

J M REALTY MANAGEMENT PRIVATE LIMITED

Audited Financial Statements for the Year Ended 31st March, 2017

Amit & Co
Chartered Accountants
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INDEPENDENT AUDITOR'S REPORT

To the Members of J M REALTY MANAGEMENT PRIVATE LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of J M REALTY MANAGEMENT PRIVATE LIMITED ('the Company'), which comprise the balance sheet as at 31 March 2017, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements")

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with relevant rules issued thereunder.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the 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 Company's Directors, as well as evaluating the overall presentation of the 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 Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 including the Ind AS, of the financial position of the Company as at 31 March, 2017, and its financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) the balance sheet, the statement of profit and loss, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) in our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
 - (e) on the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
 - (g) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position;

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the Ind AS financial statements for the year ended 31 March 2017, we report that:

- i. The Company does not have any fixed assets and hence provisions of the Paragraph 3 (i) of the Order are not applicable to the Company.
- ii. The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.
- iii. The Company has not granted unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Act, hence the provisions of Paragraph 3(iii) of the Order are not applicable to the Company.
- iv. Based on information and explanation given to us the Company has not provided any loans, securities or guarantees and also does not have any investments and hence the provisions of paragraph 3(iv) of the Order are not applicable to the Company.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the provisions of Sections 73 to 76 of the Act and the rules framed there under.
- vi. As per information and explanation given to us, the Central Government has prescribed the maintenance of cost records for a product of the Company under Sub-Section (1) of Section 148 of the Act and the rules framed there under. However, during the year, there is no construction activity carried out which is specified in Companies (Cost Accounting Records) Rules, 2014.
- vii.
 - (a) The Company is generally regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, custom duty, cess and any other material statutory dues applicable to it.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, customs duty, cess and any other material statutory dues applicable to it, were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, there are no dues of income tax, sales tax, wealth tax, service tax, duty of customs, duty of excise, value added tax or cess which have not been deposited on account of any dispute.

- viii. The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
- ix. The Company has not raised money by way of initial public offer or further public offer. There were no terms loans raised by the Company; hence the provisions of paragraph 3(ix) of the Order are not applicable to the Company.
- x. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or any fraud on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such instance by the management.
- xi. As per the information and explanations given to us, Company has not paid/provided any managerial remuneration to any of the directors; therefore paragraph 3(xi) of the Order is not applicable to the Company.
- xii. In our opinion, the Company is not a Nidhi Company. Therefore, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. As per the information and explanation given to us, all transactions entered into by the Company with the related parties are in compliance with 188 of Act, where applicable and the details have been disclosed in the Financial Statements etc., as required by the applicable accounting standards. Sec. 177 is not applicable to the Company.

- xiv. As informed, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit. Therefore, paragraph 3(xiv) of the Order is not applicable to the Company.
- xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year.
- xvi. Based on the information and explanation given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

Annexure - B to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of **J M REALTY MANAGEMENT PRIVATE LIMITED** ("the Company") as of 31 March 2017 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the 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 Institute of Chartered Accountants of India. 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 judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Amit & Co

Chartered Accountants

ICAI Firm's Reg. No.: 133546W

AMIT

NAVNITLAL

DESAI

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(Amit N. Desai)

Partner

Membership No.: 032926

Mumbai: May ___, 2017

(Amount in Rupees)

