Godrej Highrises Properties Private Limited

Balance Sheet
as at March 31, 2019

(Currency in INR Thousands)

Particulars	Note	As At March 31, 2019	As At March 31, 2018
ASSETS			
Non-Current Assets			
Capital Work-in-Progress	2	**957,242.25**	713,665.71
Financial Assets			
Investments	3	**-**	0.01
Deferred Tax Assets (Net)	4	**578.14**	39.72
Total Non-Current Assets		**957,820.39**	713,705.44
Current Assets			
Financial Assets			
Cash and Cash Equivalents	5	**907.05**	270.18
Other Current Non Financial Assets	6	**1.86**	5,166.39
Total Current Assets		**908.91**	5,436.57
TOTAL ASSETS		**958,729.30**	719,142.01
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	7	**100.00**	100.00
Other Equity		**(1,283.98)**	272.66
Total Equity		**(1,183.98)**	372.66
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	8	**100.00**	100.00
Other Non-Current Financial Liabilities	9	**164.99**	-
Total Non-Current Liabilities		**264.99**	100.00
Current Liabilities			
Financial Liabilities			
Borrowings	10	**942,628.46**	716,496.95
Trade Payables			
total Outstanding dues of Micro enterprises and small enterprises		**-**	-
total Outstanding dues of Creditors other than Micro enterprises and small enterprises		**-**	1,464.18
Other Current Financial Liabilities	11	**10,489.40**	-
Other Current Non Financial Liabilities	12	**6,530.43**	708.22
Total Current Liabilities		**959,648.30**	718,669.35
TOTAL EQUITY AND LIABILITIES		**958,729.30**	719,142.01
Accounting Policies	1		

The accompanying notes 1 to 28 form an integral part of the Financial Statements.

As per our report of even date.

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

For and on behalf of the Board of Directors of
Godrej Highrises Properties Private Limited
CIN : U70200MH2015PTC266010

ANIRUDDHA GODBOLE
Partner
Membership No: 105149

Mumbai
April 27, 2019

MAMTA BAKSHI
Director
DIN: 07323611

ANUBHAV GUPTA
Director
DIN: 07589364

Mumbai
April 17, 2019

Godrej Highrises Properties Private Limited

Statement of Profit and Loss

for the year ended March 31, 2019

(Currency in INR Thousands)

Particulars	Note	For the year ended March 31, 2019	For the year ended March 31, 2018
INCOME		-	-
EXPENSES			
Cost of Materials Consumed	13	-	48,466.95
Changes in Inventories of Construction work-in-progress	14	-	(48,466.95)
Finance Costs	15	**820.49**	8.56
Other Expenses	16	**1,274.57**	119.99
Total Expenses		**2,095.06**	128.55
(Loss) Before Tax		**(2,095.06)**	(128.55)
Tax Expense			
Deferred Tax (Credit)	4(b)	**(538.42)**	(39.72)
Total Tax Expense		**(538.42)**	(39.72)
(Loss) for the Year		**(1,556.64)**	(88.83)
Other Comprehensive Income for the Year		-	-
Total Comprehensive Income for the Year		**(1,556.64)**	(88.83)
Earnings Per Share (Amount in INR)			
Basic and Diluted	17	**(155.66)**	(8.88)
Accounting Policies	1		

The accompanying notes 1 to 28 form an integral part of the Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**
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April 17, 2019

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Godrej Highrises Properties Private Limited

Statement of Changes in Equity
for the year ended March 31, 2019

(Currency in INR Thousands)

a) Equity Share Capital

Particulars	**As At March 31, 2019**	As At March 31, 2018
Balance at the beginning of the year	**100.00**	100.00
Changes in equity share capital during the year	**-**	-
Balance at the end of the year	**100.00**	**100.00**

b) Other Equity

Particulars	**Reserves and Surplus**		**Total**
	Capital Reserve (Refer Note (a) below)	**Retained Earnings (Refer Note (b) below)**	
Balance as at April 01, 2018	(100.00)	372.66	**272.66**
Total Comprehensive Income:			
i) (Loss) for the year	**-**	(1,556.64)	**(1,556.64)**
Balance as at March 31, 2019	**(100.00)**	**(1,183.98)**	**(1,283.98)**
Balance as at April 01, 2017	(100.00)	811.48	**711.48**
Total Comprehensive Income:			
i) (Loss) for the year	**-**	(88.83)	**(88.83)**
Adjustments:			
i) On amalgamation (Refer note (a) in Note no 3)	-	(349.99)	**(349.99)**
Balance as at March 31, 2018	(100.00)	372.66	**272.66**

(a) Capital Reserve on Account of Amalgamation
During amalgamation, the excess of net assets taken over the cost of consideration paid is treated as capital reserve on account of amalgamation.

