



INDEPENDENT AUDITOR'S REPORT

To the Members of

Prestige Bidadi Holdings Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of **M/s. Prestige Bidadi Holdings Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2019, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in equity and the Statement of Cash Flows for the year then ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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 Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in india, of the state of affairs of the Company as at March 31, 2019, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the ***Auditor's Responsibilities for the Audit of the Financial Statements*** section of our report. We are independent of the Company in accordance with the ***Code of Ethics*** issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is



sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Ind AS financial statements.

SI No.	Key Audit Matter	Auditor's Response
1	Accuracy and completeness of related party transactions and disclosures (as described in note 26 of the financial statements)	
	<p>The Company has undertaken transactions with its related parties in the normal course of business at arm's length. These include lending and borrowing of Inter-corporate deposits ('ICD') to or from the related parties.</p> <p>We identified the accuracy and completeness of the said related party transactions and its disclosure as set out in respective notes to the financial</p>	<p>As part of the audit procedures, our procedure included the following</p> <ul style="list-style-type: none">- Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining approval, recording and disclosure of related party transactions.- We tested, on a sample basis, related party transactions with the underlying



Sl No.	Key Audit Matter	Auditor's Response
	statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2019 and regulatory compliance thereon.	<p>contracts and other supporting documents and for appropriate authorization and approval for such transactions.</p> <ul style="list-style-type: none"> - Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis. - Evaluated the adequacy of the disclosures in the financial statements through review of statutory information, books and records and other documents obtained during the course of our audit.
2	Evaluation of financial assets and liabilities	
	<p>Total financial liabilities As at March 31, 2019 includes Rs.71900.53 million due to the holding Company which was arising out of assignment of receivables from other group companies to the same extent.</p> <p>Companies ability to pay the financial liability only upon receipt of financial assets from the group Companies.</p> <p>We identified the repayment of financial liability as a key audit matter due to the fact that the ability of the Company to discharge the liability depends on the collection of financial assets from the group Companies.</p>	<p>As part of the audit procedures, our procedure included the following ;</p> <ul style="list-style-type: none"> - Obtained the letter of support from holding company assuring that the financial liability will be recalled for repayment till the collection of financial assets being recoverable from the group companies.



Management's Responsibility for Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected



to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationship and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
 - c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian accounting standards) Rules, 2015.
 - e. On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure A'.



- g. With respect to the other matters to be included in the 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 has disclosed the impact of pending litigations on its financial position in its financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
2. 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 Companies Act, 2013, we give in the '**Annexure B**' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

for **MSSV & Co.**

Chartered Accountants

Firm Registration Number: 001987S


Shiv Shankar T R
Partner



Membership No. 220517

Place: Bengaluru

Date: May 20, 2019

“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT

Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section 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 with respect to financial statements of **M/s. Prestige Bidadi Holdings Private Limited** (“the Company”) as of 31 March 2019 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 with respect to financial statements 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 Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with respect to financial statements 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 prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with respect to



financial statements 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 with respect to financial statements 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 with respect to financial statements.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting with respect to financial statements 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 with respect to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 with respect to financial statements, 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 with respect to financial statements 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 and according to information and explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with respect to financial statements and such internal financial controls over financial reporting were operating effectively as at 31 March 2019 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

for MSSV & Co

Chartered Accountants

Firm Registration Number: 001987S


Shiv Shankar T R

Partner

Membership No: 220517

Place: Bengaluru

Date: May 20, 2019

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT

Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section 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:

i. In respect of fixed assets:

The company is not holding any fixed asset and hence commenting on paragraph 3(i) of the Companies (Auditor’s report) Order, 2016 (‘the Order’) does not arise.

ii. In respect of its inventories:

In our opinion and according to information and explanations given to us, having regard to the nature of inventories, the procedure of physical verification by way of verification of title deeds and site visits by the management were reasonable and adequate in relation to size of the company and nature of its business.

iii. 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 Act:

During the period covered by our audit, the company has not granted any loan to any person covered under the register maintained under Section 189 of the Act. Hence, commenting on paragraph 3(iii) of the Order does not arise.