Date :
Place : Mumbai

J M REALTY MANAGEMENT PRIVATE LIMITED

CIN No. U45200MH2007PTC168953

Statement of Profit & Loss For The Year Ended 31st March, 2017

		(Amount in Rupees)	
Particulars	Note No.	Year Ended 31st March, 2017	Year Ended 31st March, 2016
Income:			
Other Income		-	-
Total Revenue		-	-
Expenses:			
Finance Costs	12	16,887,311	26,449,888
Other Expenses	13	90,684	438,786
Total Expenses		16,977,995	26,888,674
Profit / (Loss) Before Exceptional and Extraordinary Items and Tax		(16,977,995)	(26,888,674)
Exceptional Items		-	-
Profit / (Loss) Before Extraordinary Items and Tax		(16,977,995)	(26,888,674)
Extraordinary Items		-	-
Profit / (Loss) Before Tax		(16,977,995)	(26,888,674)
Tax Expenses		-	-
- Current Tax		(5,217,672)	(4,503,232)
- Deferred Tax		(5,217,672)	(4,503,232)
Total Tax Expenses		(11,760,323)	(22,385,442)
Profit / (Loss) After Tax for the Year (A)		(11,760,323)	(22,385,442)
Other Comprehensive Income for the Year (B)		-	-
Total Comprehensive Income for the Year (A + B)		(11,760,323)	(22,385,442)
Basic & Diluted Earning Per Share (Face Value of Rs.10/- Each)		(1,176.03)	(2,238.54)
The accompanying notes are an integral part of these financial statements		1 - 16	
<div> <p>As Per Our Report of Even Date</p> <p>For Amit & Co</p> <p>Chartered Accountants</p> <p>ICAI Firm Regn. No.133546W</p> <p>AMIT NAVJITLAL DESAI</p> <p>(Amit N. Desai)</p> <p>Partner</p> <p>Membership no. 032926</p> <p>Date:</p> <p>Place : Mumbai</p> </div> <div> <p>For and on behalf of Board of Directors</p> <div> <p>CHAND VISHNUDU TT ARORA</p> <p>(Chand Arora)</p> <p>Director</p> <p>DIN: 00016583</p> </div> <div> <p>DARIUS KHUSHROO KHAMBATTA</p> <p>(Darius Khambatta)</p> <p>Director</p> <p>DIN: 00520338</p> </div> </div>			

J M REALTY MANAGEMENT PRIVATE LIMITED

CIN No. U45200MH2007PTC168953

Statement of Cash Flows for the Year Ended 31st March, 2017

(Amount in Rupees)

Sr. No.	Particulars	Year Ended 31st March, 2017	Year Ended 31st March, 2016
A.	<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
	Net Loss Before Tax and Extraordinary Items	(16,977,995)	(26,888,674)
	<u>Adjustments for:</u>		
	Finance Costs	16,887,311	26,449,888
	Operating Loss Before Working Capital Changes	(90,684)	(438,786)
	<u>Adjustments For:</u>		
	Trade Payables	1,574	(482,076)
	Other Current/financial Liabilities	123,260,349	1,542,512
	Inventories	-	(400,176)
	Cash Generated From / (Used in) Operations	123,171,239	221,474
	Less: Taxes Paid (Net of Refunds)	-	-
	Net Cash Flow Generated From/(Used in) Operating Activities (A)	123,171,239	221,474
B.	<u>CASHFLOW FROM INVESTING ACTIVITIES</u>		
	Net Cash Flow Generated From/(Used in) Investing Activities (B)	-	-
C.	<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
	Proceeds from Borrowings	(106,349,366)	26,299,346
	Finance Costs	(16,887,311)	(26,449,888)
	Net Cash Flow Generated From/(Used in) Financing Activities (C)	(123,236,677)	(150,542)
	Net Increase/ (Decrease) in Cash and Cash Equivalents (A + B + C)	(65,438)	70,932
	Cash & Cash Equivalents as at Beginning of the Year	71,694	762
	Cash & Cash Equivalents as at the End of the Year	6,256	71,694

Notes :

- 1) The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the IndAs - 7 "Statement of cash flows"
- 2) Previous year's figures have been regrouped wherever necessary to conform to the current year's classification.

As Per Our Report of Even Date

For Amit & Co

Chartered Accountants

ICAI Firm Regn. No.133546W

AMIT

NAVITILAL

DESAI

(Amit N. Desai)

Partner

Membership no. 032926

For and on behalf of Board of Directors

CHAND
VISHNU
DUTT
ARORA

Digitally signed by CHAND VISHNU DUTT ARORA
DN: cn=CHAND VISHNU DUTT ARORA, o=JM Realty Management Private Limited, ou=JMRML, email=chand.vishnu.dutt@jmrml.com, c=IN
Date: 2017.03.30 15:17:47 +05'30'

(Chand Arora)

Director

DIN: 00016583

DARIUS
KHUSHRO
O
KHAMBAT
TA

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Date: 2017.03.30 15:17:47 +05'30'

(Darius Khambatta)

Director

DIN: 00520338

Date :