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

The accompanying notes 1 to 28 form an integral part of the Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**
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For and on behalf of the Board of Directors of
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April 17, 2019

Godrej Highrises Properties Private Limited

Statement of Cash Flows

for the year ended March 31, 2019

(Currency in INR Thousands)

Particulars	For the year ended March 31, 2019	For the year ended March 31, 2018
Cash Flow from Operating Activities		
(Loss) before tax	**(2,095.06)**	(128.55)
Adjustments for:		
Finance costs	**820.49**	8.56
Operating (Loss) before working capital changes	**(1,274.57)**	(119.99)
Changes in Working Capital:		
Increase in Non-financial Liabilities	**5,822.21**	699.99
Increase/(Decrease) in Financial Liabilities	**(1,464.18)**	(499,324.44)
Decrease/(Increase) in Inventories	**-**	(23,472.53)
(Increase)/Decrease in Non-financial Assets	**5,164.53**	(5,126.86)
	9,522.56	(527,223.84)
Taxes Paid (net)	**-**	-
Net Cash Flows generated from/(used in) operating activities	**8,247.99**	(527,343.83)
Cash Flow from Investing Activities		
Acquisition of Capital work-in-progress	**(170,292.63)**	(3,744.85)
Proceeds from redemption of Preference shares of joint ventures	**0.01**	-
Net Cash Flows (used in) investing activities	**(170,292.62)**	(3,744.85)
Cash Flow from financing activities		
Proceeds from short-term borrowings (net)	**169,026.50**	534,573.67
Interest paid	**(6,345.00)**	(3,867.64)
Net Cash Flows generated from financing activities	**162,681.50**	530,706.03
Net Increase/(Decrease) in Cash and Cash Equivalents	636.87	(382.65)
Cash and Cash Equivalents - Opening Balance	**270.18**	652.83
Cash and Cash Equivalents - Closing Balance	**907.05**	270.18

Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

(b) Reconciliation of Cash and Cash Equivalents as per the Statement of Cash Flows.
Cash and Cash Equivalents as per the above comprise of the following:

Particulars	**For the year ended March 31, 2019**	For the year ended March 31, 2018
Cash and Cash Equivalents (Refer Note 5)	**907.05**	270.18
Cash and Cash Equivalents as per Consolidated Statement of Cash Flows	**907.05**	270.18

(c) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Reconciliation of liabilities arising from financing activities

Particular	**As at April 01, 2018**	**Changes to the Statement of Cash Flows**	**Non Cash Changes Interest accrued**	**As at March 31, 2019**
Long-term borrowings	100.00	-	**-**	**100.00**
Short-term borrowings	716,496.95	169,026.50	57,105.01	**942,628.46**

Reconciliation of liabilities arising from financing activities

Particular	**As at April 01, 2017**	**Changes to the Statement of Cash Flows**	**Non Cash Changes Intereset accrued**	**As at March 31, 2018**
Long-term borrowings	100.00	-	**-**	**100.00**
Short-term borrowings	147,315.68	534,573.67	34,607.60	**716,496.95**

* During the year, inventory amounting to INR NIL (Previos Year: INR 696,448.61 Thousands) have been transferred to Investment property under construction.

The accompanying notes 1 to 28 form an integral part of the Financial Statements.

As per our report of even date.

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

For and on behalf of the Board of Directors of
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Director
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Mumbai
April 27, 2019

Mumbai
April 17, 2019

Note 1

I. Company Overview

Godrej Highrises Properties Private Limited ("the Company") having CIN U70200MH2015PTC266010 was incorporated on June 26, 2015. The Company is engaged primarily in the business of hospitality, real estate construction, development and other related activities. The Company is a private limited Company incorporated and domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai-400079.

II. Basis of preparation and measurement

The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and the relevant provisions and amendments, as applicable. The Financial Statements have been prepared on accrual basis under the historical cost convention except certain financial instruments measured at fair value.

This is the first set of the financial statements in which Ind AS 115, Revenue from contracts with customers, has been applied. Changes to significant accounting policies are described in note 1(III) (m) and the impact of transition to Ind AS 115 on the financial statements is disclosed in Note 28.