iv. In our opinion and according to information and explanation given to us, the Company has given corporate guarantee by way of security for loan taken by the prestige group companies, in respect of which provisions of section 185 and 186 of the companies act, 2013 are complied with.

v. According to information and explanation given to us, the company has not accepted any deposits from the public during the year. Hence commenting on the compliance of Section 73 to 76 of the Act read with rules framed thereunder and the directives issued by the Reserve Bank of India does not arise.



vi. According to the information and explanations given to us, having regard to the Company's nature of business, maintenance of cost records under sub section (1) of section 148 of the Act has not been prescribed to the Company. Hence, commenting on paragraph 3(vi) of the Order does not arise.

vii. In respect of statutory dues:

- a. According to the information and explanations given to us and on the basis of our examination of records of the company, no undisputed statutory dues including Sales Tax, Service tax, Goods and Service Tax, Cess and other material statutory dues applicable to it have been regularly deposited during the year by the Company with the appropriate authorities. The Company did not have any dues on account of Provident Fund, Employees' State Insurance, Duty of Customs and Duty of Excise.

According to the information and explanations given to us, there are no undisputed amounts payable in respect of Sales tax, Duty of Customs, Value added tax, Goods and Service tax, 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 except the following dues of income tax (tax deducted at source)

Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which amount relates	Remarks
Income-tax Act, 1961	Income tax (TDS)	37,776	Financial year 2017 – 2018	Interest on late payment u/s 201 and late filing fees u/s 234E

The Company does not have any dues on account of provident fund, employee's state insurance, value added tax, duty of customs and duty of excise.



- b. According to the information and explanations given to us, there are no dues of Income tax, Sales tax, Service tax, Duty of Customs and Value added tax which have not been deposited on account of any dispute.
- viii. According to information and explanations given to us the Company has not defaulted in repayment of any loans or borrowings from financial institutions, banks and government and debentures.
- ix. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or term loans during the financial year. Hence, commenting on paragraph 3(ix) of the Order does not arise.
- x. To the best of our knowledge and according to information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees have been noticed or reported during the year.
- xi. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for any managerial remuneration. Hence, commenting on paragraph 3(xi) of the Order does not arise.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Hence, commenting on of paragraph 3(xii) of the Order does not arise.
- xiii. 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 section 188 of the Act, where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards. Since the Company is wholly owned subsidiary of Public Limited Company section 177 of the Act is not applicable.



- xiv. According to information given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Hence, commenting on paragraph 3(xiv) of the Order does not arise.
- xv. According to information and explanations given to us and based on our examination of the records of the Company, the 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.
- xvi. 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

Firm Registration Number: 001987S


Shiv Shankar T R

Partner

Membership No: 220517



Place: Bengaluru

Date: May 20, 2019

PRESTIGE BIDADI HOLDINGS PRIVATE LIMITED
The Falcon House' #1, Main Guard Cross Road, Bangalore - 560 001
CIN: U45201KA2007PTC041392

BALANCE SHEET AS AT 31 MARCH 2019

Rs. in hundreds

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
I. ASSETS			
Non current assets			
a) Other non current assets	4	-	34,546.66
		-	34,546.66
Current assets			
a) Inventories	5	8,188,983.13	7,823,210.93
b) Financial asset			
(i) Cash and cash equivalents	6	4,689.75	5,734.67
(iii) Other financial assets	7	71,927,885.33	71,900,537.45
c) Other current asset	8	5,319,125.13	5,319,125.13
		85,440,683.34	85,048,608.18
Total		85,440,683.34	85,083,154.84
II. EQUITY AND LIABILITIES			
EQUITY			
Equity share capital	9	937,500.00	937,500.00
Other equity	10	6,094,968.93	6,121,207.60
		7,032,468.93	7,058,707.60
LIABILITIES			
Current liabilities			
(a) Financial Liabilities			
(i) Short-term borrowings	11	3,665,722.00	3,630,722.00
(ii) Other financial liabilities	12	74,731,415.15	74,384,488.10
(b) Other current liabilities	13	11,077.26	9,237.14
		78,408,214.41	78,024,447.24
Total		85,440,683.34	85,083,154.84