Place : Mumbai

J M REALTY MANAGEMENT PRIVATE LIMITED
CIN No. U45200MH2007PTC168953
Statement of Changes in Equity for the Year Ended March 31, 2017

(A) **Equity Share Capital**

Particulars	Note No.	(Amount in Rs.)
As at 1st April, 2015		
Changes in equity share capital during the year		100,000
As at 31st March, 2016		-
Changes in equity share capital during the year	4	100,000
As at 31st March, 2017		-
		100,000

(B) **Other Equity**

Particulars	Reserve & Surplus		
	Retained Earnings	Other Comprehensive Income	Total
Balance at April 1, 2015			
Ind AS Adjustments as at April 1, 2015	(443,012)	-	(443,012)
Changes in Accounting Policy / Prior Period Items	35,164,586	-	35,164,586
Restated Balance as at the April 1, 2015	-	-	-
Profit / (Loss) for the Year	34,721,574	-	34,721,574
Other Comprehensive Income for the Year	(22,385,442)	-	(22,385,442)
Total Comprehensive Income for the Year	-	-	-
Balance as at March 31, 2016	(22,385,442)	-	(22,385,442)
Profit / (Loss) for the Year	12,336,131	-	12,336,131
Other Comprehensive Income for the Year	(11,760,323)	-	(11,760,323)
Total Comprehensive Income for the Year	-	-	-
Balance as at March 31, 2017	(11,760,323)	-	(11,760,323)
	575,808	-	575,808

As Per Our Report of Even Date

For and on behalf of Board of Directors

For Amit & Co

Chartered Accountants
 ICAI Firm Reg. No.: 133546W
 AMIT
 NAVNITLAL
 DESAI
 (Amit N. Desai)
 Partner
 Membership No. 032926

CHAND
 VISHNU
 DUTT
 ARORA

(Chand Arora)
 Director
 DIN: 00016583

DARIUS
 KHUSHROO
 KHAMBATTI
 A

(Darius Khambatta)
 Director
 DIN: 00520338

Date:
 Place: Mumbai

J M REALTY MANAGEMENT PRIVATE LIMITED
CIN No. U45200MH2007PTC168953
NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

1 Statement of Significant Accounting Policies

I Company Overview

J M Realty Management Private Limited ("the Company") is a company engaged primarily in the business of real estate development and is domiciled in India.

II a. Basis of Preparation of Financial Statements

The Financial Statements comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act"), and the relevant provisions of the 2013 Act / Companies Act, 1956 ("the 1956 Act"), as applicable.

The financial statements upto the year ended 31st March 2016 were prepared in accordance with the accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act.

These Financial Statements are the Company's first Ind AS Financial Statements and are covered by Ind AS 101, first time adoption of Indian Accounting Standards (Ind AS 101). The transition to Ind AS has been carried out from the accounting principles generally accepted in India ("Indian GAAP") which is considered as the "Previous GAAP" for purposes of Ind AS 101.

Refer Note 14 A for an explanation of how the transition from the previous GAAP to Ind AS has affected the financial position, financial performance and cash flows of the Company.

The Financial Statements have been prepared on a historical cost basis, except certain financial assets and liabilities that is measured at fair value (refer accounting policy regarding financial instrument).

b. Use of Estimates and judgements

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

c. Fair value measurement of financial instruments

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

d. Functional and presentation currency

These financial statements are presented in Indian rupees, which is the functional currency of the company.

e. Measurement of fair value

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

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

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

Level 1: quoted prices in active markets for identical assets or liabilities. When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

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

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

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

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

J M REALTY MANAGEMENT PRIVATE LIMITED
CIN No. U45200MH2007PTC168953
NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

f Revenue Recognition

- i The Company generally follows the mercantile system of accounting and recognizes significant items of income and expenditure on accrual basis. Revenue is recognized only when it is reasonably certain that the ultimate collection will be made.

g Provisions, Contingent Liabilities and Contingent Assets

- i) Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources and the amount of which can be reliably estimated.
- Contingent Liabilities are not recognized but are disclosed in the Notes. Contingent liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non occurrence of one or more uncertain future event not wholly within the control of the Company.

h Financial Assets

Classification

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

Initial recognition and measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

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

- Debts at amortised cost
- Equity investments measured at fair value through profit or loss

Debt instruments at amortised cost

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

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss. This category generally applies to trade and other receivables.