The Financial Statements of the Company for the year ended March 31, 2019 were approved by the Board of Directors and authorised for issue on April 17, 2019.

a) Operating cycle

All assets and liabilities have been classified into current and non-current based on a period of twelve months.

b) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the company. All financial information presented in Indian rupees has been rounded to the nearest thousands, unless otherwise stated.

c) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

Note 1 *(Continued)*

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

c) Use of Estimates and Judgements *(Continued)*

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

- *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 of financial instruments.

- *Recognition of deferred tax asset*

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

- *Provisions and Contingencies*

  The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

d) Measurement of fair values

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

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

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

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

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

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

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

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

Note 1 ***(Continued)***

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

e) Standard issued but not yet effective

Ind AS 116, Leases: Ind AS 116 is applicable for financial reporting periods beginning on or after 1 April 2019 and replaces existing lease accounting guidance, namely Ind AS 17 Leases. Ind AS 116 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. The nature of expenses related to those leases will change as Ind AS 116 replaces the operating lease expense (i.e., rent) with depreciation charge for ROU assets and interest expense on lease liabilities. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard - i.e. lessors continue to classify leases as finance or operating leases. Management believes, based upon preliminary analysis that the impact of new lease standard is not material on its financial statements.

In addition to the above, the following amendments to existing standards have been issued, are not yet effective and are not expected to have a significant impact on the Company's consolidated financial statements:

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

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

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

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

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

Note 1 ***(Continued)***

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

e) Standard issued but not yet effective *(Continued)*

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

III. Significant Accounting Policies

a. Property, plant and equipment

i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognized from the financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

ii) Subsequent expenditure

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

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

a. Property, plant and equipment *(Continued)*

ii) Depreciation

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

Depreciation on property, plant and equipment of the Company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, these are based on internal technical evaluation.

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

b. Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of profit and loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

c. Foreign currency transactions

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

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

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

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

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

d. Investments

Investments are recorded at cost and reviewed for impairment at each reporting date.

e. Financial instruments

I. *Financial assets*

Classification

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

Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

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

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

Debt instruments at amortised cost

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

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

Note 1 ***(Continued)***

III. Significant Accounting Policies *(Continued)*

e. Financial instruments *(Continued)*

I. *Financial assets (Continued)*

Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

Equity investments

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

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

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Derecognition

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

(a) The rights to receive cash flows from the asset have expired, or the Company has transferred substantially all the risks and rewards of the asset, or

the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' based measurement and recognition of impairment loss on financial assets that are debt instruments, and are measured at amortised cost e.g., debt securities and bank balance.

Note 1 ***(Continued)***

III. Significant Accounting Policies *(Continued)*

e. Financial instruments *(Continued)*

II. *Financial Liabilities*

Classification

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

Initial recognition and measurement

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

Loans and borrowings

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

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

Derecognition

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

III *Share Capital*

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

Note 1 ***(Continued)***

III. Significant Accounting Policies *(Continued)*

f. 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 OCI.

Current tax

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

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

a) has a legally enforceable right to set off the recognised amounts; and

b) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax

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

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

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

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

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

Deferred tax assets and liabilities are offset only if:

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

b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax (MAT)

MAT credit is recognised as an asset only when and to the extent there is a convincing evidence that the Company will pay normal tax during specified period. MAT credit is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

g. Borrowing Costs

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

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

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

h. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

i. Earnings per share

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

j. Provisions and contingent liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

(1) possible obligations which will be confirmed only by future events not wholly within the control of the Company; or

(2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

Note 1 *(Continued)*

III. Significant Accounting Policies *(Continued)*

k. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

l. Segment reporting

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

m. Change in significant accounting Policy

The Company has applied Ind AS 115 Revenue from contracts with customers using the full retrospective approach (for all contracts other than completed contracts) i.e. by recognising the cumulative effect of initially applying Ind AS 115 as an adjustment to the opening balance of equity as at April 01, 2017.

Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. Under Ind AS 115, with effect from April 01, 2017, revenue is recognised when a customer obtains control of the goods or services as compared to earlier percentage of completion method as per the Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable).

As these are the first set of the Company's financial statements prepared in accordance with Ind AS 115, an explanation of how the transition to Ind AS 115 has affected the previously reported financial position, financial performance and cash flows of the Company is provided in Note 28.

