



INDEPENDENT AUDITOR'S REPORT

To the Members of
Prestige Shantiniketan Leisures Private Limited

1. Report on the Financial Statements

We have audited the accompanying Ind AS financial statements of Prestige Shantiniketan Leisures Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, the Statement of Profit and Loss, the Cash Flow Statement and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information.

2. Management's Responsibility for the Standalone 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 standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance, 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) specified 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 the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

3. Auditor's Responsibility

- 3.1 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.

- 3.2 An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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.

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

4. 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.

5. Report on Other Legal and Regulatory Requirements

- 5.1 As required by the Companies (Auditor's Report) Order, 2016 ("the order"), issued by the Central Government of India in terms of sub section (11) of section 143 of the Act, we give in the Annexure A, a statement of the matters specified in paragraphs 3 and 4 of the Order.
- 5.2 As required by Section 143(3) of the Act, we report that:
- 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.
 - 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, Cash Flow Statement 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 Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st 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.



- 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.
 - ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. the Company has provided requisite disclosures in its standalone Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company.

for MSSV & Co.

Chartered Accountants

FRN 001987S


Shiv Shankar T R

Partner

Membership No. 220517

Place of Signature : Bangalore

Date : 27th May, 2017

ANNEXURE A TO INDEPENDENT AUDITOR'S REPORT**Referred to in paragraph 5.1 of our report of even date**

Based upon the information and explanations furnished to us and the books and records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that:

1. In respect of Fixed Assets:
 - a. The company has maintained proper records showing particulars including situation of fixed assets.
 - b. According to information and explanations given to us, company has physically verified the fixed assets during the year which in our opinion is reasonable having regard to the size of the company and the nature of its business. We have been informed that no material discrepancies were noticed on such verification.
 - c. According to the information and explanation given to us and on basis of our examination of the records of the company, the title deeds of the immovable are held in the name of the Company.
2. In respect of its inventories:

Company is not holding any inventory and hence commenting on paragraph 3(ii) of the Companies (Auditor's Report) Order, 2016 ('the Order') does not arise.
3. In respect of loans secured or unsecured, granted by the Company to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013:

During the period covered by our audit, company has not granted any loan to any person covered under the register maintained under section 189 of the Companies Act, 2013. Hence, commenting on paragraph 3(iii) of the Order does not arise.
4. The Company has not made any loans, investments, guarantees, and security during the financial year in respect of which provisions of section 185 and 186 of the Companies Act, 2013 are to be complied with hence commenting on paragraph 3(iv) of the Order.




5. During the year covered under our audit, the company has not accepted any deposits from the public. Hence commenting on the compliance of Section 73 to 76 of the Companies Act, 2013 read with rule framed thereunder and the directives issued by the Reserve Bank of India does not arise.
6. According to the information and explanations given to us, maintenance of cost records under sub section (1) of section 148 of the Companies Act, 2013 has not been prescribed to the Company.
7. In respect of statutory dues:
- a. Undisputed statutory dues including Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Sales Tax, Wealth Tax, Custom Duty, Excise Duty, Cess and other material statutory dues applicable to it have generally been regularly deposited with the appropriate authorities though there have been delays in remittance of Income-tax (TDS) and Service Tax in a few cases.
- According to the information and explanations given to us, no undisputed amounts payable in respect of Provident Fund, Investor Education and Protection Fund, Employees' State Insurance, Wealth Tax, Custom Duty, Excise Duty, Cess and other undisputed statutory dues 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 sales tax, income tax, custom duty, wealth tax, excise duty, cess and service tax which have not been deposited on account of any dispute.
- c. According to the information and explanations given to us, there are no amounts required to be transferred to Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules made thereunder.
8. Based on our audit procedures performed and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing to a financial institution or bank. Also, the company does not have any debentures.



9. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments), however company has availed term loans during the financial year and the same has been utilized for the purpose for which it has been obtained.
10. According to information given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
11. Company has not paid/provided for managerial remuneration. Hence commenting on of paragraph 3(xi) of the Order does not arise.
12. Company is not a Nidhi Company. Hence commenting on of paragraph 3(xii) of the Order does not arise.
13. According to information given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements as required by the applicable accounting standards.
14. Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review.
15. Company has not entered into any non-cash transactions with directors or persons connected with him. Hence commenting on of paragraph 3(xv) of the Order does not arise.
16. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

for MSSV & Co.,
Chartered Accountants
FRN: 001987S


Shiv Shankar T R
Partner

Membership No: 220517

Place of Signature: Bangalore
Date: 27th May, 2017



ANNEXURE B TO INDEPENDENT AUDITOR'S REPORT**Referred to in paragraph 5.2(f) of our report of even date****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 M/s. Prestige Shantiniketan Lesiures Private Limited "the Company" as of March 31, 2017 in conjunction with our audit of the 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 168 Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.