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 No.001987S

Shiv Shankar T.R

Partner

Membership No.220517

For and on behalf of the Board

Uzma Irfan

Uzma Irfan
Director

DIN: 01216604

Faiz Rezwan

Faiz Rezwan
Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2019

Place: Bengaluru

Date: May 20, 2019

Place: Bengaluru

Date: May 20, 2019

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2019

Rs. in hundreds			
Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from operations			
Other income	14	275.15	-
Total Revenue (I)		275.15	-
Expenses			
(Increase)/ Decrease in inventory	15	(365,772.20)	(361,507.51)
Finance costs	16	365,772.20	360,382.57
Other expenses	17	26,513.82	16,011.65
Total expenses (II)		26,513.82	14,886.71
Profit / (Loss) before tax (III=I-II)		(26,238.67)	(14,886.71)
Tax expense:	18		
Current tax		-	-
Deferred tax		-	-
Total Tax expense (IV)		-	-
Profit / (Loss) for the year (V= III-IV)		(26,238.67)	(14,886.71)
Other comprehensive income (VI)		-	-
Total Comprehensive Income (V+VI)		(26,238.67)	(14,886.71)
Earnings Per Share (equity shares, par value Rs 10 each)			
- basic and diluted	27	(0.28)	(0.16)
Weighted average number of equity shares considered for computing earnings per share		9,375,000	9,375,000

Accompanying notes forming part of the Financial Statements

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

for MSSV & Co.

Chartered Accountants

Firm Registration No.0019875

Shiv Shankar T.R.

Partner

Membership No.220517



For and on behalf of the Board

Uzma Irfan

Uzma Irfan

Director

DIN: 01216604

Faiz Rezwan

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2019

Place: Bengaluru

Date: May 20, 2019

Place: Bengaluru

Date: May 20, 2019

PRESTIGE BIDADI HOLDINGS PRIVATE LIMITED

The Falcon House' #1, Main Guard Cross Road, Bangalore - 560 001

CIN: U45201KA2007PTC041392

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2019

Rs. in hundreds

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit / (Loss) before taxation		(26,238.67)	(14,886.71)
Adjustments for non-cash & non-operating items:			
Finance costs	15	365,772.20	360,382.57
Operating profit/ (loss) before working capital changes		339,533.53	345,495.86
Adjustments for			
Increase/ (Decrease) in current/non-current financial liabilities		17,732.04	14,231.76
Increase/ (Decrease) in current/non-current liabilities		1,840.12	(5,081.52)
(Increase)/ Decrease in inventories		(365,772.20)	(361,507.52)
(Increase)/ Decrease in current/ non-current assets		7,198.81	(32,817.97)
(Increase)/ Decrease in short term/ long term loans & advances		-	64.95
Cash generated from operations		532.30	(39,614.44)
Income tax refund / (payment)		-	-
Net Cash generated from/(used in) operating activities - A		532.30	(39,614.44)
CASH FLOW FROM INVESTING ACTIVITIES			
Net Cash From / (used in) Investing Activities -B		-	-
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from short term borrowings (Net)		35,000.00	80,000.00
Finance costs		(36,577.22)	(36,323.75)
Net Cash From / (used in) financing activities -C		(1,577.22)	43,676.25
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)		(1,044.92)	4,061.81
Cash & Cash equivalents opening balance	6	5,734.67	1,672.86
Cash & Cash equivalents closing balance		4,689.75	5,734.67

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 No.001987S


Shiv Shankar T.R.
 Partner
 Membership No.220517



Place: Bengaluru
 Date: May 20, 2019

For and on behalf of the Board


Uzma Irfan
 Director
 DIN: 01216604

Place: Bengaluru
 Date: May 20, 2019


Faiz Rezwan
 Director
 DIN: 01217423

Place: Bengaluru
 Date: May 20, 2019

PRESTIGE BIDADI HOLDINGS PRIVATE LIMITED

The Falcon House' #1, Main Guard Cross Road, Bangalore - 560 001

CIN: U45201KA2007PTC041392

STATEMENT OF CHANGES IN EQUITY

Rs. in hundreds

Particulars	Equity share capital	Other Equity			Total equity
		Compulsorily Convertible Debentures	Securities Premium Account	Retained Earnings	
As at 1 April 2017	937,500.00	5,192,030.00	2,825,000.00	(1,880,935.69)	7,073,594.31
Profit/(Loss) for the year	-	-	-	(14,886.71)	(14,886.71)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-
As at 31 March 2018	937,500.00	5,192,030.00	2,825,000.00	(1,895,822.40)	7,058,707.60
Profit/(Loss) for the year	-	-	-	(26,238.67)	(26,238.67)
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-
As at 31 March 2019	937,500.00	5,192,030.00	2,825,000.00	(1,922,061.07)	7,032,468.93

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.0019875


Shiv Shankar T.R.

