilities arising from Financing activities as per IND AS 107 for the year ended 31st March 2019

Particulars	Opening Balance	cashflow changes	Acquired under merger	Closing Balance
Total Borrowings Borrowings	55449.94	(2249.40)	38,954.90	92,155.44
Current Borrowings	10.00	-	-	10.00
	55459.94	-2249.40	38954.90	92,165.44

As per our report of even date.

1. The above cash flow statement has been prepared under the "Indirect Method" as set out in the IND AS -7 on Cash Flow Statement issued by the ICAI

2. Previous figures have been regrouped or rearranged or reclassified wherever necessary to confer the current year's classifications

For and on behalf of
D. Dadheech & Co.
Chartered Accountants

Devesh Dadheech
Proprietor
M.No.33909
FR No. 101981W
Date : May 28, 2019
Mumbai:



For and on behalf of the Board of Director's

Urvi A. Piramal
DIN NO. 00044954

Director

Mahesh S. Gupta
DIN NO. 00046810

Director

26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Financial Instruments - Fair Values and Risk Management

The preparation of the consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

1 Accounting classification and fair values

A Carrying Value as on reporting date

Carrying value/Fair value

	31-03-2019				31-03-2018			
	FVTPL	FVTOCI	Amortised cost	Total	FVTPL	FVTOCI	Amortised cost	Total
Financial Assets								
Cash & Cash Equivalents			1,096.22	1096.218303			287.31	287.31
Other Bank Balance			428.71	428.7056			49.24	49.24436
Non Current Investments	6187.12		9131.15	15,318.27	7683.57		9645.32	17328.89
Non Current Loans			2,695.12	2,695.12			1,932.04	1,932.04
Current Investments	98.60			98.60	792.86			792.86
Current Loans			6,013.23	6,013.23			0.09	0.09
Trade Receivable			1,097.60	1,097.60			3,532.51	3,532.51
Other Current Financial Assets			190.21	190.21			0.60	0.60
Total	6,285.73	-	20,652.24	26,937.97	8,476.43	-	15,447.11	23,923.54
Financial Liabilities								
Non Current Borrowings			-	-			-	-
Trade Payable			-	-			-	-
Other current Financial Liabilities			9,921.18	9,921.18			-	-
Current-Borrowings			10.00	10.00			10.00	10.00
Total	-	-	9,931.18	9,931.18	-	-	10.00	-

B Fair Value of financial assets and liabilities which are measured at amortised cost -

(i) Long term loans measured at amortised cost is as stated below -

Particulars	31-Mar-19	31-Mar-18
Non current Loans	2,695.12	1,932.04

Long term borrowings and Other Non current & current financial liabilities designated at amortised cost includes interest free loans from parent company

(ii)

As per IND AS 109 Company has discounted interest free loan from parent company @ 15% discounting and after unwinding of interest same has been accounted as interest expenses in statements of profit and loss with debts having maturity more than one year.

a Significant Observable Inputs

b Discount rate- 15% (31 March 2018 and 31 March 2017)

Particulars	31-Mar-19	31-Mar-18
Other current Financial Liabilities	9,921.18	-
	9,921.18	-

(iii)

With respect to disclosure of fair value of financial instruments such as cash and cash equivalents, other bank balances, trade receivables and other receivables, other current and non current financial assets, short term borrowings and other current financial liabilities at March 2019 and March 31, 2018 are similar to carrying value because their carrying amounts are a reasonable approximation of the fair values due to their short term nature. Further, long term borrowings and investments (other than above) which are measured at amortised cost and are having variable rate of interest, carrying value of such instruments are reasonable approximation of the fair values.

C Fair Value Hierarchy

Financial Assets & Financial Liabilities Measured at Fair value

	31-03-2019				31-03-2018			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial Assets								
Financial Investments at FVTPL								
Unquoted Equity Instruments			1.00	1.00			807.19	807.19
Unquoted Preference Shares			6,147.04	6,147.04			6823.45	6,823.45
Unquoted Units of funds			39.08	39.08			52.93	52.93
Long term loans				-				-
Quoted Mutual fund	98.60			98.60	792.86			792.86
	98.60	-	6,187.12	6,285.73	792.86	-	7,683.57	8,476.43



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS**D Measurement of Fair Values**

Valuation techniques and significant unobservable inputs

The valuation techniques used in measuring Level 3 fair values, as well as the significant unobservable inputs used are given below.

(i) Non Current Investment**(ii) Valuation Techniques**

Non-Convertible Debentures:

These are held for interest till maturity largely in a subsidiary (P.Y. Associates) of parent company undertaking a specific project and not intended for trading or disposal. Hence in view of the unique nature of these investments, the carrying amount is considered to be the fair value.

E Financial Risk Management

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

- Credit risk ;
- Liquidity risk ; and
- Market risk

The sources of risks are as follows :

Risk	Exposure from	Measurement
Credit Risk	Trade Receivables, Cash and cash equivalents, derivative financial instruments, financial assets measured at amortised cost	Ageing Analysis, Credit Ratings
Liquidity Risk	Borrowings, Trade Payables and other liabilities	Cash flow forecast
Market Risk - Interest Rate Risk, Currency Risk and Price Risk	Long term borrowings at variable interest rates, price risk from investments, currency risk from foreign currency payables	Sensitivity analysis

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 Board of Directors has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee reports regularly to the Board of Directors on its activities.

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

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, loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The Company's maximum exposure to credit risk as at 31st March, 2019 and 31st March, 2018 is the carrying value of each class of financial assets.

(i) Trade and other receivables

Customer credit risk for realty sales is managed by entering into sale agreements in the case of sale of under-construction flats / premises which stipulate construction milestone based payments and interest clauses in case of delays and also by requiring customers to pay the total agreed sale value before handover of possession of the premises / flats, thereby substantially eliminating the Company's credit risk in this respect. In the case of sale of finished units, sale agreements are executed only upon / against full payment.

Credit risk on trade receivables in respect of realty rentals is limited as the customers of the Company mainly consists of Government authorities / group Companies. Based on the past history of payments received, there have been no defaults.

Credit risk on trade receivables in respect of other operating income is Nil since the terms of payment are 100% through advance billing and collections.

Based on the above factors and historical data, loss on collection of receivables is not material and hence no additional provision was made.

Expected credit loss assessment for customers as at 31 March 2019 and 31 March 2018:

Exposures to customers outstanding at the end of each reporting period are reviewed by the Company to determine incurred and expected credit losses. Historical trends of impairment of trade receivables do not reflect any significant credit losses. Given that the macro economic indicators affecting customers of the Company have not undergone any substantial change, the Company expects the historical trend of minimal credit losses to continue. Further, Management believes that the unimpaired amounts that are past due by more than 30 days are still collectible in full, based on historical payment behaviour and extensive analysis of customer credit risk. In view of the above, the Company believes that no provision is required as per expected credit loss method.