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

We believe that the audit evidence we have obtained 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisation's 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.



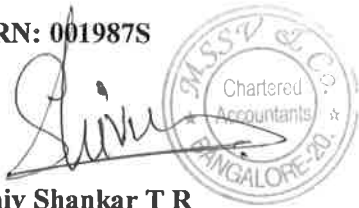
Opinion

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 March 31, 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 MSSV & Co.,

Chartered Accountants

FRN: 001987S



Shiv Shankar T R

Partner

Membership No: 220517

Place of Signature : Bangalore

Date : 27th May, 2017

PRESTIGE SHANTINIKETAN LEISURES PRIVATE LIMITED
 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560001
 CIN: U70101KA2007PTC041737

BALANCE SHEET AS AT MARCH 31, 2017


₹ in hundreds

Particulars	Note no.	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
ASSETS				
Non-current assets				
(a) Property, Plant and Equipment	5	75.47	93.41	39.81
(b) Capital work-in-progress		20,379,332.02	14,496,650.89	8,459,209.51
(c) Financial asset				
(i) Other financial assets	6	160,000.00	160,000.00	160,000.00
(d) Other Non Current assets	7	704,217.59	996,832.79	745,592.19
		21,243,625.08	15,653,577.09	9,364,841.51
Current assets				
(a) Financial asset				
(i) Cash and Cash equivalents	8	11,893.82	3,647.11	45,503.76
(ii) Other financial assets	9	502.50	14,338.84	18,701.41
		12,396.32	17,985.95	64,205.17
Total		21,256,021.40	15,671,563.04	9,429,046.68
EQUITY AND LIABILITIES				
Shareholders' funds				
Share capital	10	63,000.00	63,000.00	63,000.00
Other Equity	11	(107,219.01)	(88,147.54)	(29,062.10)
		(44,219.01)	(25,147.54)	33,937.90
Non-current liabilities				
(a) Financial Liabilities				
(i) Long-term borrowings	12	8,279,528.10	4,614,076.18	-
(ii) Other Financial Liabilities	13	15,000.00	15,000.00	15,000.00
		8,294,528.10	4,629,076.18	15,000.00
Current liabilities				
(a) Financial liabilities				
(i) Short-term borrowings	14	8,010,000.00	6,630,000.00	6,300,000.00
(ii) Other Financial liabilities	15	4,991,628.76	4,377,165.29	2,955,561.50
(b) Other current liabilities	16	4,083.55	60,469.11	124,547.28
		13,005,712.31	11,067,634.40	9,380,108.78
Total		21,256,021.40	15,671,563.04	9,429,046.68

Accompanying notes forming part of the Financial Statements

This is the balance sheet referred to in our report of even date

for **MSSV & Co.,**
 Chartered Accountants
 Firm registration number: 001987S


Shiv Shankar T R
 Partner
 Membership No. 220517

Place: Bangalore
 Date: 27 May, 2017

For and on behalf of the Board

 
Noaman Raza **Mohmed Sadiq Zaid**
 Director Director
 DIN: 00189329 DIN: 01217079

Place: Bangalore Place: Bangalore
 Date: 27 May, 2017 Date: 27 May, 2017

PRESTIGE SHANTINIKETAN LEISURES PRIVATE LIMITED
 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560001
 CIN: U70101KA2007PTC041737
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2017

₹ in hundreds

Particulars	Note No.	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Revenue from operations		-	-
Other income		-	-
Total Revenue - (I)		-	-
Expenses			
Operating and administrative	17	19,053.53	59,060.15
Depreciation	2	17.94	25.29
Total Expenses - (II)		19,071.47	59,085.44
Profit / (loss) before tax (III= I-II)		(19,071.47)	(59,085.44)
Tax expense:			
- Current tax		-	-
- Deferred tax		-	-
Total Tax expense (IV)		-	-
Profit for the year (V= III-IV)		(19,071.47)	(59,085.44)
Other Comprehensive Income (VI)		-	-
Total Comprehensive Income (V+VI)		(19,071.47)	(59,085.44)
Earnings per share (equity shares, par value Rs 10 each)			
- basic and diluted(per share)	20	(3.03)	(9.38)
Weighted average number of equity shares considered for computing earnings per share		630,000	630,000