Notes Forming Part of Financial Statements *(Continued)*
as at March 31, 2019

(Currency in INR Thousands)

		March 31, 2019	March 31, 2018
2	**Capital Work-In-Progress**		
	Capital Work-in-Progress (Refer note (a) and (b) below)	**957,242.25**	713,665.71
		957,242.25	713,665.71

(a) Refer Note 22 for disclosure of Capital Commitments for acquisition of Capital work-in-progress.
(b) During the year INR 62,629.52 Thousands (Previous Year: 13,472.25 Thousands) of interest cost has been capitalised to Capital Work-in-Progress. (Refer Note 15)

		March 31, 2019	March 31, 2018
3	**Investments**		
	Investment in Preference Shares (Fully paid-up unless stated otherwise) (at Amortised Cost) (Unquoted)		
	Godrej Green Homes Limited NIL (Previous Year 2018: 1) 7% Redeemable Non-cumulative Preference Shares of INR 10 each (Refer Note (a) and (b) below)	-	0.01
		-	0.01

Note (a) : During the previous year, Godrej Vikhroli Properties India Limited (GVPIL) has merged with Godrej Properties Limited (Holding Company) w.e.f. 01 April 2017 vide National Law Company Tribunal order dated 30 November 2017. Consequent to the merger, GVPIL ceases to exist. The Company had entered into an arrangement with the holding company for cancellation of its investments in GVPIL aggregating to INR 350.00 Thousands as a consequence of the merger and has received 7% Redeemable Non-Cumulative preference shares of INR 00.01 Thousands from Godrej Green Homes Limited (GGHL), in exchange as per merger order. The difference between the value of equity instrument cancelled and 7% preference shares received of GGHL, amounting to INR 349.99 Thousands has been transferred to retained earnings.

Note (b): During current year, the 7% Redeemable Non-cumulative Preference shares have been redeemed at par.

		March 31, 2019	March 31, 2018
5	**Cash and Cash Equivalents**		
	Balances With Banks		
	In Current Accounts	**887.95**	270.18
	Cash On Hand	**19.10**	-
		907.05	270.18
6	**Other Current Non Financial Assets**		
	Unsecured, Considered Good		
	To parties other than related parties		
	Balances with Government Authorities	**-**	5,166.39
	Advance to Suppliers and Contractors	**1.86**	-
		1.86	5,166.39

Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements *(Continued)*

as at March 31, 2019

(Currency in INR Thousands)

4 Deferred Tax Assets and Tax Expense

a) Movement in Deferred Tax Balances

Particulars	Balance as at April 01, 2018	Movement during the year Recognised in Profit or Loss	Balance as at March 31, 2019
Deferred Tax Assets			
Brought Forward Loss	39.72	538.42	578.14
Deferred Tax Assets	**39.72**	**538.42**	**578.14**

Particulars	Balance as at April 01, 2017	Movement during the year Recognised in Profit or Loss	Balance as at March 31, 2018
Deferred Tax Assets			
Brought Forward Loss	-	39.72	39.72
Deferred Tax Assets	**-**	**39.72**	**39.72**

b) Amounts recognised in the statement of profit and loss

Particulars	March 31, 2019	March 31, 2018
Deferred Tax (Credit)		
Deferred Tax	**(538.42)**	(39.72)
Tax Expense for the year	**(538.42)**	(39.72)

c) Reconciliation of Effective Tax Rate

Particulars	March 31, 2019	March 31, 2018
(Loss) Before Tax	**(2,095.06)**	(128.55)
Tax using the Company's domestic tax rate 26% (Previous Year: 30.9%)	**(544.72)**	(39.72)
Tax effect of:		
Rate difference	**6.30**	-
Tax expense recognised	**(538.42)**	**(39.72)**

Notes Forming Part of Financial Statements *(Continued)*
as at March 31, 2019

(Currency in INR Thousands)

	March 31, 2019	March 31, 2018
7 Equity Share Capital		
a) Authorised :		
10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Share of INR 10/- each)	**100.00**	100.00
10,000 7% Redeemable non-cumulative Preference Shares of INR 10/- each (Previous Year: 10,000 Preference Share of INR 10/- each)	**100.00**	100.00
	200.00	200.00
b) Issued, Subscribed and Paid-Up:		
10,000 Equity Shares of INR 10/- each (Previous Year: 10,000 Equity Share of INR 10/- each)	**100.00**	100.00
	100.00	100.00

c) Reconciliation of number of shares outstanding at the beginning and end of the year :