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

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

Balance as at April 1, 2018	288.38
Impairment loss recognised	822.44
Amounts written off	-
Balance as at March 31, 2019	1,110.82

(ii) Loans and Financial Guarantees

The loans and advances are in the nature of advances for project in SPVs where the Company is a stakeholder and hence the risk is minimal. Based on the above factors and historical data, loss on collection of receivables is not material and hence no additional provision was made apart from provisions for impairment in respect of certain specific loans based on the fair valuation by independent valuers.

Ageing of loans that were not impaired was as follows -

	31-Mar-19	31-Mar-18
Loans (Current & Non Current)	8,708.35	1,932.13
	8,708.35	1,932.13

Expected credit loss assessment of loans as at 31 March 2019 and 31 March 2018:

Considering the nature of the business, the Company has a policy to provide loans and financial guarantees to its group entities for undertaking projects, based on its primary business model of undertaking project developments through SPV's. The loans given to these entities are repayable on demand and there is no past history for any default / delay / irregularity / invocation of guarantees in repayments based on demands made. Moreover, all the group entities to whom loans have been advanced, have substantial potential in the projects to repay the loan based on the valuation of such entities and their activities are controlled and managed by the company. Accordingly, in view of such control over operations and underlying security of the project / assets, these loans are considered adequately secured for repayments, except in cases where the independent valuation of underlying projects warrant provision for impairment.

(iii) Cash and Cash Equivalents

The Company held cash and bank balance with credit worthy banks of Rs 1096.22 Lacs at March 31, 2019 (March 31, 2018: Rs 287.32 Lacs). The credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks where credit risk is largely perceived to be extremely insignificant.

b Liquidity Risk

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

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. The Company manages its liquidity risk by preparing monthly cash flow projections to monitor liquidity requirements. In addition, the Company projects cash flows and considering the level of liquid assets necessary to meet these, monitoring the Balance Sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and discounted, and include estimated interest payments and exclude the impact of netting agreements.

(i)	Particulars	31-Mar-19	31-Mar-18
(a)	Interest accrued but not due on borrowings	-	-
(b)	Other Current Liabilities (Including Condominium payable)	697.57	331.46
(c)	Trade & Security Deposit	610.23	233.98
(d)	Current Maturities of Long term debt	7.60	7.60
(e)	Current Maturities of Long term debt-Ultimate parent debenture	55,515.38	54,334.94
(f)	Short Term Borrowings	10.00	10.00
(g)	Non current Borrowing-Preference Shares	-	-
(h)	Trade Payable	4,225.23	328.51
		61,066.01	55,246.49

c Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices and will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to interest rate risk and the market value of the investments.

d Currency Risk

The Company is exposed to currency risk on account of its trade and other payables in foreign currency. The functional currency of the Company is Indian Rupee. Currency risk is not material, as the Company does not have significant exposure in foreign currency.

e Interest Rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

The Company is investments Company and wholly owned subsidiary of Peninsula Land Limited(refer PLL). The Company is receiving interest free loan from PLL for investments in subsidiary / Associates for real estate project execution.



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

		Rs In Lacs	
		31-Mar-19	31-Mar-18
2	Commitments and Contingent Liabilities		
	a Capital Commitments	-	-
	b Claims against the Company not acknowledged as debts in respect of	31-Mar-19	31-Mar-18
	(i) Income Tax demand under appeal	77.24	77.24
	(ii) Service Tax	64.35	64.35
	(iii) Disputed claims relating to certain projects (excluding interest and penalties)	-	-
	(iv) The parent company has taken loan by created charge on Property plant and equipment (Building)	9,000.00	1,050.10
		9,141.59	1,191.69

3 Recognition of Income and Expenses for on-going projects are based upon actual sales value, estimated costs, Managements judgement of overall project profitability and work completion status. The work completion status is determined based on the actual costs incurred vis-a-vis the estimated cost of the project. The estimated costs of every project are reviewed periodically and revised whenever required. The consequential effect of such revision is considered in the year of revision and over the balance future period of the project.

Sr No.	Particulars	31-Mar-19	31-Mar-18
a	Sale of Products		
	Realty Sales		17,757.00
b	Sale of Services		
	Rental Income from Investment Property	30	
	Other Rental Income		0.68
c	Other Operating Revenue		
	Miscellaneous Income (Facility service, Management fees etc)	81.98	352.52
		81.98	18110.20

		Rs In Lacs	
		31-Mar-19	31-Mar-18
4	Payment of Auditors included in Other Expenses		
	a Statutory Audit Fees (including limited review and consolidation fees)	10.74	10.79
	b Tax Audit Fees	-	0.89
	c For Certification and Other Services	0.89	0.71
	d For Reimbursement of Expenses	-	0.10
		11.63	12.48

		Rs In Lacs	
		31-Mar-19	31-Mar-18
5	Borrowing Cost		
	a Borrowing Cost treated as project cost during the year	-	768.92
		0	768.92

6 Employee Benefit Plans

The Company has classified various benefit plans as under:

A Defined Contribution Plan

The Company makes contributions towards provident fund, superannuation fund and other retirement benefits to a defined contribution retirement benefit plan for qualifying employees. Under the plan, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

The Company has recognised the following amounts in Profit and Loss Account which are included under Contributions to Funds under Employee Benefit Expenses

Sr No	Particulars	31-Mar-19	31-Mar-18
a	Gratuity		2.17
	Contribution to ESIC, Provident Fund, Super		
b	Annuation		1.92
		-	4.09

B Defined Benefit Plan

a On death in service - As per the provisions of the Payment of Gratuity Act, 1972 without any vesting period.

b The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity were carried out as at March 31, 2019. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at Balance Sheet date:

(a) Defined Benefit Plan - Gratuity (Non Funded)

Valuations in respect of above have been

	Valuation as at	
	As at 31.03.2019	As at 31.03.2018
(i) Discount Rate (per annum)	-	-
(ii) Rate of increase in Compensation levels (-	-
(iii) Expected Rate of Return on Assets	-	-
(iv) Attrition Rate	-	-
25 & Below	-	-
26 to 35	-	-
36 to 45	-	-
46 to 55	-	-
56 & Above	-	-
(v) Retirement Age	-	-
(vi) Mortality Rate	ives Mortality (i	-
(vii) The discount rate is based on the	-	-
(viii) The estimate of future salary increases	-	-