Accompanying notes forming part of the Financial Statements

This is the statement of profit and loss referred to in our report of even date

for **MSSV & Co.,**
 Chartered Accountants
 Firm registration number: 001987S



Shiv Shankar T R
 Partner
 Membership No. 220517

Place: Bangalore
 Date: 27 May, 2017

For and on behalf of the Board


Noaman Razack
 Director
 DIN: 00189329

Place: Bangalore
 Date: 27 May, 2017


Mohmed Sadiq Zaid
 Director
 DIN: 01217079

Place: Bangalore
 Date: 27 May, 2017

PRESTIGE SHANTINIKETAN LEISURES PRIVATE LIMITED
 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560001
 CIN: U70101KA2007PTC041737

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2017

₹ in hundreds

Particulars	Note No.	Year ended 31 March 2017 Rs.	Year ended 31 March 2016 Rs.
CASH FLOW FROM OPERATING ACTIVITIES			
Profit/ (loss) before tax		(19,071.47)	(59,084.45)
Adjustments:			
Depreciation	9	17.94	24.30
Operating profit before working capital changes		(19,053.53)	(59,060.15)
(Increase) in long term & short term loans & advances	13	13,836.34	(254,405.23)
(Increase) / Decrease in Trade receivables	11	-	7,527.20
(Decrease) / increase in current & non-current liabilities	7	558,077.91	1,357,524.63
Cash generated from operations		552,860.72	1,051,586.45
Income taxes refund / (paid) - Net		-	-
Net cash generated from operating activities - A		552,860.72	1,051,586.45
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of fixed assets, including capital work in progress		(5,882,681.13)	(6,037,441.38)
Capital Advance	9	292,615.20	(77.90)
Net cash generated from investing activities - B		(5,590,065.93)	(6,037,519.28)
Cash flow from financing activities			
Proceeds from long term borrowings	4	3,665,451.92	4,614,076.18
Inter corporate deposit received / (repaid)	6	1,380,000.00	330,000.00
Net cash generated from financing activities - C		5,045,451.92	4,944,076.18
Net decrease in cash and cash equivalents (A+B+C)		8,246.71	(41,856.65)
Cash and cash equivalents at the beginning of the year	12	3,647.11	45,503.76
Cash and cash equivalents at the end of the year		11,894	3,647.11

Accompanying notes forming part of the Financial Statements

This is the statement of cash flows referred to in our report of even date

for **MSSV & Co.,**
 Chartered Accountants
 Firm registration number: 0019875


Shiv Shankar T R
 Partner
 Membership No. 220517

For and on behalf of the Board


Noaman Razack
 Director
 DIN: 00189329


Mohmed Sadiq Zaid
 Director
 DIN: 01217079

Place: Bangalore
 Date: 27 May, 2017

Place: Bangalore
 Date: 27 May, 2017

Place: Bangalore
 Date: 27 May, 2017

PRESTIGE SHANTINIKETAN LEISURES PRIVATE LIMITED

'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560001

CIN: U70101KA2007PTC041737

STATEMENT OF CHANGES IN EQUITY

Particulars				Equity share capital	Other Equity		Total equity
					Retained Earnings		
As at 1 April 2015							
Profit for the period							
Other Comprehensive Income / (Loss) for the year, net of income tax							
Total Comprehensive Income for the year							
As at 31 March 2016							
Profit for the period							
Other Comprehensive Income / (Loss) for the year, net of income tax							
Total Comprehensive Income for the year							
As at 31 March 2017							

₹ in hundreds

Accompanying notes forming part of the Financial Statements

This is the statement of changes in equity referred to in our report of even date

for MSSV & Co.

Chartered Accountants

Firm Registration No.001987S


Shru Shankar T.R.
Partner


Membership No.220517

Place: Bangalore

Date: 27 May, 2017

For and on behalf of the board


Noaman Razack
Director
DIN: 00189329


Mohmed Sadiq Zaid
Director
DIN: 01217079

Place: Bangalore

Date: 27 May, 2017

NOTES FORMING PART OF FINANCIAL STATEMENTS

1 Corporate Information

M/s. PRESTIGE SHANTINIKETAN LEISURES PRIVATE LIMITED ("the Company") was incorporated on 9th Feb 2007 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a private limited company incorporated and domiciled in India and has its registered office at The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560001, Karnataka, India.