Partner

Membership No.220517

Place: Bengaluru

Date: May 20, 2019

For and on behalf of the Board

**Uzma Irfan**

Director

DIN: 01216604

Place: Bengaluru

Date: May 20, 2019

**Faiz Rezwan**

Director

DIN: 01217423

Place: Bengaluru

Date: May 20, 2019

NOTES FORMING PART OF FINANCIAL STATEMENTS

1 Corporate Information

M/s. Prestige Bidadi Holdings Private Limited ("the Company") was incorporated on 5th January 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' #1, Main Guard Cross Road, Bangalore, Karnataka, India.

The financial statements are approved for issue by the Company's Board of Directors on May 20, 2019

2 Significant accounting policies

2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS").

Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has no impact on Financial statements.

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, or decimal thereof 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.



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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.

2.5 Revenue Recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

Recognition of revenue from real estate developments

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- i) on transfer of legal title of the residential or commercial unit to the customer; or
- ii) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated with each other.



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In respect of Joint development ('JD') arrangements, revenue is recognised over time using percentage-of-completion method ('POC method') of accounting. In JD arrangements the land owner/ possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and 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 on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition.

The stage of completion is arrived at with reference to the entire project costs incurred including land costs, and construction and development costs as compared to the estimated total costs of the project.

In case of JD arrangements, where performance obligation is satisfied over time, the Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

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 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 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 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 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 tax asset is realised or the deferred tax liability is settled.

Deferred 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.

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, respectively.

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.



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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.

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.

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

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 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.



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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 statement of 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 Inventories

Stock of units in completed projects and work-in-progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs and is net of material's scrap receipts.

2.13 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.

2.14 Financial Instruments

2.14a 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.

2.14b 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.

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.



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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.

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.

2.14c 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.

2.14d 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

2.15 Operating cycle and basis of classification of assets and liabilities

- a. The real estate development projects undertaken by the Company is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as short-term (i.e. current) since they are payable over the term of the respective projects.
- b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

Current versus non-current classification

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.



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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.

2.16 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.

2.17 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.

2.18 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

3 Recent accounting pronouncements
Standards issued but not yet effective

a. Ind AS 116 Leases

On 30 March 2019, MCA notified Ind AS 116 Leases and it replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after 1 April 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17.

The Company will adopt Ind AS 116 effective from April 1, 2019. As at the date of issuance of the Company's standalone financial statements, the Company is in the process of evaluating the requirements of the said standard and the impact on its standalone financial statements in the period of initial application.

b. Amendments to existing issued Ind-AS

The MCA has also carried out amendments of the following accounting standards:

- i) Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment
- ii) Ind AS 109: Prepayment Features with Negative Compensation
- iii) Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendment will come into force from April 1, 2019. The Company has evaluated the effect of this on the financial statements and the impact is not material.



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4 Other non current asset (unsecured, considered good)

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Balances with government authorities	-	34,546.66
	-	34,546.66

5 Inventories (lower of cost and net realizable value)

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Work In Progress - Projects	8,188,983.13	7,823,210.93
	8,188,983.13	7,823,210.93
Mortgage of Land for Bank Guarantee/ Loans taken by Holding Company	8,188,983.13	7,823,210.93

6 Cash and cash equivalents

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Balances with banks - in current accounts	4,689.75	5,734.67
	4,689.75	5,734.67

7 Other financial assets

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good		
Other receivables	71,927,885.33	71,900,537.45
	71,927,885.33	71,900,537.45
Due from related parties:		
Directors	-	-
Firms in which directors are partners	-	-
Companies in which directors of the Company are directors or members	71,927,885.33	71,900,537.45