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

(i) Changes in Present value of Obligation	2018-2019	2017-2018
(a) Opening Present value of Obligation		
(b) Interest Cost		
(c) Current Service Cost		
(d) Benefits Paid		
(e) Actuarial (Gains)/Loss		
i. Due to change in financial assumption		
ii. Due to change in demographic assumption		
iii. Due to change in experience adjustment		
Total		
(f) Closing Present value of Obligation		
(ii) Reconciliation of the Present Value of Defined Present Obligation	2018-2019	2017-2018
(a) Closing Present value of Non Funded Obligation		
(b) Closing Fair value of plan Assets		
(c) Non Funded (Asset) / Liability recognised in the Balance Sheet		
(iii) Amounts recognised in the Balance Sheet	2018-2019	2017-2018
(a) Closing Present value of Obligation		
(b) Closing Fair value of Plan Assets		
(c) (Asset) / Liability recognised in the Balance Sheet		
(iv) Expenses recognised in the Statement of Profit and Loss and OCI	2018-2019	2017-2018
(a) Current Service Cost		
(b) Interest Cost		
(c) Expected Return on Plan Assets		
(d) Total Expenses recognised in the Statement of Profit and Loss		
(e) Net Actuarial (Gain) / Loss recognised in OCI		
(f) Total Expenses recognised in Comprehensive Income		
(v) Sensitivity Analysis [Changes in Defined Benefit Obligation (DEBT)]	2018-2019	2017-2018
Discount Rate varied by 0.5%		
a Discount Rate + 0.5%		
b Discount Rate - 0.5%		
Salary Growth Rate Varied by 0.5%		
a Rate + 0.5%		
b Rate - 0.5%		
Withdrawal rate (W.R.) varied by 10%		
a W.R. * 110%		
b W.R. * 90%		

The method and type of assumptions used in preparing sensitivity analysis did not change as compared to the prior period.

Expected maturity analysis of undiscounted

(vi) Gratuity is as follows.

	As at 31.03.2019	As at 31.03.2018
2016	-	-
2017	-	-
2018	-	-
2019	-	-
2020	-	-
2021	-	-
2022	-	-
2021-2025	-	-
2022-2026	-	-
2023-2027	-	-

(b) Other Long Term Employee Benefits- Leave encashment (Non Funded)

Valuations in respect of above have been

Valuation as at

	As at 31.03.2019	As at 31.03.2018
(i) Discount Rate (per annum)	-	-
(ii) Rate of Increase in Compensation levels (per annum)	-	-
(iii) Expected Rate of Return on Assets	-	-
(iv) Attrition Rate	-	-
25 & Below	-	-
26 to 35	-	-
36 to 45	-	-
46 to 55	-	-
56 & Above	-	-
(v) Retirement Age	-	-
(vi) Mortality Rate	-	-
Indian Assured Lives Mortality (2006-2008) Table	-	-
(vii) The discount rate is based on the	-	-
(viii) The estimate of future salary increases	-	-

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26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

(i) Changes in Present value of Obligation (a) Opening Present value of Obligation (b) Interest Cost (c) Current Service Cost (d) Benefits Paid (e) Actuarial (Gains)/Loss i. Due to change in financial assumption ii. Due to change in demographic assumption iii. Due to change in experience adjustment (f) Closing Present value of Obligation	2018-2019	2017-2018
(ii) Reconciliation of the Present Value of Defined Present Obligation (a) Closing Present value of Non Funded Obligation (b) Closing Fair value of plan Assets (c) Non Funded (Asset) / Liability recognised in the Balance Sheet	2018-2019	2017-2018
(iii) Amounts recognised in the Balance Sheet (a) Closing Present value of Obligation (b) Closing Fair value of Plan Assets (c) (Asset) / Liability recognised in the Balance Sheet	2018-2019	2017-2018
(iv) Expenses recognised in the Statement of Profit and Loss and Other Comprehensive Income (a) Current Service Cost (b) Interest Cost (c) Expected Return on Plan Assets (d) Net Actuarial (Gain) / Loss recognised in Statement of Profit and Loss (e) Total Expenses recognised in the Statement of Profit and Loss	2018-2019	2017-2018
(v) Expected maturity analysis of undiscounted Leave encashment is as follows.		

	As at 31.03.2019	As at 31.03.2018
2016	-	-
2017	-	-
2018	-	-
2019	-	-
2020	-	-
2021	-	-
2022	-	-
2021-2025	-	-
2022-2026	-	-
2023-2027	-	-



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

7 List of Related Parties and Transactions during the year as per IND AS 24 Related Party Disclosures

- a Controlling Entity
Peninsula Land Limited
- b Subsidiary Companies
Subsidiary Company / Entity
- 1 Argento Real Estate LLP - Contribution written off during the year 2017-2018
 - 2 Eastgate Realestate Developers LLP
 - 3 Gorena Real estate LLP- Contribution written off during the year 2017-2018
 - 4 Goodhome Realty Limited w.e.f. FY 2018-19 subsidiary company
 - 5 Inox Mercantile Company Private Limited
 - 6 Maxis Real estate LLP- Contribution written off during the year 2017-2018
 - 7 Midland Township Private Limited-till 15.10.2016
 - 8 Nebustar Real estate LLP- Contribution written off during the year 2017-2018
 - 9 Peninsula Facility Management Services Limited
 - 10 Peninsula Trustee Limited
 - 11 Peninsula Integrated Land Developers Private Limited
 - 12 Peninsula Investment and Management Company Limited
 - 13 Peninsula Pharma Research Centre Private Limited
 - 14 Planetview Mercantile Company Private Limited
 - 15 Peninsula Mega City Development Private Limited
 - 16 RR Real Estate Developments Private Limited
 - 17 RR Mega City Builders Limited -w.e.f. FY 2018-2019 subsidiary company
 - 18 Regena Real estate LLP- Contribution written off during the year 2017-2018
 - 19 Takenow Property Developers Private Limited
 - 20 Top Value Real Estate Development Limited -W.F.E. 31.03.2017
 - 21 Truewin Realty Limited.-w.e.f. FY 2018-2019 subsidiary company
 - 22 Sketch Real Estate Private Limited
 - 23 Westgate Real estate Developers LLP
- c Associates Company's of Parent Company
JM Realty Management Private Limited
RA Realty Ventures LLP -Associates of parent Company
- d Associates Company's
Goodhome Realty Limited till 27th December 2018 Associate Company
RR Mega City Builders Limited till 25 October 2018 Associate Company
Truewin Realty Limited.- till 27th December 2018 Associate Company
JM Realty Management Private Limited
- e Joint Venture Company
Hem Infrastructure and property developers private Limited
PenBrook Capital Advisors Private Limited (Formerly known as Peninsula Brookfield Investments Manager Private Limited)
Hem Bhattad AOP - Associates of Hem Infrastructure and property developers private Limited
- f Key Management Personnel
Urvi A. Piramal
Mahesh S. Gupta
Vijay Shankar
Bharat S. Sanghavi till 17th October 2018
N Gangadharan
Shardul Doshi
S. Kashimpuria
Rajeev A. Piramal
Nandan A. Piramal
Harshvardhan A. Piramal
chandrasekhar ramamurthy kottagajula
Amish Yodhha
Prashnat Patkar Chandrakant
Juthika Jairam Palav
Dinesh Roopchand Jain
Girish Gopalkrishna Pai
Prakash Mahabala shetty
Amardeepika Kashyap till 15 January 2019
- g Subsidiary of Joint Venture of Subsidiary