The financial statements are approved for issue by the Company's Board of Directors on May 27, 2017.

2 Significant accounting policies

2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendments Rules, 2016.

The Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 - First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Sec 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. These are the Company's first Ind AS financial statements. The date of transition to Ind AS is 1 April 2015. Refer Note 4 for the details of first-time adoption exemptions availed by the Company.

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest hundreds as per the requirement of Schedule III, unless otherwise stated.

2.3 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the 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 / materialise.

2.4 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.



NOTES FORMING PART OF FINANCIAL STATEMENTS

2.5 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company's activities as described below:

a. Recognition of Revenue from Real Estate Developmental Projects:

Revenue from real estate developmental projects under development is recognised based on 'Percentage Completion Method'.

The Percentage Completion Method is applied when the stage of completion of the project reaches a reasonable level of development. Reasonable level of development is achieved when the following threshold are met:

- i. All critical approvals necessary for commencement of the project have been obtained.
- ii. The expenditure incurred on construction and development costs is not less than 25 % of the construction and development costs.
- iii. Atleast 25% of the saleable project area is secured by contracts or agreements with buyers.
- iv. Atleast 10 % of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

For computation of revenue, the stage of completion is arrived at with reference to the entire project costs incurred including land costs, borrowing costs and construction and development costs as compared to the estimated total costs of the project. The percentage completion method is applied on a cumulative basis in each reporting period and the estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined. The changes to estimates also include changes arising out of cancellation of contracts. In such cases any revenues attributable to such contracts previously recognised are reversed.

When it is probable that total project costs will exceed total eligible project revenues, the expected loss is recognised as an expense immediately when such probability is determined.

Further, in cases where the Company has entered into agreements with land owners/possessor to develop properties on such land in lieu of which, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on Gross basis.

The revenue is measured at the fair value of the goods or services received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the goods or services received cannot be measured reliably, the revenue is measured at the fair value of the goods or services given up, adjusted by the amount of any cash or cash equivalents transferred.

b. Recognition of revenue from sale of plots and completed units

Revenue from sale of plots and completed units is recognised upon transfer of all significant risks and rewards of ownership in the property to the buyer and are net of adjustments on account of cancellation.

c. Share in profits of Limited liability partnership (LLP) and partnership firms

Share of profit / loss from partnership firm is recognised based on the financial information provided and confirmed by the respective firms.

d. Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholder approve the dividend.

e. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method except for interest on delayed payment by customers are accounted on receipt basis.

2.6 Borrowing Cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.



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2.7 Foreign Currency Transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

2.8 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

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

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is

Deferred income assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability

Current tax and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity,

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

2.9 Property, plant and equipment's

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment's up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Subsequent cost are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

Transition to Ind AS

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1st April, 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

Depreciation method, estimated useful lives and residual values

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's is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the fixed assets as follows:

Particulars	As at	As at	As at
	31 March 2017	31 March 2016	1 April 2015
Building *	58 Years	58 Years	58 Years
Plant and machinery *	20 Years	20 Years	20 Years
Office Equipment*	20 Years	20 Years	20 Years
Furniture and fixtures *	15 Years	15 Years	15 Years
Vehicles*	10 Years	10 Years	10 Years
Computers and Accessories*	6 Years	6 Years	6 Years



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* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in statement of profit and loss.

Depreciation on leasehold improvement plant & machinery and leasehold improvement furniture & fixtures is provided over lower of leasable period or useful lives.

2.10 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable interest.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.11 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

2.12 Provisions and contingencies

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 not 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 assets are not recognised in the financial statements.

2.13 Financial Instruments

2.13a Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

2.13b Subsequent measurement

a. Non-derivative financial instruments

Financial assets carried at amortised cost

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



NOTES FORMING PART OF FINANCIAL STATEMENTS

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Investments in Subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are carried at cost in the financial statements

b. Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are recognized as a deduction from equity, net of any tax effects.

2.13c Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

2.13d Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.

2.14 Operating cycle and basis of classification of assets and liabilities

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

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

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

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non current classification of assets and liabilities.

2.15 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.

2.16 Earnings per share

Basic earnings per share has been computed by dividing net income by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.



NOTES FORMING PART OF FINANCIAL STATEMENTS

3 Recent accounting pronouncements

Standards issued but not yet effective

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the Company from April 1, 2017.

