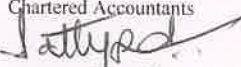


Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Balance Sheet as at March 31, 2020

		As at March 31, 2020	Rs. In Millions As at March 31, 2019
ASSETS	Note		
Non-Current Assets			
Property, plant and equipment	2	55.72	60.20
Investment property	3	3,779.75	3,958.82
Financial assets			
- Loans and advances	4.1	3,256.67	25.75
- Other financial assets	4.2	6.00	5.66
Deferred tax assets (net)	5.1	40.56	85.73
Income tax assets (net)	5.2	197.71	145.45
Other non-current assets	6	4.05	1.58
Total Non current Assets		7,340.45	4,283.19
Current Assets			
Inventories	7	3.61	2.66
Financial assets			
- Trade receivables	8.1	74.56	77.86
- Cash and cash equivalents	8.2	5.72	34.72
- Other Bank Balances	8.3	447.43	236.71
- Other financial assets	8.4	78.98	76.15
Other current assets	9	5.05	2.52
Total Current Assets		615.35	430.62
Total Assets		7,955.80	4,713.81
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10	44.92	42.43
Other equity	11	1,862.43	1,590.01
Total Equity		1,907.35	1,632.44
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
- Borrowings	12.1	5,250.71	1,881.52
- Other financial liabilities	12.2	154.11	4.28
Provisions	13	2.67	1.67
Other non-current liabilities	14	12.25	0.66
Total Non current Liabilities		5,419.84	1,888.12
Current Liabilities			
Financial Liabilities			
- Borrowings	15.1	-	358.33
-Trade payables			
-Total outstanding dues to Micro Enterprises and Small Enterprises	15.2	7.42	8.17
-Total outstanding dues to creditors other than Micro Enterprises and Small Enterprises	15.2	45.56	57.29
-Other financial liabilities	15.3	546.13	727.56
Other current liabilities	16	29.35	41.84
Provisions	17	0.15	0.07
Total Current Liabilities		628.61	1,193.26
Total Liabilities		6,048.45	3,081.38
Total Equity & Liabilities		7,955.80	4,713.81

See accompanying notes to the financials statements

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Sathya P. Roushik
Partner



For and on behalf of Board of Directors


Fayd Noaman
Director
DIN No. 07584056


Badrunissa Irfan
Director
DIN No. 01191458

Place: Bangalore
Date: **June 19, 2020**

Place: Bangalore
Date: **June 19, 2020**

Place: Bangalore
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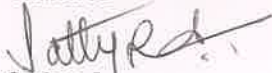
Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Statement of Profit and Loss for the year ended March 31, 2020

	Note	Year ended March 31, 2020	Rs. In Millions Year ended March 31, 2019
Income			
Revenue from Operations	18	1,173.66	1,131.28
Other income	19	212.89	50.90
Total Revenue (I)		1,386.55	1,182.18
Expenses			
Employee benefits expense	20	43.66	35.95
Finance costs	21	467.10	284.84
Depreciation and amortisation expense	2 & 3	192.33	211.06
Other expenses	22	295.62	305.28
Total Expenses (II)		998.71	837.13
Profit Before Tax III = (I-II)		387.84	345.05
Tax Expense			
Current Tax	30	67.76	74.32
Deferred tax	30	45.17	(62.88)
Profit for the year (IV)		274.91	333.61
Other Comprehensive Income			
(i) Items that will not be reclassified to profit or loss		0.02	0.20
(ii) Income tax relating to items that will not be reclassified		(0.01)	(0.06)
Total other comprehensive income (V)		0.01	0.14
Total comprehensive income for the year (IV+V)		274.92	333.75
Earnings per share [(nominal value of share Rs. 10 each)]			
- Basic and Diluted (Rs.)	24	48.91	59.39

See accompanying notes forming part of the financial statements


In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants


Sathya P. Koushik
Partner



For and on behalf of Board of Directors


Zayed Noaman
Director
DIN No. 07584056


Badrunissa Irfan
Director
DIN No. 01191458

Place: Bangalore

Date: **June 19, 2020**

Place: Bangalore

Date: **June 19, 2020**

Place: Bangalore

Date: **June 19, 2020**

Prestige Hyderabad Retail Ventures Private Limited, (formerly known as Babji Realtors Private Limited)
Statement of cash flows for the year ended March 31, 2020