Penbrook Investment Manager LLP subsidiary of PenBrook Capital Advisors Private Limited
- h Subsidiaries of parent Company
Prefindigo fund -till 30.01.2019



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

		(Rs In Lakhs)	
Sr. No.	Nature of Transaction	2018-2019	2017-2018
1	Loan Taken from Controlling Company Peninsula Land Limited	535.99	5,984.09
2	Sundry Balance written back / Investments Written off Hem Infrastructure and property developers private Limited Peninsula Real Estate Development Private Limited		
3	Loan Repaid to Controlling Company Peninsula Land Limited Peninsula Land Limited-TDS on Interest paid	2,955.02	18,168.98
4	Interest paid to Controlling Company Peninsula Land Limited - (Gross) Interest expenses TDS paid on Interest Interest paid to Controlling Company TDS paid on Interest	150.43 14.89 125.93 5.67	8,223.79 - - -
5	Interest Income From Associates of Parent Company RA Realty Ventures LLP (Gross) TDS paid on interest JM Realty Management Private Limited	- - - -	209.25 20.92 89.00 -
6	Reimbursements of Expenses paid by Peninsula Land Limited	34.31	15.26
7	Loan Repaid by Associates Company JM Realty Management Private Limited	-	662.00
8	Fair value Gain or loss of Associates -Subsidiary in FY18-19 RR Mega city builders Limited Goodhome Realty Limited	- -	(0.30) (3.33)
9	Investments in Equity of Joint Venture Hem Infrastructure and property developers private Limited	-	1,379.70
10	Redemption of Preference shares of Joint Venture Hem Infrastructure and property developers private Limited	-	535.51
11	Deemed Investments in Associates Written off JM Realty Management Private Limited	-	232.12
12	Loan given to Peninsula Land Limited Peninsula Facility Management service Limited RR Mega City builders Limited Goodhome Realty Limited	710.15 2,550.00	- - -
13	Loan given repaid by Peninsula Land Limited RR Mega City builders Limited Peninsula Facility Management service Limited Goodhome Realty Limited	176.19 15.43 2,829.67	- - -
14	Rental Income from Peninsula Land Limited TDS deducted and paid on rent	30.00 3.00	- -
15	Purchase of Investments from Fellow subsidiary Truewin Realty Limited Debenture Truewin Realty Limited Equity shares RR Mega city builders Limited-Equity Shares Goodhome Realty Limited- Equity Shares	0.27 0.01 0.01 0.01	- - - -
16	Manpower cost Charged by Parent Company (Peninsula Land Limited) -Including taxes Truewin Realty Limited RR Mega city builders Limited Goodhome Realty Limited (Including Taxes GST)	69.59 8.22 204.87	- - -
17	Debenture Loan repaid to Peninsula Land Limited RR Mega city builders Limited Goodhome Realty Limited	2,759.00 2,406.43	- -
18	Interest received from Peninsula Land Limited Peninsula Facility Management service Limited (net of TDS Rs 4.83 Lacs)	43.50	-
19	Outstanding Balance as on balance sheet date (Net of TDS) Controlling Company Payable to Peninsula Land Limited-Loan Receivable from Associates Companies / Entity (Including Associates of Parent Company) RA Realty Ventures LLP-Associates of parent Company RR Mega city builders Limited-Preference shares Goodhome Realty Limited- Preference Shares Receivable from Joint Venture Hem Infrastructure and property developers private Limited-Equity Hem Infrastructure and property developers private Limited-Preference shares Payable to Peninsula Land Limited towards Peninsula Investments Management Company Limited Preference shares (Including Interest) Peninsula Land Limited -Debenture	55,515.38 1,932.04 - - 9,001.21 5,501.98 1,539.73 12,446.36	54,334.93 1,932.04 7.70 31.47 9,001.21 5,501.98 1,439.73 -
	Receivable from Peninsula Land Limited Goodhome Realty Limited Peninsula Facility Management service Limited	- - 738.22	- -



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

8 Earnings Per Share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the convertible preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

	2018-2019	Rs In Lacs 2017-2018
Profit attributable to Equity holders of parent		
(i) Profit / (Loss) for the year, attributable to the owners of the Company	(8,418.92)	(9,255.80)
(ii) Weighted average number of ordinary shares	10000	10000
(iii) Basic and Diluted earnings per share		
Basic Earning per share	(84,189.17)	(92,558.01)
Diluted Earning per shares	(84,189.17)	(92,558.01)

9 Disclosure as per The Micro, Small and Medium Enterprises Development Act, 2006

Company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 as well as they have filed required memorandum with the prescribed authorities. Out of the letters sent to the parties, some confirmations have been received till the date of finalisation of Balance Sheet. Based on the confirmations received, the outstanding amounts payable to suppliers covered under Micro, Small and Medium Enterprises Development Act 2006 are given below.

	31-Mar-19	Rs In Lacs 31-Mar-18
The principal amount remaining unpaid at the end of the year	56.13	4.56
The interest amount remaining unpaid at the end of the year	-	-
The interest amount paid in terms of Section 16 of MSMED Act 2006	-	-
The balance of MSMED parties as at the end of the year	56.13	4.56

10 The details of cost of Realty Sales and Work in Progress (Realty Stock) are as under:

	31-Mar-19	Rs In Lacs 31-Mar-18
Realty Costs incurred during the year		
Land Costs		
Development Costs	36.71	605.72
Interest and Other Borrowing Costs		768.92
Total Realty Costs for the year (A)	36.71	1,374.64
Changes in Inventory		
Opening Inventory		
Work in Progress	16,029.92	36,195.67
Trading Goods	45.03	45.03
Sub-total (i)	16,074.95	36,240.70
Closing Inventory		
Work in Progress	66,172.78	16,029.92
Trading Goods	29.53	45.03
Finished goods	2,551.00	
Raw material	1,845.58	
Less Acquired under business combination	(59,083.79)	
Sub-total (ii)	11,515.10	16,074.95
Changes in Inventory (B) = (i-ii)	4,559.85	20,165.75
Acquired under business Combination		
Net charge to cost of Realty		20,165.75
Considered as exceptional items	(15.51)	
Cost of Realty Sales Recognised (A+B-C)	4,581.05	21,540.39

Inventory is stated at the lower of cost and net realisable value (NRV). NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Group based on net amount that it expects to realise from the sale of inventory in the ordinary course of business. NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

11 Disclosure as required under Section 135 of Companies Act, 2013, read with Companies (Corporate Social Responsibility Policy) Rules, 2014 are as under:

-----Not Applicable-----



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

12 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.