Debt instruments included within the fair value through profit and loss (FVTPL) category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Equity investments

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

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

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

J M REALTY MANAGEMENT PRIVATE LIMITED
CIN No. U45200MH2007PTC168953
NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) 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 Company has transferred substantially all the risks and rewards of the asset, or
 - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company 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 Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company 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 Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Financial Liabilities

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

Initial recognition and measurement

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

Loans and borrowings

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

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

This category generally applies to interest-bearing loans and borrowings.

The Interest free loans from associate companies are discounted @ 15%

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.

i Income tax

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates items recognised directly in equity or in OCI.

Current tax

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

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

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

Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.)

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

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

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

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

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Deferred tax assets and liabilities are offset only if:

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

Minimum Alternate Tax (MAT)

In case the Company is liable to pay Income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date.

j Inventories

Inventories of stock in trade are stated at cost or net realisable value whichever is lower. Cost comprises all cost of purchase and other cost incurred in bringing the inventories to their present location and conditions.

k Transition to Ind AS

As stated in Note 14A, the Company's financial statements for the year ended March 31, 2017 are the first annual financial statements prepared in compliance with Ind AS.

The adoption of Ind AS was carried out in accordance with Ind AS 101, using April 1, 2015 as the transition date. Ind AS 101 requires that all Ind AS standards that are effective for the first Ind AS Financial Statements for the year ended March 31, 2017, be applied consistently and retrospectively for all fiscal years presented.

All applicable Ind AS have been applied consistently and retrospectively wherever required. The resulting difference between the carrying amounts of the assets and liabilities in the financial statements under both Ind AS and Previous GAAP as of the Transition Date have been recognized directly in equity at the Transition Date.

In preparing these financial statements, the Company has availed itself of certain exemptions and exceptions in accordance with Ind AS 101 as explained below:

b) Reconciliations: The following reconciliations provide a quantification of the effect of significant differences arising from the transition from Previous GAAP to Ind AS in accordance with Ind AS 101:

- Reconciliation of balance sheet as at April 1, 2015;
- Reconciliation of balance sheet as at April 1, 2016;
- Reconciliation of total comprehensive income for the year ended March 31, 2016; and
- Equity as at April 1 2015
- Equity as at March ,31 2016
- explanation of material adjustments to cash flow statements.

l Miscellaneous Expenditures

Preliminary and pre operative expenses are fully written off to be in line with IND AS 38.

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

(Amount in Rupees)

2	Inventories	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
	Property at Goa (Valued at Lower of Cost or Net Realizable Value)	268,486,901	268,486,901	268,086,725
	Total	268,486,901	268,486,901	268,086,725

(Amount in Rupees)

3	Cash and Bank Balances	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
	Cash & Cash Equivalents			
	Balances with Bank in a Current Accounts	6,256	71,694	-
	Total	6,256	71,694	-

4	Equity Share Capital	As at 31st March, 2017		As at 31st March, 2016		As at 1st April, 2015	
		No.	Amount in Rs.	No.	Amount in Rs.	No.	Amount in Rs.
	Authorised:						
	Equity Shares of Rs.10/- Each	100,000	1,000,000	100,000	1,000,000	100,000	1,000,000
	Total		1,000,000		1,000,000		1,000,000
	Issued, Subscribed And Fully Paid-Up:						
	Equity Shares of Rs. 10/- Each	10,000	100,000	10,000	100,000	10,000	100,000
	Total		100,000		100,000		100,000

a) Reconciliation of the Equity Shares at the Beginning and at the End of the Reporting Period

Particulars	As at 31st March, 2017		As at 31st March, 2016		As at 1st April, 2015	
	No.	Amount in Rs.	No.	Amount in Rs.	No.	Amount in Rs.
At the Beginning of the Year	10,000	100,000	10,000	100,000	10,000	100,000
Issued During the Year	-	-	-	-	-	-
Bought Back During the Year	-	-	-	-	-	-
Outstanding at the End of the Year	10,000	100,000	10,000	100,000	10,000	100,000

b) Terms/Rights attached to Equity Shares

The Company has only one class of Equity Shares having a par value of Rs.10/- per share. Each holder of Equity Shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the shareholders.