8 Other current assets

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
To Others - unsecured, considered good		
Advance paid for purchase of land	5,319,125.13	5,319,125.13
	5,319,125.13	5,319,125.13



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9 Equity share capital

Particulars	As at 31 March 2019	As at 31 March 2018
Authorised capital		
10,000,000 (31 March 2018 - 10,000,000) equity shares of Rs 10 each	1,000,000.00	1,000,000.00
Issued, subscribed and paid up capital		
93,75,000 (31 March 2018 - 93,75,000) equity shares of Rs 10 each	937,500.00	937,500.00
	937,500.00	937,500.00

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

Name of the share holder	As at 31 March 2019	As at 31 March 2018	As at 31 March 2019	As at 31 March 2018
	No of shares	% holding	No of shares	% holding
Prestige Estates Projects	9,369,000	99.94%	9,369,000	99.94%
	9,369,000	99.94%	9,369,000	99.94%

The company has not issued any bonus shares or any shares pursuant to contract(s) without payment being received in cash for the period of five years immediately preceding the previous years.

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2019	As at 31 March 2018	As at 31 March 2019	As at 31 March 2018
	No of shares	Amount	No of shares	Amount
Equity Shares				
At the beginning of the year	9,375,000	937,500.00	9,375,000	937,500.00
Issued during the year	-	-	-	-
the year	9,375,000	937,500.00	9,375,000	937,500.00

c) The Company has only one class of equity shares with voting rights having par value of Rs. 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013 and the Articles of Association of the Company.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.



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d) Details of shares held by the holding company

Particulars	As at 31 March 2019		As at 31 March 2018	
	No of shares	% of holding	No of shares	% of holding
Prestige Estates Projects Limited, the holding company	9,369,000	99.94%	9,369,000	99.94%
	9,369,000	99.94%	9,369,000	99.94%

10 Other Equity

Particulars	Note No.	Rs. in hundreds	
		As at 31 March 2019	As at 31 March 2018
Reserves and Surplus	10a	902,938.93	929,177.60
Compulsorily Convertible Debentures	10b	5,192,030.00	5,192,030.00
		6,094,968.93	6,121,207.60

10a Reserves and Surplus

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Securities Premium Account		
Opening balance	2,825,000.00	2,825,000.00
Add: Additions during the year	-	-
Less : Utilised for Issue expenses	-	-
	2,825,000.00	2,825,000.00
Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.		
Retained Earnings		
Opening balance	(1,895,822.40)	(1,880,935.69)
Add: Net loss for the year	(26,238.67)	(14,886.71)
	(1,922,061.07)	(1,895,822.40)
	902,938.93	929,177.60

The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the separate financial statements of the Company and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.



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10b Compulsorily Convertible Debentures (Unsecured)

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
519,203 (31 March 2018- 519,203) Zero Coupon Compulsorily Convertible Debentures (CCD) of Rs. 1,000 each fully paid up	5,192,030.00	5,192,030.00
	5,192,030.00	5,192,030.00

(i) These debentures are held by holding Company, Prestige Estates Projects Limited.

(ii) The terms of the issue of CCD's which are currently applicable are as follows:

No. of Debentures	Date of Issue	Conversion Date
219,203	8/18/2007	12/31/2019
300,000	2/20/2008	12/31/2019

-The CCD's are compulsorily convertible into equity shares.

-Each CCD shall carry a zero coupon rate of interest.

-The CCD's are convertible on or before the conversion date at a conversion price subject to the pricing guidelines under applicable laws prevailing at the time of conversion. During the year ended 31 March 2016, the Company has passed resolution extending the conversion date from 31 December 2015 to 31 December 2019 or earlier date as may be mutually agreed.

11 Short-term borrowings

Particulars	Note No.	Rs. in hundreds	
		As at 31 March 2019	As at 31 March 2018
Loans and advances from related parties (unsecured, repayable on demand)			
-Inter corporate deposits*	26	3,665,722.00	3,630,722.00
		3,665,722.00	3,630,722.00

*Inter corporate deposits are subject to interest rate of 10% per annum (31st March 2018 - 10% per annum).