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

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity' (gearing ratio). For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents. The Company's gearing ratio at March 31, 2018 was as follows.

	31-Mar-19	31-Mar-18
Total Borrowings	1,25,750.18	55,459.94
Less : Cash and Cash Equivalents	1,194.82	1,080.17
Adjusted Net Debts	1,24,555.36	54,379.77
Total Equity	(14,280.07)	(6,889.23)
Gearing Ratio	(8.72)	(7.89)

13 Tax Expenses

Current Tax	4.70	4.75
Deferred Tax	1,116.29	(3,350.42)
Tax Benefit /Expenses	1,120.99	(3,345.67)

In view of losses the many of the subsidiary has not created deferred tax assets in standalone financial statements

Deferred Tax Assets

Movement in Deferred Tax Assets

Particulars	Net Balance as on 1.04.2018	Charged to Profit & Loss	Change in Tax rate	Net balance as on 31.03.2019	Deferred Tax assets	Deferred Tax Liabilities
Investments in Debenture	1,104.03	1,104.03		-0.00	-0.00	
Investments in Equity shares	0.59	0.59		-	-	
Investments in Preference Shares-net	9.78	9.78		-	-	
Loan - Parent Company	-	-		-	-	
Other	91.03	0.06		(90.97)	90.97	
Acquired under business combination				1,927.45		1,927.45
	1,205.43	1,114.46	-	1,836.47	90.97	1,927.45

Particulars	Net Balance as on 1.04.2017	Charged to Profit & Loss	Change in Tax rate	Net balance as on 31.03.2018	Deferred Tax assets	Deferred Tax Liabilities
Investments in Debenture	285.56	(870.77)	52.30	1,104.03	1,104.03	
Investments in Equity shares	0.86		0.27	0.59	0.59	
Investments in Preference Shares-net	1.36	(8.51)	0.08	9.78	9.78	
Loan - Parent Company	(2,597.58)	(2,597.58)		-	-	-
Other	172.89	81.86		91.03	91.03	
	(2,136.91)	(3,395.00)	52.65	1,205.43	1,205.43	-

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.

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Similarly Minimum Alternate Tax (MAT) credit entitlement is recognized only if there is convincing evidence for realization of such asset during the specified period. Carrying amount of Deferred Tax Assets (including MAT credit entitlement) is reviewed at each reporting date.

Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

14 Segment Reporting

Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business, the segments in which the Company operates. The Company is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence disclosure of segment-wise information is not required and accordingly not provided.



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

15 Disclosure of Ind AS 27 Separate Financial Statement

Sr No.	Name of entity	Relation as per IND AS	Place of business/ Country of Incorporation	Interest as on	
				31-Mar-19 %	31-Mar-18 %
1	JM Realty Management Private Limited	Associates	India	25.00%	25.00%
2	Goodhome Realty Limited -FY 2018-19 Subsidiary	Subsidiary	India	100.00%	14.00%
3	RR Mega City Builders Limited -FY 2018-19 Subsidiary	Subsidiary	India	100.00%	14.00%
4	Truewin Realty Limited -FY 2018-19 Subsidiary	Subsidiary	India	100.00%	14.00%
5	Hem Infrastructure and property developers private Limited	Joint Venture	India	57.44%	57.44%
6	Peninsula Brookfield Trustee Private Limited	Joint Venture	India	50.00%	50.00%
7	Hem Bhattad AOP - Associates of Hem Infrastructure and property developers private Limited	Associates of Joint Venture	India	20.40%	20.40%
8	Eastgate Realstate Developers LLP	Subsidiary	India	99.00%	99.00%
9	Inox Mercantile Company Private Limited	Subsidiary	India	100.00%	100.00%
10	Peninsula Facility Management Services Limited	Subsidiary	India	100.00%	100.00%
11	Peninsula Trustee Limited	Subsidiary	India	70.00%	70.00%
12	Peninsula Integrated Land Developers Private Limited	Subsidiary	India	100.00%	100.00%
13	Peninsula Investment and Management Company Limited	Subsidiary	India	75.01%	75.01%
14	Peninsula Pharma Research Centre Private Limited	Subsidiary	India	100.00%	100.00%
15	Planetview Mercantile Company Private Limited	Subsidiary	India	100.00%	100.00%
16	Peninsula Mega City Development Private Limited	Subsidiary	India	100.00%	100.00%
17	RR Real Estate Developments Private Limited	Subsidiary	India	100.00%	100.00%
18	Takenow Property Developers Private Limited	Subsidiary	India	100.00%	100.00%
19	Top Value Real Estate Development Limited	Subsidiary	India	100.00%	100.00%
20	Skelch Real Estate Private Limited	Subsidiary	India	100.00%	100.00%
21	Westgate Real estate Developers LLP	Subsidiary	India	99.99%	84.99%
22	Penbrook Capital Advisors Private Limited (Formerly known as Peninsula Brookfield Investment Manager Private Limited)	Joint Venture of Subsidiary	India	37.51%	37.51%
23	Penbrook Investment Manager LLP	Subsidiary of Joint Venture of Subsidiary	India	37.50%	37.50%

16 Business Combination and Acquisitions of Non - Controlling Interest

Holding Company increased the stake by 86% in following three Special Purpose Vehicles (SPVs) engaged in real estate project to 100 %, by acquiring Equity shares,

Name of SPVs	Project
1. RR Mega City Builders Limited	Hiniewadi
2. Goodhome Realty Limited	Bengaluru
3. Truewin Realty Limited	Lonavala

Particulars	Fair value recognised on acquisition
Property, Plant and Equipment	21.97
Loans	763.08
Non Current Tax Assets	449.83
Other Non Current Assets	37.23
Inventories	59,083.79
Financial Assets	
(i) Current Investments	0.13
(ii) Trade Receivables	913.54
(iii) Cash And Cash Equivalents	825.77
(iv) Loans	5,274.92
(vi) Other Financial Assets	188.79
Other Current Assets	2,362.41
TOATL A	69,921.45
Liabilities	
Loan (Including current & Non-current)	42,591.58
Trade Payable	4,139.63
Interest Accrued but not Due	266.34
Advance from Customer	28,093.64
Other Liabilities	417.96
Deferred Tax Liabilities	1,925.47
TOATL B	77,434.63
Net Assets Acquired	(7,513.18)
Goodwill on Acquisition	5,765.29
Capital Reserve on Acquisition	1,834.03
Inter Company Adjustments gain	3,581.95
Amount paid for Acquisition	0.03