c) Details of Equity Shareholders Holding More Than 5 % Shares in the Company

Particulars	As at 31st March, 2017		As at 31st March, 2016		As at 1st April, 2015	
	No. of Shares Held	% of Holding	No. of Shares Held	% of Holding	No. of Shares Held	% of Holding
Silversand Beach (Inn) Private Limited	2,500	25.00	2,500	25.00	2,500	25.00
Peninsula Land Limited	2,500	25.00	2,500	25.00	2,500	25.00
Jayem Properties Private Limited	2,500	25.00	2,500	25.00	2,500	25.00
Peninsula Holdings and Investments Private Limited	2,500	25.00	2,500	25.00	2,500	25.00

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

(Amount in Rupees)			
Other Equity	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Surplus / (Deficit) as per Statement of Profit and Loss			
Opening Balance			
(+) Net Profit/(Net Loss) For the Current Year	12,336,131	34,721,574	(443,012)
(-) Adjustments on Account of Ind AS	(11,760,323)	(22,385,442)	50,930,947
Closing Balance	575,808	12,336,131	34,721,574
Total	575,808	12,336,131	34,721,574

(Amount in Rupees)			
Borrowings	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Non Current			
Unsecured Borrowings			
From Related Parties (Rate of Interest Nil (Previous Year: Nil))	-	106,449,366	81,190,020
Total	-	106,449,366	81,190,020

(Amount in Rupees)			
Trade Payables	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Micro, Small and Medium Enterprise			
Others	58,824	57,250	539,326
Total	58,824	57,250	539,326

(Amount in Rupees)			
Deferred Tax Balances	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Deferred Tax Liabilities	6,045,458	11,263,129	15,766,361
Total	6,045,458	11,263,129	15,766,361

Details of dues to Micro and Small Enterprises as defined under the MSMED Act, 2006.

The Company has sent letters to suppliers to confirm whether they are covered under the Micro, Small and Medium Enterprises Development Act, 2006 as well as whether they have file required memorandum with the prescribed authorities. Based on the confirmation received, If any, the detail of outstanding are as under:

(Amount in Rupees)			
Particulars	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
The principal amount remaining unpaid at the end of the year	-	-	-
The interest amount remaining unpaid at the end of the year	-	-	-
The amount of interest paid by the buyer in terms of Section 16 of the MSMED Act, 2006 along with the amount of the payment made to the supplier beyond the appointed day during the year	-	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the Interest specified under the MSMED Act, 2006	-	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under Section 23 of the MSMED Act, 2006	-	-	-

(Amount in Rupees)			
Short Term Borrowings	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Current			
Unsecured Borrowings			
From Related Parties	70,492,709	70,392,709	69,352,709
Total	70,492,709	70,392,709	69,352,709

(Amount in Rupees)			
Other financial Liabilities	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
Current maturities of long term debts			
Other Payables	123,335,035	-	-
Bank Overdraft	513,633	500,000	181,045
Total	123,848,668	500,000	181,045

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

(Amount in Rupees)

11	Other Current Liabilities	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
	Duties & Taxes	12,690	21,009	1,575
	Advance for Property	67,359,000	67,439,000	66,234,115
	Total	67,371,690	67,460,009	66,235,690

12	Finance Costs	Year Ended 31st March, 2017	Year Ended 31st March, 2016
	Interest Expense	16,885,669	26,448,050
	Other Borrowing Costs	1,642	1,838
	Total	16,887,311	26,449,888

(Amount in Rupees)

13	Other Expenses	Year Ended 31st March, 2017	Year Ended 31st March, 2016
	Payment to Auditors	29,412	28,625
	- Audit Fees	-	920
	- Reimbursement of Expenses	29,412	29,545
	Filing Fees	3,678	412
	Profession Tax	2,500	2,500
	Legal and Professional Fees	31,094	128,195
	Miscellaneous Expenses	24,000	278,134
	Total	90,684	438,786

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

14 A Transition to Ind AS:

As stated in Note 1(IIa), the Company's financial statements for the year ended March 31, 2017 are the first annual financial statements prepared in compliance with Ind AS.