	March 31, 2019		March 31, 2018	
Equity Shares :	**No. of Shares**	**INR (In Thousands)**	No. of Shares	INR (In Thousands)
Outstanding at the beginning of the year	**10,000**	100.00	10,000	100.00
Issued during the year	**-**	-	-	-
Outstanding at the end of the year	**10,000**	100.00	10,000	100.00
7%, Redeemable non-cumulative preference shares:				
Outstanding at the beginning of the year (Refer Note: (a) below)	**10,000**	100.00	10,000	100.00
Issued during the year	**-**	-	-	-
Outstanding at the end of the year	**10,000**	100.00	10,000	100.00

Note (a): 10,000 (Previous Year: 10,000) 7% Redeemable non-cumulative preference shares of INR 10 each (face value of INR 100.00 Thousands) are classified as financial liability. (Refer note 8)

d) Shareholding Information

	March 31, 2019		March 31, 2018	
	No. of Shares	**INR (In Thousands)**	No. of Shares	INR (In Thousands)
Equity Shares are held by:				
Godrej Properties Limited, the holding company	**9,999**	**99.99**	9,999	99.99
Godrej Projects Development Limited	**1**	**0.01**	1	0.01
7%, Redeemable non-cumulative preference Shares are held by:				
Godrej Properties Limited, the holding company	**9,470**	**94.70**	9,470	94.70
Godrej Projects Development Limited	**500**	**5.00**	500	5.00
Godrej Hillside Properties Private Limited	**10**	**0.10**	10	0.10
Godrej Home Developers Private Limited	**10**	**0.10**	10	0.10
Godrej Green Homes Limited	**10**	**0.10**	10	0.10

e) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 10 per share. Each holder of equity shares is entitled to one vote per share held. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

Rights, preferences and restrictions attached to preference shares

For rights, preferences and restrictions attached to 7%, Redeemable non-cumulative preference shares of INR 10 each, classified as financial liability. (Refer Note 8)

Notes Forming Part of Financial Statements *(Continued)*
as at March 31, 2019

(Currency in INR Thousands)

7 Equity Share Capital *(Continued)*

f) Shareholders holding more than 5% shares in the Company:

	March 31, 2019		March 31, 2018	
	No. of Shares	**%**	No. of Shares	%
Equity shares				
Godrej Properties Limited, the holding company	**9,999**	**99.99%**	9,999	99.99%
7%, Redeemable non-cumulative preference shares:				
Godrej Properties Limited, the holding company	**9,470**	**94.70%**	9,470	94.70%
Godrej Projects Development Limited	**500**	**5.00%**	500	5.00%

8 Borrowings (Non-Current)

Particulars	**Maturity Date**	**March 31, 2019**	March 31, 2018
7% Redeemable Non Cumulative Preference Shares	Not later than 5 years from date of allotment i.e.; January 9, 2018	100.00	100.00
		100.00	100.00

7% Non cumulative redeemable preference shares are redeemable at par not later than 5 years from the date of allotment. The 7% Non cumulative redeemable preference shares amounting to INR 100.00 Thousands were issued on January 9, 2018.

Interest on 7% Redeemable Non Cumulative Preference Shares has not been provided, as the same are non cumulative.

9 Other Non-Current Financial Liabilities

Capital Creditors	**164.99**	-
	164.99	-

10 Borrowings (Current)

Particulars	**Interest Rate**	**March 31, 2019**	**March 31, 2018**
Unsecured Loans			
Loan from Related party (Refer Note (a) and (b) below)	8%	**942,628.46**	716,496.95
		942,628.46	716,496.95

(a) Unsecured loan is repayable on demand carries interest rate @ 8% (Previous Year: 8%) per annum.
(b) The Outstanding interest on borrowings is converted into loan as on first day of the next financial year.

11 Other Current Financial Liabilities

Capital Creditors	**10,489.40**	-
	10,489.40	-

12 Other Current Non Financial Liabilities

Statutory Dues	**6,530.43**	708.22
	6,530.43	708.22

Godrej Highrises Properties Private Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

(Currency in INR Thousands)