26 OTHER NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

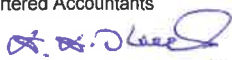
- 17 On 30 March 2019, the Ministry of Corporate Affairs (MCA) notified Ind AS 116, Leases as part of the Companies (Indian Accounting Standards (Ind AS)) Amendment Rules, 2019. Ind AS 116 replaces existing standard on leases i.e. Ind AS 17, Leases with effect from accounting periods beginning on or after 1 April 2019. This has no material impact on the financial statements of the Company.
- 18 IND AS 115 - Revenue from Contracts with Customers has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts). Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.
There is no impact on revenue recognition on account of IND AS 115 implementation.
- 19 The Company has made Nil (previous year Nil) contributions to political parties during the year.
- 20 Previous year figures have been regrouped / reclassified wherever necessary to conform to current year's classification.
- 21 The figures have been rounded off to two decimals in Lacs.
- 22 The Company is registered with MCA under CIN No. U67190MH2008PTC179576.
- 23 There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the Balance Sheet date.

As per our report of even date.

For and on behalf of

D. Dadheech & Co.

Chartered Accountants



Devesh Dadheech
Proprietor

M. No.33909
FR No. 101981 W
Mumbai
Date : May 28, 2019



For and on behalf of the Board of Director's



Urvi A. Piramal
DIN NO. 00044954

Director



Mahesh S. Gupta
DIN NO. 00046810

Director

Peninsula Holdings and Investments Private Limited

Notes forming part of the Consolidated Financial Statements

1 Group Information and Overview

Peninsula Holdings and Investments Private Limited ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures is engaged primarily in the business of real estate development and is incorporated and domiciled in India. The core business activities are carried out under various business models like own development, through subsidiaries, associates, joint ventures and joint development and other arrangements with third parties. The registered office of the Holding Company is located at 1, Peninsula Spenta, Mathuradas Mills Compound, Lower Parel, Mumbai 400013.

The Consolidated Financial Statements of the Group for the year ended 31st March, 2019 were authorized and approved for issue by the Board of Directors on 28th May 2019.

2 SIGNIFICANT ACCOUNTING POLICIES

I. Basis of Preparation of Consolidated Financial Statements

- a. The consolidated financial statements of the Group have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under section 133 of the Companies Act read with the Companies (Indian Accounting Standards) Rules 2015 (as amended from time to time).
- b. The consolidated financial statements are prepared on a historical cost basis, except for:
 - (i) Certain financial assets and liabilities that are measured at fair value (refer accounting policy regarding financial instruments).
 - (ii) Defined benefit plans – plan assets measured at fair value
 - (iii) Land and Buildings classified as property, plant and equipment
 - (iv) Derivative financial instruments

c. Principles of Consolidation

The Consolidated Financial Statements have been prepared on the following basis:

- (i) The Financial Statements of the subsidiary companies used in the consolidation are drawn up to the same reporting date as of the Company i.e. year ended 31st March 2019.
- (ii) The Financial Statements of the Company and its subsidiary companies have been combined on a line-by-line basis by adding together like items



- (iii) The excess of cost to the Company of its investments in the subsidiary companies over its share of equity of the subsidiary companies, at the dates on which the investments in the subsidiary are made, is recognized as “Goodwill” being an asset in the consolidated financial statements. Goodwill arising out of consolidation is not amortized. However, the same is tested for impairment at each Balance Sheet date. Alternatively, where the share of equity in the subsidiary companies as on the date of the investment is in excess of cost of investment of the Company, it is recognized as “Capital Reserve” and shown under the head “Reserves and Surplus”, in the consolidated financial statements.
- (iv) Non-controlling interests in the net assets of subsidiaries consists of:
 - (1) The amount of equity attributable to the minorities at the date on which investment in subsidiary is made and
 - (2) The minorities’ share of movements in equity since the date the parent - subsidiary relationship came into existence.
- (v) The Group’s interests in equity accounted investees comprise interests in associates and joint ventures. An associate is an entity in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement, rather than right of its assets and obligation for its liabilities. Interests in associates and joint ventures are accounted for using the equity method. They are initially recognized at cost which includes transaction cost. Subsequent to initial recognition, the consolidated financial statements include the Group’s share of profit or loss and OCI of equity accounted investees until the date on which significant influence or joint control ceases.

The Group presents assets and liabilities in the balance sheet based on Current/non-current classification. An asset is treated as current when it is:

- All other assets are classified as Non-Current.



- it is expected to be settled in normal operating cycle.
- it is held primarily for the purpose of trading.
- it is due to be settled within twelve months after the reporting period, or
- there is no unconditional right to defer its settlement for at least twelve months after the reporting period.

All other liabilities are classified as Non-Current.

Deferred tax assets and liabilities are classified as Non-Current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The normal operating cycle in respect of a real estate project under development depends on various factors like signing of sale agreements, size of the project, phasing of the project, type of development, project-specific complexities, technical and engineering factors, statutory approvals needed and the realization of the project receivables into cash & cash equivalents. Based on these factors, the normal operating cycle is generally in the range of 3 to 7 years. Accordingly project related assets & liabilities are classified as current and non-current based on operating cycle of the respective projects. All other assets and liabilities are classified as current or non-current based on an operating cycle of twelve months.

e. Functional and Presentation Currency

The financial statements are presented in Indian Rupee ("INR") which is also the functional currency of the Group. All values are rounded off to the nearest crore or fraction thereof up to two decimals, except where otherwise indicated. A crore is equivalent to 10 million.

II Use of accounting judgements, assumptions and estimates

In the application of the Group's accounting policies, management of the group is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.



Following are the key areas of judgements, assumptions and estimates which have significant effect on the amounts recognized in the financial statements:

a. Estimation of Net Realisable Value (NRV) for inventory property

Inventory property is stated at the lower of cost and Net Realizable Value (NRV).

NRV of completed or developed inventory property is assessed by reference to market conditions, prices and trends existing at the reporting date and is determined by the Group based on comparable transactions observed /identified for similar properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under development is assessed with reference to market prices and trends existing at the reporting date for similar completed property, less the estimated cost to complete construction and an estimate of the time value of money to the date of completion.

b. Impairment of other Non-Financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators. Goodwill is tested for impairment at the end of each reporting period and is not subject to amortisation.

c. Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs for impairment calculation, based on Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

d. Useful life and residual value of Property, Plant and Equipment and Intangible Assets

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



e. Recognition and Measurement of Defined Benefit Obligations

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

f. 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 wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating to financial instruments.