The adoption of Ind AS was carried out in accordance with Ind AS 101, using April 1, 2015 as the transition date. Ind AS 101 requires that all Ind AS standards that are effective for the first Ind AS Financial Statements for the year ended March 31, 2017, be applied consistently and retrospectively for all fiscal years presented.

All applicable Ind AS have been applied consistently and retrospectively wherever required. The resulting difference between the carrying amounts of the assets and liabilities in the financial statements under both Ind AS and Previous GAAP as of the Transition Date have been recognized directly in equity at the Transition Date.

a) Reconciliations: The following reconciliations provide a quantification of the effect of significant differences arising from the transition from Previous GAAP to Ind AS in accordance with Ind AS 101:

- Reconciliation of balance sheet as at April 1, 2015;
- Reconciliation of balance sheet as at March 31, 2016;
- Reconciliation of total comprehensive income for the year ended March 31, 2016; and
- Equity as at April 1, 2015
- Equity as at March, 31 2016
- Explanation of Material Adjustments to Cash Flow Statements.

For the purposes of reporting as set out in Note 1(IIa), we have transitioned our basis of accounting from Indian generally accepted accounting principles ("IGAAP") to Ind AS. The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended March 31, 2017, the comparative information presented in these financial statements for the year ended March 31, 2016 and in the preparation of an opening Ind AS balance sheet at April 1, 2015 (the "transition date").

In preparing our opening Ind AS balance sheet, we have adjusted amounts reported in financial statements prepared in accordance with IGAAP. An explanation of how the transition from IGAAP to Ind AS has affected our financial performance, cash flows and financial position is set out in the following tables and the notes that accompany the tables. On transition, we did not revise estimates previously made under IGAAP except where required by Ind AS.

Reconciliation of net worth as at April 01, 2015 and March 31, 2016

Particulars	01/Apr/15	31/Mar/16
Net worth under IGAAP	(435,888)	(12,750,996)
Ind AS Transition reserve	51,023,823	36,450,257
Deferred tax liability as per Ind AS 12	(15,766,361)	(11,263,129)
Net worth under Ind AS	34,821,574	12,436,132

Reconciliation of Comprehensive Income for the year ended on March 31, 2016

Particulars	31/Mar/16
Comprehensive income under IGAAP	(12,315,108)
Summary of Ind AS Adjustments	10,070,334
Comprehensive income under Ind AS	(22,385,442)

Notes to the reconciliation:

The Company have does not have any adjustments on account of IND AS accounting standard except as given below:

The Company has taken interest free loans and deposits from associate company amounting to INR 14.29 Crore. These loans were classified as long term loans under Indian GAAP. Under Ind AS, long term loans are discounted at their present value using the market interest rate and estimated repayment term. The Company has considered a estimate of 3 yrs INR for repayment and annual rate of 15% for discounting. The discounting impact on transition date is required to be adjusted against the reserves. The impact on reserves as on the date of transition is INR 2.93 Crore net of deferred tax. The discounting element of INR 5.10 Crore will unwind as interest expense over the next 3 year, i.e. the period considered for discounting. The unwinding of discount in the year 15-16 has resulted in Decrease in comprehensive income by INR 1.07 crore net of deferred tax.

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NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

16 Other Notes to the Financial Statements

(Amount in Rupees)

a	Contingent liabilities (to the extent not provided for)	Year	
		2016-17	2015-16
	Discrepancies on account of Tax Deducted at Source	25,863	24,563
	Total	25,863	24,563

b Segment Disclosures

Since there is only one segment in which Company is operating, segment reporting as required under the Accounting Standard 17 on "Segment Reporting" is not applicable.

c Various Debit and Credit balances are subject to confirmations/reconciliation and consequent adjustments, if any. The Company is of the view that reconciliation(s), if any, arising out of final settlement of accounts with these parties is not likely to have any material impact on the accounts. The Current Assets, Loan & Advances are stated in the balance sheet at the amounts which are at least realizable in ordinary course of business.

d Details of Specified Bank Notes (SBN) held and transacted during the period from 8th November, 2016 to 30th December, 2016 as provided in the Table below:-