Amendment to Ind AS 7:

The amendment to Ind AS 7 requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the balance sheet for liabilities arising from financing activities, to meet the disclosure requirement.

The Company is evaluating the requirements of the amendment and the effect on the financial statements is being evaluated.

Amendment to Ind AS 102:

The amendment to Ind AS 102 provides specific guidance to measurement of cash-settled awards, modification of cash-settled awards and awards that include a net settlement feature in respect of withholding taxes.

Ind AS 102 Share based payment is not applicable to the Company, hence the amendment has no impact on the Company.

4 First-time adoption - mandatory exceptions, optional exemptions

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

The accounting policies set out in note have been applied in preparing the financial statements for the year ended 31 March, 2017, the comparative information presented in these financial statements for the year ended 31 March, 2016 and in the preparation of an opening Ind AS balance sheet at 1 April, 2015 (the Company's date of transition). In preparing its opening Ind AS balance sheet, the Company has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (previous GAAP or

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exemptions applied in the transition for previous GAAP to Ind AS.

Ind AS optional exemptions

4.1 Deemed Cost

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment's covered by Ind AS 16 *Property, plant and equipment's* as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 *Intangible Assets* and Investment property covered by Ind AS Investment properties.

The Company has elected to measure all of its property, plant and equipment, intangible assets and investment property at their previous GAAP carrying value.

Ind AS Mandatory exemptions

4.2 Estimates

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

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

- a. Investment in equity instruments carried at FVPL;
- b. Investment in debt instruments carried at FVPL; and
- c. Impairment of financial assets based on expected credit loss method.



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5 Property, Plant and Equipment

₹ in hundreds			
Particulars	Computer	Office Equipment	Total
Cost - As at 1 April 2015	39.81	-	39.81
Additions	-	77.90	77.90
Adjustments/Deletions	-	-	-
As at 31 March 2016	39.81	77.90	117.71
Additions	-	-	-
Adjustments/Deletions	-	-	-
As at 31 March 2017	39.81	77.90	117.71
Depreciation- As at 1 April 2015	-	-	-
Charge for the period	15.92	8.38	24.30
Deletion	-	-	-
As at 31 March 2016	15.92	8.38	24.30
Charge for the period	8.60	9.34	17.94
Deletion	-	-	-
As at 31 March 2017	24.52	17.72	42.24
Net Block			
As at 1 April 2015	39.81	-	39.81
As at 31 March 2016	23.89	69.52	93.41
As at 31 March 2017	15.29	60.18	75.47

6 Other financial assets- Non Current

₹ in hundreds			
Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
To other's Unsecured, considered good			
- Deposits towards joint development	160,000.00	160,000.00	160,000.00
	160,000.00	160,000.00	160,000.00

7 Other Non Current assets

₹ in hundreds			
Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Unsecured, considered good			
Capital advance	704,217.59	996,832.79	745,592.19
	704,217.59	996,832.79	745,592.19

8 Cash and Cash equivalents

₹ in hundreds			
Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Cash and cash equivalents			
Balances with banks			
- in current accounts	11,893.82	3,647.11	45,503.76
	11,893.82	3,647.11	45,503.76

9 Other financial assets

₹ in hundreds			
Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
To-related party Unsecured, considered good			
Advance paid to related parties	-	14,338.84	11,174.21
To-Others			
Deposits- VAT Authority	502.50	-	-
Others receivables	-	-	7,527.20
	502.50	14,338.84	18,701.41
Due from related parties:			
Directors	-	-	-
Firms in which directors are partners	-	-	-
Companies in which directors of the Company are directors or members	-	14,338.84	11,174.21



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10 Share capital

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Authorised			
10,00,000 Equity Shares of Rs. 10/- each	100,000.00	100,000.00	100,000.00
	<u>100,000.00</u>	<u>100,000.00</u>	<u>100,000.00</u>
Issued, subscribed and paid up			
6,30,000 Equity shares of Rs.10/- each fully paid up	63,000.00	63,000.00	63,000.00
(P.Y 6,30,000 equity Shares of Rs 10/- each fully paid up)	<u>63,000.00</u>	<u>63,000.00</u>	<u>63,000.00</u>

(a) List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at 31 March 2017		As at 31 March 2016		As at 1 April 2015	
	No of shares	% holding	No of shares	% holding	No of shares	% holding
Prestige Estates Projects Limited	-	-	620,000	98.41%	620,000	98.41%
Prestige Retail Ventures	629,999	100%	-	-	-	-