III Measurement of Fair Values

The Group measures financial instruments, such as investments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

The Group has an established control framework with respect to the measurement of fair values. The Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Management assesses the evidence obtained from 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 a financial asset or a financial liability, the Group uses observable market data as far as possible. Fair values are categorised into



different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

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

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

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

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

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

IV Property, Plant and Equipment & Depreciation

a. Recognition and Measurement

Items of Property, Plant and Equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of Property, Plant and Equipment comprises:

- i. its purchase price, including import duties and non refundable purchase taxes after deducting trade discounts and rebates.
- ii. any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.
- iii. the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Group incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.
- iv. Borrowing costs relating to acquisition / construction / development of tangible assets, which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.
- v. Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by Management are recognised in Statement of Profit and Loss. 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.



b. Subsequent Expenditure

Subsequent expenditure related to an item of Property, Plant and Equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing Property, Plant and Equipment, including repair and maintenance expenditure and cost of replacing parts are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Expenses incurred for acquisition of capital assets excluding advances paid towards the acquisition of Property, Plant and Equipment outstanding at each Balance Sheet date are disclosed under Capital Work in Progress.

Capital Work in Progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in the Statement of Profit and Loss of the Group in the year of disposal.

c. Depreciation

Depreciation is provided from the date the assets are ready to be put to use on straight line method as per the useful life of the tangible assets including property held as Investment as prescribed under Part C of Schedule II of the Companies Act, 2013 except for the following assets where the Management has estimated useful life which differs from the useful life of 60 years as prescribed under the Act.

Depreciation is calculated on a pro-rata basis from the date of installation / acquisition till the date the assets are sold or disposed.

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

Leasehold improvements are amortised over the period of lease.

The depreciation methods, useful lives and residual values are reviewed periodically.



d. Reclassification to Investment Property

When the use of a property changes from owner occupied to investment property, the property is reclassified as investment property at its carrying value on the date of reclassification.

V. Investment Property

Investment property is property held to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Based on technical evaluation and consequent advice, the Management believes a period of 60 years as representing the best estimate of the period over which investment properties are expected to be used. Accordingly, the Group depreciates investment property over a period of 60 years.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values, where necessary are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are de-recognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

VI Intangible Assets

a. Recognition and Measurement

Intangible assets are carried at cost less accumulated amortisation and impairment losses, if any. The cost of an intangible asset comprises of its purchase price including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use.

Expenditure on research and development eligible for capitalisation are carried as intangible assets under development where such assets are not yet ready for their intended use.

b. Subsequent Expenditure

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



c. Amortisation

Intangible assets are amortised over their estimated useful lives on a straight line basis, not exceeding 7 years commencing from the date the asset is available to the Group for its use. The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period.

VII Foreign Currency Transactions / Translations

- a. Foreign exchange transactions are recorded at the closing rate prevailing on the dates of the respective transactions or at the contracted rates as applicable.
- b. 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.
- c. 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.

VIII 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.

Financial assets and financial liabilities are recognized when the group becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities measured at fair value through profit or loss are recognized immediately in the statement of profit and loss.

a. Financial Assets

All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place. All recognized financial assets are subsequently measured in their entirety at either amortized cost or fair value, depending on the classification of the financial assets.



i. Financial Assets at amortized cost

Financial assets are subsequently measured at amortized cost using the effective interest rate method if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial Assets at fair value through Profit and Loss

Investments in equity instruments are classified as at FVTPL, unless the Company group irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Other financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition.

iii. De-recognition

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

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either:
 - a) the group has transferred substantially all the risks and rewards of the asset or
 - b) the group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the group continues to recognise the transferred asset to the extent of the group's continuing involvement. In that case, the group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the group has retained.

iv. Impairment of Financial Asset

The group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The group recognises life time expected



losses for all contract assets and/or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. Financial Liabilities and Equity Instruments

i. Classification as Debt or Equity

Debt and equity instruments issued by a Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

ii. Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the group are recognized at the proceeds received, net of direct issue costs.

iii. Financial Liabilities

All financial liabilities are subsequently measured at

1. Amortised cost or
2. Fair Value through Profit and Loss.

Amortised Cost is measured using the effective interest method. Gains and losses are recognized in statement of profit and loss when the liabilities are derecognized as well as through the Effective Interest Rate (EIR) amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

iv. Trade and other payables

These amounts represent liabilities for goods and services provided to the group prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

v. Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new



liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Offsetting of Financial Instruments

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

vi. Derivative Financial Instruments / Embedded Derivatives

Derivative financial instruments such as forward contracts, option contracts and cross currency swaps are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value with changes in fair value recognised in the Statement of Profit and Loss in the period in which they arise.

Embedded derivative is measured at fair value on initial recognition. In case of split accounting of embedded derivative element of financial liability of Hybrid Instrument, the carrying amount of the non-derivative host contract on initial recognition is the difference between the fair value plus transaction costs of the hybrid instrument and the fair value of the embedded derivative. All of the transaction costs are always allocated to and included in the carrying amount of the non-derivative host contract on initial recognition. Subsequent measurement of embedded derivative is done at fair value.

IX Inventories

Direct expenditure relating to Real Estate Development activity is inventorized. Other expenditure (including borrowing costs) during construction period is inventorized to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

- a. **Inventories comprise of:** (i) Finished Realty Stock representing unsold premises in completed projects (ii) Realty Work in Progress representing properties under construction / development including land held for development on which construction activities are yet to commence and (iii) Raw Material representing inventory of materials for use in construction which are yet to be consumed.
- b. Inventories other than Raw Material above are valued at lower of cost and net realisable value. Raw Materials are valued on a weighted average cost basis.



- c. Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Realty Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

Realty Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Group.

X Business Combination

In accordance with Ind AS 103 "Business Combination", the Group accounts for the business combinations using the acquisition method when control is transferred to the Company. The consideration transferred for the business combination is generally measured at fair value as at the date the control is acquired (acquisition date), as are the net identifiable assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on bargain purchase is recognized directly in equity as capital reserve. Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities.

XI Revenue Recognition on contract with customers

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The group recognizes revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the group will



allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the group expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The group has concluded that it is acting as a principal in all of its revenue arrangements.

The group generates revenue from Real estate construction contracts. The sale of completed property is generally expected to be the only performance obligation and the group has determined that it will be satisfied at the point in time when control transfers.

Interest income is accounted on an accrual basis at effective interest rate (EIR method).

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

Rent income, Service fees, Signages, Car park and PMC / Marketing fees are recognized on accrual basis over tenure of the lease / service agreement.

XII 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 to items recognised directly in Equity or in Other Comprehensive Income.

a. 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.