Particulars	SBNs	Other Denominations Notes	Total
Closing cash in hand as on 08.11.2016	-	-	-
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	-	-
(-) Amount deposited in Banks	-	-	-
Closing cash in hand as on 30.12.2016	-	-	-

e Earnings Per Share:

(Amount in Rupees)

Particulars	2016-17	2015-16
Net Profit / (Loss) After Tax	(11,760,323)	(22,385,442)
Numerator used for Calculating Basic Earnings Per Share	(11,760,323)	(22,385,442)
Weighted Average Number of Equity Shares Used as Denominator for Calculating Basic & Diluted Earnings Per Share	10,000	10,000
Basic & Diluted Earnings Per Share	(1,176.03)	(2,238.54)
Nominal Value Per Equity Share	10.00	10.00

f Reconciliation of Tax effect as per IND AS -12

Profit / (Loss) Before Tax	(16,977,995)	(26,888,674)
Tax Effect @ 30.09%	(5,246,200)	(8,308,600)
Add : Loss not claimed as per IND AS 12	28,529	3,805,368
Net Tax Effect in Statement of Profit & Loss	(5,217,672)	(4,503,232)

As per para 35 & 36 of IND AS 12 on Taxes, Company has not created deferred tax assets on losses.

b.Movement in Deferred tax balances

Net Balance as on	01/04/2015	Recognised in Profit & Loss	31/03/2016
Deferred Tax Liabilities on Interest free loan	15,766,361	(4,503,232)	11,263,129

Net Balance as on	31/03/2016	Recognised in Profit & Loss	31/03/2017
Deferred Tax Liabilities on Interest free loan	11,263,129	(5,217,672)	6,045,458

	31/Mar/17	31/Mar/16
h Total Liabilities	-	106,449,366
Long Term Borrowings	-	-
Less : Cash & Cash Equivalents	-	-
Adjusted net debt	-	106,449,366
Total equity	675,808	12,436,131
Adjusted net debt to adjusted equity ratio	-	8.56

i Previous Year Comparatives

Previous year's figures have been regrouped/ rearranged/ recasted/reclassified wherever necessary to conform to current year's classification.

For and on behalf of Board of Directors

CHAND
VISHNU
TI ARORA

DARUS
KHUSHROO
KHAMBATTA

(Chand Arora)
Director
DIN: 00016583

(Darius Khambatta)
Director
DIN: 00520338

Mumbai:

Mumbai:

15 Financial instruments – Fair values and risk management

A. Accounting classification and fair values

1/Apr/15

Financial Assets (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Cash & Cash Equivalents	-	-	-	-	-	-	-	-

Financial Liabilities (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-Current Liabilities - Borrowings	-	-	81,190,020	81,190,020	-	-	-	-
Current Liabilities - Borrowings	-	-	69,352,709	69,352,709	-	-	-	-
Trade Payables	-	-	539,326	539,326	-	-	-	-
	-	-	151,082,055	151,082,055	-	-	-	-

31/Mar/16

Financial Assets (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Cash & cash equivalents	-	-	71,694	71,694	-	-	-	-
	-	-	71,694	71,694	-	-	-	-

Financial Liabilities (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-Current Liabilities - Borrowings	-	-	106,449,366	106,449,366	-	-	-	-
Current Liabilities - Borrowings	-	-	70,392,709	70,392,709	-	-	-	-
Trade Payables	-	-	57,250	57,250	-	-	-	-
	-	-	176,899,325	176,899,325	-	-	-	-

31/Mar/17

Financial Assets (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Cash & Cash Equivalents	-	-	6,256	6,256	-	-	-	-
	-	-	6,256	6,256	-	-	-	-

Financial Liabilities (Amount in Rs.)								
Particulars	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Non-Current Liabilities - Borrowings	-	-	-	-	-	-	-	-
Current Liabilities - Borrowings	-	-	70,492,709	70,492,709	-	-	-	-
Trade Payables	-	-	58,824	58,824	-	-	-	-
	-	-	70,551,533	70,551,533	-	-	-	-

B. Measurement of fair values

Valuation techniques and significant unobservable inputs

The following tables show the valuation techniques used in measuring Level 3 fair values, as well as the significant unobservable inputs used. Financial Instruments measured at fair value

Particulars	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Long Term Loans from Associate Companies	Discounted cash flow technique- The valuation model considers the present value of expected payment, discounted using a risk adjusted discount rate. The expected payment is determined by considering the possible scenarios of forecast revenue and EBITDA, the amount to be paid under each scenario and the probability of each scenario	* Risk adjusted discount rate- 15% (31 March 2016)	The estimated fair value would increase (decrease) if: - risk adjusted discount rate were lower (higher)

C. Financial risk management

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

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

I. Risk management framework

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.