(b) Reconciliation of the number of shares

Particulars	As at 31 March 2017		As at 31 March 2016		As at 1 April 2015	
	No of shares	Value of shares	No of shares	Value of shares	No of shares	Value of shares
At beginning of the year	630,000	63,000.00	630,000	63,000.00	630,000	63,000.00
Issued during the year	-	-	-	-	-	-
Outstanding at the end of the year	<u>630,000</u>	<u>63,000.00</u>	<u>630,000</u>	<u>63,000.00</u>	<u>630,000</u>	<u>63,000.00</u>

(c) Equity shares of Rs.10 each issued, no special rights or restrictions are attached with these shares

11 Reserves and surplus

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Deficit in Statement of profit and loss			
Opening balance	(88,147.54)	(29,062.10)	(26,803.85)
Add: Net loss for the period	(19,071.47)	(59,085.44)	(2,258.25)
Closing Balance	<u>(107,219.01)</u>	<u>(88,147.54)</u>	<u>(29,062.10)</u>

12 Long term borrowings

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Term loans (Secured)			
- From financial institutions	8,279,528.10	4,614,076.18	-
	<u>8,279,528.10</u>	<u>4,614,076.18</u>	<u>-</u>

12a. Details of securities and repayment terms:

(i) Security Details :

- Exclusive equitable mortgage of project including project land and escrow of rental receivables of the proposed project
- Corporate Guarantee of Prestige Estates Projects Limited
- Personal Guarantees of Mr. Irfan Razack, Mr. Rezwan Razack, Mr. Noaman Razack.

(ii) Repayment and other terms :

- Repayment in 90 instalments commencing from the end of 31st month from the date of first disbursement
- The loan carries interest @ 12.25% per annum



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13 Other Financial Liabilities- Non current

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Security Deposit	15,000.00	15,000.00	15,000.00
	15,000.00	15,000.00	15,000.00

14 Short-term borrowings

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Loans repayable on demand			
<i>Unsecured:</i>			
- Inter Corporate Deposit	8,010,000.00	6,630,000.00	6,300,000.00
	8,010,000.00	6,630,000.00	6,300,000.00

Intercompany deposit received from Prestige Estates Projects Limited having an outstanding balance of Rs.801,000,000 (Previous year: Rs.6630,00,000) is repayable on demand.

15 Other Financial liabilities- current

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Capital creditors	316,083.46	1,080,658.62	674,351.54
Interest accrued but not due	3,969,753.21	2,997,626.81	2,134,998.94
Dues to Retention Creditors	630,029.53	290,803.79	141,850.24
Others	973.55	8,076.07	4,360.78
Advance received from related parties	74,789.01	-	-
	4,991,628.76	4,377,165.29	2,955,561.50

16 Other current liabilities

Particulars	₹ in hundreds		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Withholding and other taxes and duties payable	4,083.55	60,469.11	124,547.28
	4,083.55	60,469.11	124,547.28



17 Operating and administrative

Particulars	Note No	₹ in hundreds	
		Year ended 31 Mar 2017	Year ended 31 Mar 2016
Bank Charges		144.14	3,689.66
Interest on delayed payment of income tax		9,323.95	52,579.03
Rates and taxes		3,151.19	226.05
Legal and professional		4,972.15	1,691.21
Auditor's remuneration	21	975.03	725.00
Miscellaneous expenses		66.26	88.84
Conveyance		12.00	-
Printing and Stationery		221.10	44.34
Telephone expenses		187.71	16.02
		19,053.53	59,060.15

18 Tax expenses

a Income tax recognised in profit or loss

Particulars	₹ in hundreds	
	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Current tax	-	-
In respect of the current year	-	-
In respect of prior years	-	-
MAT	-	-
In respect of the current year	-	-
Deferred tax	-	-
In respect of the current year	-	-
	-	-

b Reconciliation of tax expense and accounting profit

Particulars	₹ in hundreds	
	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Profit before tax from continuing operations	(19,071.47)	(59,085.44)
Tax rate	30.90%	30.90%
Income tax expense calculated at applicable tax rate	(5,893.08)	(18,257.40)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income	-	16,246.92
Effect of unused tax losses and tax offsets not recognised as deferred tax assets	5,893.08	2,010.48
Income tax expense recognised in profit or loss	-	-