Current tax assets and liabilities can be offset only if the Group

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



b. Deferred Tax

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

Deferred tax assets are recognised for unused tax 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.

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

Deferred tax assets and liabilities are offset only if:

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

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Deferred tax assets include Minimum Alternative Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT is recognized as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realized. The group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent that it is no longer probable that it will pay normal tax during the specified period.

c. Unadjusted tax effect of amounts directly debited to Reserves

The unadjusted tax effect of expenses directly charged to reserves is carried forward under Deferred Tax Assets and charged to the Statement of Profit and



Loss as tax expense in subsequent years as and when and to the extent to which the proportionate tax benefits of such expenses are accounted.

XIII Employee Benefits

a. Short term employee benefits

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

b. Post Employment Benefits

(i) Defined contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

(ii) Defined benefit plans

Payment of Gratuity to employees is in the nature of a defined benefit plan. Provision for Gratuity is recorded on the basis of actuarial valuation certificate provided by the actuary using Projected Unit Credit Method.

The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses and the return on plan assets (excluding interest) and the effect of the asset ceiling (if any; excluding interest) are recognised immediately in Other Comprehensive Income (OCI). Net interest expense / (income) on the net defined liability / (assets) is computed by applying the discount rate, used to measure the net defined liability / (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of Profit and Loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.



c. Other Long Term Employee Benefits

Group's liability towards compensated absences is determined by an independent actuary using Projected Unit Credit Method. Past services are recognised on a straight line basis over the average period until the benefits become vested. Actuarial gains and losses are recognised immediately in the Statement of Profit and Loss as income or expense or recognized under Other Comprehensive Income to the extent such actuarial gains or losses arise due to experience adjustments. Obligation is measured at the present value of the estimated future cash flows using a discounted rate that is determined by reference to the market yields at the Balance Sheet date on Government Bonds where the currency and terms of the Government Bonds are consistent with the currency and estimated terms of the defined benefit obligation.

XIV Leases

a. Where Group is the Lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating lease. Operating lease payments are recognised as an expense in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

b. Where Group is the Lessor

Assets representing lease arrangements given under operating leases are included in Property, Plant, Equipment. Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Initial direct costs are recognised immediately in the Statement of Profit and Loss.

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

d. Payments made under operating leases are recognised in the Statement of Profit and Loss. Lease incentives received are recognised as an integral part of the total lease expense over the term of the lease.

XV Borrowing Cost

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

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.



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

XVI Cash and Cash Equivalents

Cash and cash equivalent as reported in the Balance Sheet comprise cash at banks and on hand and short term deposits with an original maturity of three months or less which are subject to an insignificant risk of changes in value. However, for the purposes of the Cash Flow Statement, cash and cash equivalents cash and short term deposits as defined in Ind AS 7.

XVII Earnings Per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for the events for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

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

XVIII Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 –Statement of Cash Flows.

Cash and Cash equivalents for the purpose of cash flow statement comprise of cash at bank and in hand and short term investments with original maturity of three months or less.

XIX Provisions and Contingent Liabilities

Provisions are recognized when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that the group will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).



Contingent liabilities are disclosed for:

- (i) possible obligations which will be confirmed only by future events not wholly within the control of the Group or
- (ii) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Commitments include the amount of purchase order (net off advances) issued to parties for completion of assets.

Contingent Assets are not recognised in Financial Statements. If an inflow of economic benefits has become probable, contingent assets are disclosed.

Contingent Assets are assessed continually to ensure that developments are appropriately reflected in the Financial Statements. If it has become virtually certain that an inflow of economic benefits will arise, the asset and the related income are recognised in the Financial Statements of the period in which the changes occurs.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each Balance Sheet date.

XX Segment Reporting

The Chief Operational Decision Maker monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The operating segments have been identified on the basis of nature of product / services.

The Board of Directors of the Group has appointed the Managing Director as the Chief Operating Decision Maker (CODM) who is assessing the financial performance and position of the Group and makes strategic decisions.

XXI Barter transaction and Joint operation

Based on terms and conditions of joint development agreement which may indicate whether the contract involves exchange of goods according to Ind AS 18 "Revenue" or it is in the nature of a joint venture or joint operation according to Ind AS 111 Joint Arrangements. Accordingly, the Group accounts for barter transaction or joint operation, as the case may be.

XXII Standards issued but not yet effective

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Group's financial statements is disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.



Ind AS 116: Leases:

On March 30, 2019, the Ministry of Corporate Affairs has notified Ind AS 116, Leases in replacement of the existing leases standard Ind AS 17. This standard will be effective for reporting periods commencing from 1st April 2019. The standard permits two methods of transition as under:

Full retrospective – Retrospectively to each prior period presented applying Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors Modified retrospective – Retrospectively with cumulative effect of initially applying the standard being recognized at the date of initial application.

Certain practical expedients are available under both the methods.

The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both lessee and lessor. Ind AS 116 introduces a single lessee accounting model and requires the lessee to recognize assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently operating lease expenses are charged to the Statement of Profit and Loss. The standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements of Ind AS 17.

The Group is currently evaluating the effect of this standard on the financial statements. However considering the company's overall business model, where there are no major lease arrangements, it is expected that there will not be any significant impact of this standard on the financial statements.

XXIII Amendments to Standards applicable to the Company

a. Amendment to Ind AS 12 Income Taxes:

On March 30, 2019, the Ministry of Corporate Affairs has notified Ind AS 12, Appendix C, Uncertainty over Income Tax Treatments. This standard will be effective for reporting periods commencing from 1st April 2019. The standard permits two methods of transition as under:

Full retrospective – Retrospectively to each prior period presented applying Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, without using hindsight.

Modified retrospective – Retrospectively with cumulative effect of initially applying the standard being recognized by adjusting equity at the date of initial application, without adjusting comparatives.

The standard requires companies to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments that are used or planned to be used in tax filing which has to be considered to compute the most likely amount or expected value of the tax treatment when determining the taxable profit /(tax loss), tax bases, unused tax losses, used tax credits and tax rates.

The Group is currently evaluating the effect of this standard on the consolidated financial statements.



b. Amendment to Ind AS 19 Employee Benefits:

On March 30, 2019, the Ministry of Corporate Affairs has issued amendments to Ind AS 19, Employee Benefits, in connection with accounting for defined benefit plan amendments, curtailments or settlements and uncertainty over Income. This standard will be effective for reporting periods commencing from 1st April 2019.

The standard requires an entity:

To use updated assumptions to determine current service cost and net interest for the remainder of the period after a defined benefit plan amendment, curtailment or settlement; and

To recognize in profit and loss as part of past service cost or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognized because of the impact of the asset ceiling

The Group does not have any impact on account of this amendment.