Particulars	Note	For the year ended March 31, 2020 Rs. In Millions	For the year ended 31 March 2019 Rs. In Million
Cash flows from operating activities			
Profit before tax		387.84	345.05
Adjustments:			
Depreciation		192.33	211.06
Provision for doubtful trade receivables		0.45	
Provisions / Liabilities no longer required written back		(1.76)	
Finance Costs		467.10	275.21
Interest income		(197.18)	(15.92)
Operating profit before working capital changes		848.78	815.40
Changes in Working Capital			
(Decrease)/increase in other liabilities		125.20	(19.08)
(Decrease)/increase in trade payables		(12.48)	13.76
Increase in provisions		1.09	0.38
Decrease/ (increase) in trade receivables		2.85	31.20
Decrease/(increase) in inventories		(0.95)	(0.51)
Decrease/(increase) in other assets		(3.36)	7.25
Cash generated from operations		961.13	848.40
Income taxes paid, net of refunds		(120.02)	(91.56)
Net cash generated from operating activities		841.11	756.84
Cash flows from investing activities			
Purchases of fixed assets and investment property, including capital work in progress		(10.53)	(518.58)
(Increase)/Decrease in fixed deposit (not considered as cash and cash equivalents)		(160.73)	91.50
Interest income received		35.32	13.28
Inter corporate deposits given		(3,073.87)	-
Net cash used in investing activities		(3,209.81)	(413.80)
Cash flows from financing activities			
Borrowing /(Repayment) of long term borrowings (Net)		3,179.76	(297.79)
Borrowing /(Repayment) of Inter Corporate Deposits (net of proceeds)		(358.33)	239.83
(Increase) / decrease in other bank balances (not considered as cash and cash equivalents)		(49.99)	46.42
Interest Expense paid		(385.88)	(359.69)
Other borrowing cost paid		(45.86)	-
Net cash generated from/(used in) financing activities		2,339.70	(371.23)
Net increase/(decrease) in cash and cash equivalents		(29.01)	(28.21)
Cash and cash equivalents at the beginning of the year		34.72	62.93
Cash and cash equivalents at the end of the year		5.71	34.72
Components of cash and cash equivalents (refer note 7.2)			
Cash on hand		0.08	0.71
Balances with banks		-	-
- in current accounts		5.64	34.01
		5.72	34.72

Reconciliation of liabilities from financing activities

	As at 31 March 2019	Proceeds	Repayment	Fair value Changes	As at 31 March 2020
Long-term borrowings (including current portion)	2,565.40	-	3,179.76	-	5,745.16
Long-term borrowings - Inter Corporate Deposits			(358.33)		(358.33)
	2,565.40	-	2,821.43	-	5,386.83

See accompanying notes forming part of the financial statements

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In terms of our report attached

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants

For and on behalf of Board of Directors

Sathya P. Koushik
Partner



Zayd Noaman
Zayd Noaman
Director
DIN No. 07584056

Badrunissa Irfan
Badrunissa Irfan
Director
DIN No. 01191458

Place: Bangalore

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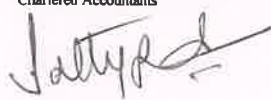
Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Statement of changes in equity for the year ended March 31, 2020

Particulars	Share capital	Other Equity				Total equity
		Compulsorily Convertible debentures (CCD)	Securities premium	Retained earnings	Total Other Equity	
Balance as at April 1, 2018	42.43	703.29	913.30	(360.34)	1,256.25	1,298.68
Profit for the year	-	-	-	333.61	333.61	333.61
Other comprehensive income (net of taxes)	-	-	-	0.14	0.14	0.14
Balance as at March 31, 2019	42.43	703.29	913.30	(26.59)	1,590.00	1,632.44
Balance as at April 1, 2019	42.43	703.29	913.30	(26.59)	1,590.00	1,632.44
Compulsory convertible debenture converted in to equity	2.49	(358.68)	356.19	(2.49)	(2.49)	(2.49)
Profit for the year	-	-	-	274.91	274.91	274.91
Other comprehensive income (net of taxes)	-	-	-	0.01	0.01	0.01
Balance as at March 31, 2020	44.92	344.61	1,269.49	248.32	1,862.42	1,907.35

See accompanying notes forming part of financial statements

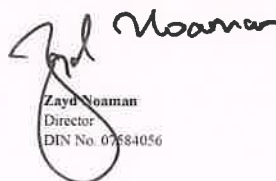
In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors



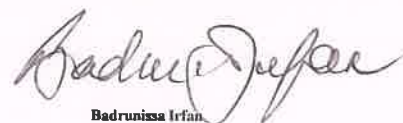
Sathya P. Koushik
Partner




Zayd Noaman
Director
DIN No. 07584056

Place: Bangalore
Date:

June 19, 2020



Badrunissa Irfan
Director
DIN No. 01191458

Place: Bangalore
Date:

June 19, 2020

NOTES FORMING PART OF FINANCIAL STATEMENTS

I Corporate information and significant accounting policies

1.1 Corporate Information

Babji Realtors Private Limited ("the Company") was incorporated on 1 December 2004 as a private limited company under the provisions of Chapter IX of the Companies Act, 1956 ("Act"). The registered office of the Company is at Hyderabad, India.