19 Contingent liabilities

Particulars	₹ in hundreds		
	Year ended 31 Mar 2017	Year ended 31 Mar 2016	As at 1 April 2015
Contingent liabilities			
Claims against the Company not acknowledged as debts	-	-	-
Corporate guarantee given on behalf of companies under the same management	-	-	-
Capital commitment			
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	13,598,000	18,227,117	16,687,538

20 Earnings/ (Loss) per share

The following table sets forth the computation of basic and diluted earnings per share:

Particulars	₹ in hundreds	
	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Net (loss) for the year attributable to equity shareholders	(19,071)	(59,085)
Weighted average number of equity shares outstanding		
- Basic	630,000	630,000
- Diluted	630,000	630,000
Nominal Value of shares	10	10
Basic Earnings per Share	(3.03)	(9.38)
Diluted Earnings per Share	(3.03)	(9.38)



NOTES FORMING PART OF ACCOUNTS

21 Auditors' remuneration (excluding service tax)

Particulars	₹ in hundreds	
	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Statutory audit fees	750.00	500.00
Limited review	225.00	225.00
	975.00	725.00

22 In the opinion of the Management all the current assets have on value of realization in the ordinary course of business which is at least equal to the amount at which they are stated in the balance sheet.

23 Fair values

None of financial assets are measured at fair values.
 The fair value of the financial assets and liabilities will approximate to its carrying amounts.

24 Financial risk management objectives and policies

The company's risk management is carried out by Board of directors in accordance with the policies laid down. The board of directors of the company identifies, evaluates and manages risk in close co-operation with the holding company's management.
 The objectives, policies and process of managing the each type of risk is detailed as below:

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ realestate risk. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

a. 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 company exposure to the risk of changes in market interest rates relates primarily to the company long-term debt obligations with floating interest rates.

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the company profit before tax is affected through the impact on floating rate borrowings, as follows:

	₹ in hundreds	
	Increase/ decrease in basis points	Effect on profit before tax
March 31, 2017		
INR	-50	(41,397.64)
INR	+50	41,397.64

b. Commodity price

The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity.

c. Equity price risk

The Company's exposure to equity price risk is not material as at all the reporting periods presented in the financial statements.

II Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The company has adopted a policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The company's exposure is mainly with regard to capital advance paid to suppliers. The credit exposure is controlled by the Board of Directors through continuous review of the status of such advances.



III Liquidity risk

Liquidity risk is the risk that the company will not be able to meet its financial obligations as they become due. The company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient funds to meet its liabilities as and when they are due. The Company's Board undertakes this responsibility and supervises the liquidity ratios at regular intervals.

The table below summarises the maturity profile of the company financial liabilities based on contractual undiscounted payments :

	On demand	Less than 12 months	1 to 5 years	> 5 years	₹ in hundreds Total
As at March 31, 2017					
Borrowings	8,010,000.00	-	8,279,528.10	-	16,289,528.10
Security Deposit	-	-	15,000.00	-	15,000.00
Other Current Financial liabilities	-	4,991,628.76	-	-	4,991,628.76
	8,010,000.00	4,991,628.76	8,294,528.10	-	21,296,156.86
As at March 31, 2016					
Borrowings	6,630,000.00	-	4,614,076.18	-	11,244,076.18
Security Deposit	-	-	15,000.00	-	15,000.00
Other Current Financial liabilities	-	4,377,165.29	-	-	4,377,165.29
	6,630,000.00	4,377,165.29	4,629,076.18	-	15,636,241.47
As at March 31, 2016					
Borrowings	6,300,000.00	-	-	-	6,300,000.00
Security Deposit	-	-	15,000.00	-	15,000.00
Other Current Financial liabilities	-	2,955,561.50	-	-	2,955,561.50
	6,300,000.00	2,955,561.50	15,000.00	-	9,270,561.50

25 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximize the shareholder value.

The Company through its board of directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The borrowing of the company primary consist of project finance. The cash flow from the tenant will be sufficient to meet the repayment obligations once the property is operational.