		March 31, 2019	March 31, 2018
13	**Cost of Materials Consumed**		
	Land/ Development Right	-	5.33
	Construction, Material and Labour	-	8.15
	Architect Fees	-	9,206.65
	Finance Costs	-	24,994.42
	Other Costs	-	14,252.40
		-	48,466.95
14	**Changes in Inventories of Construction work-in-progress**		
	Inventories at the beginning of the year		
	Construction Work-in-Progress	-	647,981.66
		-	647,981.66
	Inventories at the end of the year		
	Construction Work-in-Progress	-	-
		-	-
	Less : Transferred to Capital work-in-progress	-	696,448.61
		-	(48,466.95)
15	**Finance Costs**		
	Interest Expense	**63,450.01**	38,475.23
	Total Finance Costs	**63,450.01**	38,475.23
	Less : Transferred to Capital work-in-progress	**(62,629.52)**	(13,472.25)
	Less: Transferred to Construction Work-in-Progress	-	(24,994.42)
	Net Finance Costs	**820.49**	8.56
16	**Other Expenses**		
	Consultancy Charges	**25.32**	116.65
	Audit fees (Refer Note 23)	**34.00**	-
	Other Expenses	**1,215.25**	3.34
		1,274.57	119.99

Notes Forming Part of Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency in INR Thousands)

17 Earnings Per Share

a) Basic and Diluted Earnings Per Share

The calculation of basic and diluted earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

		March 31, 2019	March 31, 2018
(i)	**(Loss) attributable to ordinary shareholders (basicand diluted)**		
	(Loss) for the year, attributable to ordinary shareholders of the Company	**(1,556.64)**	(88.83)
		(1,556.64)	(88.83)
(ii)	**Weighted average number of ordinary shares (basic and diluted)**		
	Weighted Average number of Equity Shares at the beginning of the year	**10,000**	10,000
		10,000	10,000
	Basic and Diluted Earnings Per Share (INR) (Face Value INR 10 each) (Previous year 2018: INR 10 each)	**(155.66)**	(8.88)

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

(Currency in INR Thousands)

18 Financial instruments – Fair values and risk management

a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Carrying amount			Fair value			
March 31, 2019	**Fair value through profit or loss**	**Amortised Cost**	**Total**	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial Assets							
Current							
Cash and cash equivalents	-	907.05	907.05	-	-	-	-
	-	**907.05**	**907.05**	**-**	**-**	**-**	**-**
Financial Liabilities							
Non-Current							
Borrowings	-	100.00	100.00	-	100.00	-	100.00
Other Non-Current Financial Liabilities		164.99	164.99				
Current							
Borrowings	-	942,628.46	942,628.46	-	-	-	-
Other Current Financial Liabilities		10,489.40	10,489.40	-	-	-	-
	-	**953,382.85**	**953,382.85**	**-**	**100.00**	**-**	**100.00**

	Carrying amount			Fair value			
March 31, 2018	**Fair value through profit or loss**	**Amortised Cost**	**Total**	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial Assets							
Non-Current							
Investment in Preference Shares	-	0.01	0.01	-	-	-	-
Current							
Cash and cash equivalents	-	270.18	270.18	-	-	-	-
	-	**270.19**	**270.19**	**-**	**-**	**-**	**-**
Financial Liabilities							
Non Current							
Borrowings	-	100.00	100.00	-	100.00	-	100.00
Current							
Borrowings	-	716,496.95	716,496.95	-	-	-	-
Trade Payables	-	1,464.18	1,464.18	-	-	-	-
	-	**718,061.13**	**718,061.13**	**-**	**100.00**	**-**	**100.00**

b) Measurement of Fair Value

The Company uses the discounted cash flow valuation technique (in relation to financial liabilities measured at amortised cost) which involves determination of the present value of expected payments, discounted using bank rate.

(Currency in INR Thousands)

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

c) Risk Management Framework

The Company's Board of Directors have overall responsibility for establishment and oversight of the Company's risk management framework. The Company follows the Godrej properties Limited's (Holding Company) risk management policies to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The management monitors compliance of risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The management is assisted in its oversight role by Godrej properties Limited's (Holding Company) internal audit team. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the management.

d) Financial risk management

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

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

(i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company does not have any financial asset with credit risk.

Trade Receivables

The Company does not have trade receivables and hence does not have any credit risk therefrom.

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

(ii) Liquidity risk

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

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

The Company has access to funds from debt markets through loan from banks and other debt instruments.