The Company is engaged in the business of real estate development and leasing of commercial space. The Company has capitalised the mall and commenced operations on 3 September 2014.

On 1 December 2008, the existing shareholder of the Company Prestige Estates Projects Limited, entered into a joint venture agreement with CapitaRetail Hyderabad Mall (Mauritius) Limited (formerly known as Pinnacle Three Limited, Mauritius) an affiliate of CapitaLand Retail India Investments Pte. Limited, Singapore for constructing, developing & establishing a retail mall. During FY 2018-19, Prestige Retail Ventures Limited (earlier known as Prestige Retail Ventures) had purchased the equity shares held by Prestige Estates Projects Limited. During the year, Prestige Retail Ventures Limited has acquired the equity shares held by the remaining shareholders of the company on April 10, 2019. Consequently, the Company has become a wholly owned subsidiary of Prestige Retail Ventures Limited.

The financial statements have been authorised for issuance by the Company's Board of Directors on June 19, 2020.

1.2 Significant accounting policies

(a) Statement of Compliance

These financial statements are separate financial statements prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (as amended). 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.

Except for the changes below, the Company has consistently applied accounting policies to all periods.

The Company has adopted Ind AS 116 'Leases' with the date of initial application being April 1, 2019. Ind AS 116 replaces Ind AS 17 – Leases and related interpretation and guidance. The standard sets out principles for recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. The Standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements as per Ind AS 17. The application of Ind AS 116, did not have any material impact on the financial statements of the Company for the year ended March 31, 2020.

Appendix C to Ind AS 12, Uncertainty over Income Tax Treatments: On March 30, 2019, Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2019 containing Appendix C to Ind AS 12, Uncertainty over Income Tax Treatments which clarifies the application and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments. The current and deferred tax asset or liability shall be recognized and measured by applying the requirements in Ind AS 12 based on the taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates determined by applying this appendix. The amendment is effective for annual periods beginning on or after April 1, 2019. The Company has evaluated the effect of this amendment on the financial statements and concluded that there is no significant impact.

Amendment to Ind AS 19 'Employee Benefits': On March 30, 2019, the Ministry of Corporate Affairs has notified limited amendments to Ind AS 19 'Employee Benefits' in connection with accounting for plan amendments, curtailments and settlements. The amendments require an entity to use updated assumptions to determine current service cost and net interest for the remainder of the period after a plan amendment, curtailment or settlement and to recognise in profit or loss as part of past service cost, or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognised because of the impact of the asset ceiling. The amendment is effective from April 1, 2019. The Company has evaluated the effect of this amendment on the financial statements and concluded that this amendment is currently not applicable.

Amendment to Ind AS 12 'Income Taxes': On March 30, 2019, the Ministry of Corporate Affairs has notified limited amendments to Ind AS 12 'Income Taxes'. The amendments require an entity to recognise the income tax consequences of dividends as defined in Ind AS 109 when it recognises a liability to pay a dividend. The income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity shall recognize the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events. The amendment is effective from April 1, 2019. The Company has evaluated the effect of this amendment on the financial statements and concluded that there is no significant impact.

(b) Basis of preparation and presentation

- (i) 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 Millions as per the requirement of Schedule III, unless otherwise stated. 0 represents amount less than rupees 0.5 Millions due to rounding off.

- (ii) The Ministry of Home Affairs vide order no. 40-3/2020-DM-I(A) dated March 24, 2020 announced a nation-wide lockdown as a measure to contain the spread of COVID 19, which was declared a global pandemic by the World Health Organisation. Prior to this, based on the State government orders, the operations of the Mall were closed down on March 22, 2020. Based on the relaxations made by the Central and State governments subsequent to the year end, the Mall resumed operations on June 8, 2020 and expects the footfalls and business to normalise in due course.