26 Related party disclosure :

(i) List of related parties and relationships -

a Controlling Enterprise

Prestige Retail Ventures - Ultimate Holding Company

b Companies/ firms in which directors/ KMP are interested

K2K Infrastructures (India) Private Limited

Prestige Golf Resorts Private Limited

Prestige Estates Projects Limited

C Key Management Personnel

Mr. Jagadeesh Reddy (Appointed on 26th Feb 2016)

Mr. Ranganath Pangal Nayak (Appointed on 26th Feb 2016)

Mr. Noaman Razack, Director

Mr. Mohmed Sadiq Zaid, Director

Mr. Fiaz Rezwan, Director

(ii) Transactions with Related Parties during the year

	₹ in hundreds	
Particulars	Year ended 31 Mar 2017	Year ended 31 Mar 2016
Inter Corporate Deposit Received		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Estates Projects Limited	1,380,000	330,000
	<u>1,380,000</u>	<u>330,000</u>
Interest on ICD		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Estates Projects Limited	1,053,795	958,475
	<u>1,053,795</u>	<u>958,475</u>



(iii) Balance Outstanding

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Inter Corporate Deposit Taken			
<i>Companies/ firms in which directors/ KMP are interested</i>			
Prestige Estates Projects Limited	8,010,000	6,630,000	6,300,000
	<u>8,010,000</u>	<u>6,630,000</u>	<u>6,300,000</u>
Payables			
<i>Companies/ firms in which directors/ KMP are interested</i>			
Prestige Golf Resorts Private Limited	-	1,052	11,174
K2K infrastructures (India) Private Limited	6,214	6,214	6,214
Prestige Estates Projects Limited	74,788	13,287	-
	<u>101,555</u>	<u>20,553</u>	<u>17,388</u>
Interest Payable on Inter Corporate Deposit			
<i>Companies/ firms in which directors/ KMP are interested</i>			
Prestige Estates Projects Limited	3,945,506	2,997,627	2,134,999
	<u>3,945,506</u>	<u>2,997,627</u>	<u>2,134,999</u>

- a) Related party relationships are as identified by the management on the basis of information available with them and accepted by the auditors.
- b) No amount is / has been written back during the period in respect of debts due from or to related party.
- c) Reimbursement of actual expenses is not considered in the above disclosure.

27 First time Ind AS adoption reconciliation

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

Particulars	As at 31 March 2016	As at 1 April 2015
Total equity (shareholders' fund) under previous GAAP	(25,148)	33,938
Impact of Ind AS adoption to equity	-	-
Total equity under Ind AS	<u>(25,148)</u>	<u>33,938</u>

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

Particulars	Year ended 31 Mar 2016
Profit as per previous GAAP	(59,085)
Impact of Ind AS adoption on profit/ loss for the year	-
Profit as per Ind AS	<u>(59,085)</u>

c Reconciliation of Cash and cash equivalents as at 31 March 2016 and 1 April 2015

Particulars	As at 31 March 2016	As at 1 April 2015
Cash and cash equivalents for the purpose of statement of cashflows as per previous GAAP	3,647	45,504
Impact of Ind AS adoption	-	-
Cash and cash equivalents for the purpose of statement of cashflows under Ind AS	<u>3,647</u>	<u>45,504</u>

- 28 There are no Micro, Small and Medium Enterprises, to whom the Company owes dues, which are outstanding at the Balance Sheet date, determined to the extent such parties identified on the basis of information available with the Company. This has been relied upon by the auditors.
- 29 There are no employees employed by the Company and accordingly there are no employee costs and provision for employee benefits.
- 30 Previous years figures have been regrouped/reclassified wherever necessary to correspond to the current period's



- 31 Details of Specified Bank Notes (SBN) held and transacted during the period from 8 November, 2016 to 30 December, 2016 are as follows

	Specified Bank Notes	Other Denomination notes	Total
Closing cash in hand as on 8 November, 2016	-	-	-
Add: Permitted receipts	-	-	-
Less: Permitted payments	-	-	-
Less: Amount deposited in Banks	-	-	-
Closing cash in hand as on 30 December, 2016	-	-	-

- 32 Capital work-in progress includes investment properties under construction amounting to Rs.203,79,33,202 as at 31 March 2017 (31 March 2016 - 144,96,65,089 , 1 April 2015 - 84,59,20,951. The management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.

Signatures to Notes 1 to 31

for MSSH & Co.,
 Chartered Accountants
 Firm registration number: 0019875

 Shiv Shankar T.R.
 Partner
 Membership No.220517

Place: Bangalore
 Date: 27 May, 2017

For and on behalf of the Board

 
 Noaman Razack Mohmed Sadiq Zaid
 Director Director
 DIN: 00189329 DIN: 01217079

Place: Bangalore Place: Bangalore
 Date: 27 May, 2017 Date: 27 May, 2017