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

(Currency in INR Thousands)

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

d) Financial risk management *(Continued)*

(ii) Liquidity risk (*Continued)*

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2019	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non-Current						
Borrowings	100.00	100.00	-	-	100.00	-
Other Non-Current Financial Liabilities	164.99	179.94	-	-	156.26	23.68
Current						
Borrowings	942,628.46	1,018,038.74	1,018,038.74	-	-	-
Other Current Financial Liabilities	10,489.40	10,489.40	10,489.40	-	-	-

March 31, 2018	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	100.00	100.00	-	-	100.00	-
Current						
Borrowings	716,496.95	773,816.70	773,816.70	-	-	-
Trade Payables	1,464.18	1,464.18	1,464.18	-	-	-

(iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company’s income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company’s interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

Exposure to interest rate risk

The Interest rate profile of the Company’s Interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2019	March 31,2018
Financial liabilities		
Fixed rate instruments	**942,628.46**	716,496.95
	942,628.46	716,496.95

Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial liabilites at fair value through profit or loss. Therefore, a change in interest rate at the reporting date would not effect the profit or loss.

(Currency in INR Thousands)

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

d) Financial risk management *(Continued)*

(iii) Market risk *(Continued)*

b) Interest Rate Risk *(Continued)*

Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

19 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. However till revenue recognition starts it may be negative.

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

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings less cash and bank balances.

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

Particulars	**March 31, 2019**	March 31, 2018
Net debt	**941,821.41**	716,326.76
Total equity	**(1,183.98)**	372.66
Net debt to Equity ratio	**(795.47)**	1,922.20

20 Related Party Transactions

1 Related Party Disclosures:

Related party disclosures as required by Ind AS - 24, "Related Party Disclosures", are given below:

Relationships:

i) Shareholders (Holding Company)

1 Godrej Properties Limited (GPL) holds 99.99% (Previous Year 99.99%) of the Share Capital of the Company.
2 GPL is the subsidiary of Godrej Industries Limited (GIL).
3 GIL was subsidiary of Vora Soaps Limited, the ultimate holding Company (w.e.f March 30, 2017 upto December 14, 2018).

ii) Other Related Parties in Godrej Group (with whom transactions have taken place during the year)

1 Godrej Home Developers Private Limited.
2 Godrej Projects Development Limited
3 Godrej Hillside Properties Private Limited
4 Godrej Green Homes Limited

iii) Key Management Personnel :

1 Ms. Mamta Bakshi.
2 Mr. Anubhav Gupta.

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

(Currency in INR Thousands)

20 Related Party Transactions *(Continued)*

2. The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1 (i) and (ii) above

Nature of Transaction	Godrej Properties Limited (i)	Other Related Parties (ii)	Total
Transactions during the Year			
Expenses charged by other Companies / Entities			
Current Year	4,241.08	-	4,241.08
Previous Year	*693.89*	-	*693.89*
Interest			
Current Year	63,450.01	-	63,450.01
Previous Year	*38,475.23*	-	*38,475.23*
Issue of Prefrence Shares			
Current Year	-	-	-
Previous Year	*94.70*	*5.30*	*100.00*
Investment made in Preference Shares			
Current Year	-	-	-
Previous Year	-	*0.01*	*0.01*
Proceeds from Redemption of Preference Shares			
Current Year	-	0.01	0.01
Previous Year	-	-	-
Short-term borrowings obtained			
Current Year	169,497.99	-	169,497.99
Previous Year	*527,260.02*	-	*527,260.02*
Expenses Paid to other Companies / Entities			
Current Year	4,358.39	-	4,358.39
Previous Year	-	-	-
Balance Outstanding as at March 31, 2019			
Amount Payables			
Current Year	942,628.46	-	942,628.46
Previous Year	*716,496.95*	-	*716,496.95*
Preference Shares Outstanding			
Current Year	94.70	5.30	100.00
Previous Year	*94.70*	*5.30*	*100.00*

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

(Currency in INR Thousands)

21 Amalgamation

i. Amalgamation of Hotel and Retail business of Godrej Vikhroli Properties India Limited (GVPIL)

A Scheme of Arrangement ("the Scheme") for the merger of Hotel and Retail business of Godrej Vikhroli Properties India Limited ("the Demerged Company") into Godrej Highrises Properties Private Limited ("the Resulting Company") effect from March 31, 2017, ("the Appointed date") was sanctioned by the National Company Law Tribunal ("NCLT"), vide its Order dated November 10, 2017 and certified copies of the Order of the Tribunal sanctioning the Scheme were filed with the Registrar of Companies, Maharashtra on November 30, 2017 (the "Effective Date").

As per the said scheme:

(i) All the assets and liabilities of the Demerged Undertaking were recorded at the values as appearing in the books of the Demerged Company.