12 Short Term - Other financial liabilities

Particulars	Note No.	Rs. in hundreds	
		As at 31 March 2019	As at 31 March 2018
Interest accrued but not due on borrowings	26	2,784,945.62	2,455,750.61
Other liabilities		71,946,469.53	71,928,737.49
		74,731,415.15	74,384,488.10

13 Other current liabilities

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Withholding taxes and duties	11,077.26	9,237.14
	11,077.26	9,237.14



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14 Income

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Provision written back	275.15	-
	275.15	-

15 (Increase)/ Decrease in inventory

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Opening work in progress	7,823,210.93	7,461,703.42
Less: Closing work in progress	8,188,983.13	7,823,210.93
	(365,772.20)	(361,507.51)

16 Finance Costs

Particulars	Note No.	Rs. in hundreds	
		Year ended 31 March 2019	Year ended 31 March 2018
Interest on Inter Corporate Deposit	26	365,772.20	360,065.35
Interest on delayed payment of TDS		-	317.22
Finance costs charged to Statement of Profit and Loss		365,772.20	360,382.57

17 Other Expenses

Particulars	Note No.	Rs. in hundreds	
		Year ended 31 March 2019	Year ended 31 March 2018
Rates and taxes		6,674.06	1,464.36
Legal and professional		5,307.50	3,865.00
Auditors remuneration	25	513.30	429.73
Repairs and maintenance		14,018.96	10,252.56
		26,513.82	16,011.65



NOTES FORMING PART OF FINANCIAL STATEMENTS

18 Tax expenses

a Income tax recognised in statement of profit and loss

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Current tax		
In respect of the current year	-	-
In respect of prior years	-	-
	-	-
Deferred tax		
In respect of the current year	-	-
	-	-
	-	-

b Reconciliation of tax expense and accounting profit

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Profit /(Loss) before tax from continuing operations	(26,238.67)	(14,886.71)
Tax rate	26.00%	25.75%
Income tax expense calculated at applicable tax rate	(6,822.05)	(3,833.33)
Effect of expenses that are not deductible in determining taxable profit	-	81.68
Effect of unused tax losses not recognised as deferred tax assets	6,822.05	3,751.64
Income tax expense recognised in statement of profit or loss	-	-

19 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.



NOTES FORMING PART OF FINANCIAL STATEMENTS

20 Contingent liabilities and capital commitments

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Contingent liabilities		
Claims against the Company not acknowledged as debts	-	-
Corporate guarantee given on behalf of companies under the same management	1,387,500.00	1,387,500.00
Capital commitment		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	-

There are few cases filed against the company with respect to the lands which was purchased by the company. Further, the company has also filed cases against the parties on the same matter. Presently, the cases are in subjudice. The company is confident of obtaining a favourable verdict. Hence, the company does not foresee liability arising from the above cases.

21 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.

22 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/ real-estate risk. Financial instruments affected by market risk include loans, advances and borrowings.

a. Interest rate risk

The company has sourced its fund requirements from Inter Corporate deposits with fixed rate of interest and are repayable on demand. Hence, the company is not exposed to interest rate risk.

b. Commodity price

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



NOTES FORMING PART OF 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 towards acquisition of multiple land units and receivable from certain related parties. 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 position at regular intervals.

As at 31 March 2019, all the financial liabilities of the company are expected to be settled within 12 months from the end of the reporting period except for the following:

-Inter corporate deposits - INR 36.66 Crores. Though the said Inter Corporate Deposit is repayable on demand, the company doesn't expect to be settled within 12 months.

23 Capital management

The company manages its capital in such a way to ensure that there is timely availability of funds for the operations. The capital structure of the Company consists of equity and short term debt (Inter corporate Deposits). As at 31 March 2019, the operations of the company are predominantly funded by means of Inter corporate deposits. The Company is not subject to any externally imposed capital requirements. The Company's Board reviews the capital structure and determines the appropriate composition of debt and equity.

24 There are no employees employed by the Company and accordingly there are no employee costs and provision for employee benefits.