II. 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 loans and investment in debt securities. The Company establishes an allowance for impairment that represents its estimate of incurred losses in respect of other receivables and investments.

Trade and other receivables and Long term loans and advances

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

Impairment

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, 2016	-
Impairment loss recognised	-
Amounts written off	-
Balance as at March 31, 2016	-
Impairment loss recognised	-
Amounts written off	-
Balance as at March 31, 2017	-

The Company held cash and cash equivalents of INR 6,256 at March 31, 2017 (March 31, 2016: INR 71,694). The cash and cash equivalents are held with bank and financial institution counterparties with good credit ratings

III. Liquidity risk

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

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

Exposure to liquidity risk

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

(Rs.)						
Contractual cash flow						
31/Mar/16	Carrying Amount	Total	Within 12 months	1-2 Year	2-5 Years	More than 5 Years
Non-Current Liabilities - Borrowings	106,449,366	106,449,366		106,449,366		
Current Liabilities - Borrowings	70,392,709	70,392,709	70,392,709			
Trade Payables	57,250	57,250	57,250			
(Rs. in Lacs)						
31/Mar/17	Carrying Amount	Total	Within 12 months	1-2 Year	2-5 Years	More than 5 Years
Non-Current Liabilities - Borrowings	-	-	-			
Current Liabilities - Borrowings	70,492,709	70,492,709	70,492,709			
Trade Payables	58,824	58,824	58,824			

iv. Market risk

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

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.

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's Major interest free borrowings are from associate Companies.

Exposure to currency risk

There is no exposure of the company in foreign currency

J M REALTY MANAGEMENT PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

8 List of Related Parties and Transactions During the year as per IND AS-24

Related parties and transactions with them during the year as identified by the Management are given below:

Shareholder / Individual having significant influence directly or indirectly:

- Peninsula Land Limited (PLL)
- Peninsula Holdings and Investments Private Limited (PHIPL)
- Jayem Properties Private Limited (JPPL)
- Silver Sand Beach (I) Pvt. Ltd. (SB)

Individual owning, directly or indirectly, an interest in the voting power of the reporting enterprise that gives them control of significant influence:

- Mr. Jaydev Mody (JM)

Details of Transactions carried out with Related parties in the Ordinary course of Business (Excluding Reimbursement):

Name of Transaction	Shareholder		Individual owning, directly or indirectly, an interest in the voting power of the reporting enterprise that gives them control or significant influence		Total	
	2016-17	2015-16	2016-17	2015-16	2016-17	2015-16
Loan Taken :-						
JPPL	100,000	1,040,000	-	-	100,000	1,040,000
PHIPL	7,681,565	66,200,000	-	-	7,681,565	66,200,000
PLL	9,204,104	66,013,843	-	-	9,204,104	66,013,843
Total	16,985,669	133,253,843	-	-	16,985,669	133,253,843
Interest Paid :						
PLL	-	11,874,484	-	-	-	11,874,484
Total	-	11,874,484	-	-	-	11,874,484
Advance Against property repaid						
JM	-	-	80,000	-	80,000	-
Total	-	-	80,000	-	80,000	-
Closing Balances as on 31st March,						
Unsecured Loans						
JPPL	3,545,000	3,445,000	-	-	3,545,000	3,445,000
SB	66,947,709	66,947,709	-	-	66,947,709	66,947,709
PHIPL	66,200,000	66,200,000	-	-	66,200,000	66,200,000
PLL	76,699,623	66,013,843	-	-	76,699,623	66,013,843
Total	213,392,332	202,606,552	-	-	70,492,709	70,392,709
Advance Against property taken						
JM	-	-	67,359,000	67,439,000	67,359,000	67,439,000
Total	-	-	67,359,000	67,439,000	67,359,000	67,439,000

* Transaction are of Non-Monetary Consideration