(ii) The Company has created a liability towards the issue of Redeemable Preference shares of the value of INR 100.00 thousands as per the terms of the Scheme and Capital Reserve was been created against the same during the year ended March 31, 2017.

(iii) In accordance with the requirements of Para 9(iii) of Appendix C of Ind AS 103 Business Combinations, the financial statements of the Company for the year ended March 31, 2017 were restated as if the business combination occurred from the beginning of the preceding period, irrespective of the actual date of the combination.

Impact on the Balance Sheet and Statement of Profit and Loss :

The impact of restatement on the Balance Sheet and Statement of Profit and Loss due to amalgamation are summarised as below:

Impact on Balance Sheet

Particulars	March 31, 2017
Current Assets other than Cash and Cash Equivalents	648,021.19
Cash and Cash Equivalents	-
Non Current Assets	-
	648,021.19
Current Liabilities	648,021.19
Non Current Liabilities	(100.00)
	647,921.19
Net Assets	100.00
Capital Reserve	100.00

Impact on the Statement of Profit and Loss :

Particulars	March 31, 2017
Total Income	-
Total Expenses	-
Total Comprehensive Income for the year	-

Notes Forming Part of Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency in INR Thousands)

22 Contingent Liabilities and Commitments

a) Commitments

(i)

Particulars	March 31, 2019	March 31, 2018
Capital Commitment (includes for CWIP under Construction)	**105,046.67**	49,988.40

(ii) The Company enters into architect contracts for Design work with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.

(iii) There is no Contingent Liability for current year as well as previous year.

23 Payment to Auditors (net of taxes)

Particulars	March 31,2019*	March 31,2018*
Audit Fees	**50.00**	50.00
Reimbursement of Expenses	**2.93**	-
Total	**52.93**	50.00

* INR 18.93 Thousands (Previous Year: INR 50.00 Thousands) capitalised to Capital Work-in-Progress

24 Disclosure of outstanding dues of Micro and Small Enterprise under Capital Creditors and Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. Principal amount remaining unpaid to supplier at the end of the year is INR 211.70 Thousands (Previous Year INR Nil). There are no amounts outstanding more than 45 days from the date of deemed acceptance as on March 31, 2019 and March 31, 2018 under the Micro, Small and Medium Enterprises Development Act, 2006.

25 Segment Reporting

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segments namely, Development of real estate property. The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

There are no customers for the current financial year as well as previous financial year.

Notes Forming Part of Financial Statements *(Continued)*
for the year ended March 31, 2019

(Currency in INR Thousands)

26 The disclosure regarding details of specified bank notes held and transacted during 8 November 2016 to 30 December 2016 have not been made since the requirement does not pertain to financial year ended 31 March 2019.

27 Disclosure pursuant to Section 186 of the Companies Act, 2013.

Sr. No	Nature of transaction	Purpose	Balance as at March 31, 2019	Balance as at March 31, 2018	Movement during the year
1	Investments in Preference Shares		**-**	0.01	**(0.01)**

Sr. No	Nature of transaction	Purpose	Balance as at March 31, 2018	Balance as at March 31, 2017	Movement during the year
1	Investments in Preference Shares		**0.01**	-	**0.01**

28 First time Adoption of Ind AS 115 - Revenue from Contracts with Customers

(a) Ind AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts) w.e.f April 01, 2017.

(b) **Explanation of transition to Ind AS 115**

(i) There is no impact on the measurement of revenue and retained earnings as at April 01, 2018 on account of implementation of Ind

(ii) **Reconciliation of net-worth**
There is no impact on the net worth as at April 01, 2017 and March 31, 2018 on adoption of Ind AS 115.

(iii) **Reconciliation of total comprehensive income for the year ended March 31, 2018**
There is no impact on the total comprehensive income for the year ended March 31, 2018 on adoption of Ind AS 115.

(iv) **Reconciliation of earnings per share for the year ended March 31, 2018**
There is no impact on the earnings per share for the year ended March 31, 2018 on adoption of Ind AS 115.

As per our report of even date.

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

For and on behalf of the Board of Directors of
Godrej Highrises Properties Private Limited
CIN : U70200MH2015PTC266010

ANIRUDDHA GODBOLE
Partner
Membership No: 105149

Mumbai
April 27, 2019

MAMTA BAKSHI
Director
DIN: 07323611

Mumbai
April 17, 2019

ANUBHAV GUPTA
Director
DIN: 07589364