25 Auditors' Remuneration

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Payment to Auditors (Including service tax) :		
For statutory audit	354.00	300.00
For limited review	159.30	129.73
	513.30	429.73



NOTES FORMING PART OF FINANCIAL STATEMENTS

(iii) Balance Outstanding

Particulars	Rs. in hundreds	
	As at 31 March 2019	As at 31 March 2018
Inter corporate deposits Payable		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	3,665,722.00	3,630,722.00
	3,665,722.00	3,630,722.00
Interest payable on Inter corporate deposits		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	2,784,945.62	2,455,750.61
	2,784,945.62	2,455,750.61
Other Financial Liabilities		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	71,900,568.14	71,900,838.14
<i>Companies under Common control</i>		
Prestige Property Management & Services	40,702.17	21,813.51
	71,941,270.31	71,922,651.65
Other Financial Assets		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Hospitality Ventures Limited	44,844,986.30	44,844,986.30
Prestige Retail Ventures Limited	27,055,551.15	27,055,551.15
	71,900,537.45	71,900,537.45
Other Receivables		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Villaland Developers LLP	27,347.88	-
	27,347.88	-
Debentures		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	5,192,030.00	5,192,030.00
	5,192,030.00	5,192,030.00
Equitable Mortgage of Land for Bank Guarantee taken by		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	1,387,500.00	1,387,500.00
	1,387,500.00	1,387,500.00

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



NOTES FORMING PART OF FINANCIAL STATEMENTS

26 Related party disclosure

(i) List of Related Parties and Relationships -

Controlling Enterprise

Prestige Estates Projects Limited - Holding Company

Other Related parties with whom the Company had transactions :-

Companies under Common control

Prestige Property Management & Services

Companies/ firms in which directors/ KMP are interested

Prestige Hospitality Ventures Limited

Prestige Retail Ventures Limited

Villaland Developers LLP

Key Management Personnel

Mrs. Almas Rezwan, Director

Mr. Fiaz Rezwan, Director

Mrs. Uzma Irfan, Director

(ii) Transactions with Related Parties during the year-

Particulars	Rs. in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Inter-corporate deposits received		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	35,000.00	80,000.00
	35,000.00	80,000.00
Service received		
<i>Companies under Common control</i>		
Prestige Property Management & Services	16,849.80	11,519.09
	16,849.80	11,519.09
Interest on Inter-corporate deposits received		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	365,772.20	360,065.35
	365,772.20	360,065.35



NOTES FORMING PART OF FINANCIAL STATEMENTS

27 Earnings/ (Loss) per share

Particulars	Figures in rupees except number of shares	
	Year ended 31 March 2019	Year ended 31 March 2018
a) Profit/(Loss) for the year available to equity shareholders	(26,238.67)	(14,886.71)
b) Weighted average number of equity shares - Basic	9,375,000	9,375,000
d) Weighted Average number of Equity shares-Diluted (Refer note below)	9,375,000	9,375,000
e) Nominal Value of shares	10.00	10.00
f) Basic Earnings per Share	(0.28)	(0.16)
g) Diluted Earnings per Share	(0.28)	(0.16)

Since the rate of conversion of compulsorily convertible debentures issued has not been finalized, potential equity shares on conversion of debentures have not been considered for the purpose of diluted EPS calculation.

28 There are no Micro, Small and Medium Enterprises, to whom the Company owes dues, which are outstanding at the Balance Sheet date, computed on unit wise basis, 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 foreign currency exposure as at 31 March 2019 (31 March 2018 - Nil) that have not been hedged by a derivative instruments or otherwise.

30 Segment Reporting

The operations of the company include real estate development constituting a single segment and has restricted to one geographical area. Hence the disclosure of segment information as per Ind AS 108 is not applicable.

31 Previous period's figures have been re-grouped / re-classified wherever necessary to facilitate comparison with those for the current period's disclosure/ presentation.

for MSSV & Co.

Chartered Accountants

Firm Registration No.001987S


Shiv Shankar T.R.
Partner
Membership No.220517

Place: Bengaluru
Date: May 20, 2019

For and on behalf of the Board


Uzma Irfan
Director
DIN: 01216604

Place: Bengaluru
Date: May 20, 2019


Faiz Rezwan
Director
DIN: 01217423

Place: Bengaluru
Date: May 20, 2019