The Company has considered internal and certain external sources of information like economic forecasts and industry reports up to the date of approval of the financial statements in determining the impact on various elements of its financial statements. The Company has used the principles of prudence in applying judgments, estimates and assumptions including sensitivity analysis and based on the current estimates and considering the financial support expected to be received from the Ultimate Holding company (referred to in Note 37), the Company expects to fully recover the carrying amount of all its assets and settle all its liabilities in the normal course of business. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements.



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(c) **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.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Useful lives of Investment Property, Property Plant and Equipment and Intangible Assets.
- Fair value measurements.

(d) **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 116, 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.

(e) **Revenue Recognition**

Rental income from property leased under operating lease is recognized in the income statement on a straight-line basis over the term of the lease in accordance with IND AS 116. Revenue from maintenance and marketing services is recognized as and when the services are rendered based on the terms of contract with lessees. Revenue from sale of beverages is recognised on transfer of all the significant risks and rewards of ownership to the buyer which normally takes place on despatch of goods.

Interest income, including income arising from other financial instruments, is recognized as it accrues in the Statement of Profit and Loss, using the effective interest method.

(f) **Leases**

The Company assesses at contract inception whether a contract is, or contains, a lease. A contract is or contains, a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

(i) **The Company as lessor**

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

(iii) **The Company as lessee**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets is initially measured at cost which includes the initial amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

The lease liabilities is initially measured at the present value of lease payments to be made over the lease term, discounted using the Company's incremental borrowing rate. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss.

The Company applies the short-term lease recognition exemption to its short-term leases of assets (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

(g) **Borrowing Costs**

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 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

(h) **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.



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(i) **Employee Benefits**

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

(a) **Short-term obligations**

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

- (i) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (ii) in case of non-accumulating compensated absences, when the absences occur.

(b) **Other Long-term employee benefit obligations**

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

(c) **Post-employment obligations**

The Company operates the following post-employment schemes:

(i) **Defined contribution plan:**

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

(ii) **Defined benefit plan:**

The liability or assets recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated by actuary using the projected unit credit method. The defined benefit plan is not funded.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation. This cost is included in the employee benefits expense in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

(d) **Other Defined Contribution Plan**

The Company's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

(e) **Income Taxes**

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

(i) **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 Statement of Profit and Loss is recognised outside Statement of Profit and 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.

(ii) **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 substantively 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 tax 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 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 simultaneously.

Current tax and deferred tax are recognised in Statement of Profit and Loss, except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the tax is also recognised in other comprehensive income or directly in equity, respectively.

(iii) **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 under Deferred Tax Asset (Net) 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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1.3 Property, plant and equipment

Recognition and Measurement:

Property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any Cost includes expenditure directly attributable to the acquisition of the asset.

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 is provided using written-down value method over the useful lives of assets as prescribed under Part C of Schedule II to the Companies Act, 2013 as follows:

Assets Category	Useful Life
Building (Structure)	60 Years
Vehicles	20 Years
Electrical Fittings	20 Years
Plant and Machinery*	20 Years
Office Equipments*	20 Years
Furniture and Fixtures	20 Years
Computers*	6 Years

* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking in to account the nature of asset, the estimated usage of the asset, the operating condition 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 of 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.

1.4 Capital work-in-progress

Assets which are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

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

1.5 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment properties are depreciated using written-down value method over the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of profit and Loss in the period in which the property is derecognised.

1.6 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 3 years, which is estimated to be the useful life of the asset.

1.7 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 group 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 Statement of Profit and 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 Statement of Profit and Loss.

1.8 Inventories

Inventory comprising of operating supplies is carried at the lower of cost and net realisable value. Cost includes all expenses incurred in bringing the goods to the point of sale and is determined on actual cost basis. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion to make the sale.



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1.9 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 but are disclosed.

1.10 Financial Instruments

(a) 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 Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

(b) Subsequent measurement

(i) 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.

Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and 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 Statement of 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.

(ii) 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.

(c) 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.

(d) 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 Statement of Profit and 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 recognised as an impairment gain or loss in Statement of Profit and Loss.

1.11 Operating cycle and basis of classification of assets and liabilities

Assets and liabilities 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.

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.

1.12 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.

1.13 Earnings per share

Basic earnings per share has been computed by dividing profit attributable to owners of the Company 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.

1.14 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.

1.15 Statement of cash flows

Statement of Cash flows is prepared under Ind AS 7 "Statement of cashflows" specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.



Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

Non Current Assets

2 Property, plant and equipment

(Rs.in Millions)

Particulars	Vehicles*	Furniture and fixtures*	Plant and machinery *	Office equipments*	Electrical fittings*	Computers*	Total
Gross carrying value							
As at 1 April 2018	-	46.23	6.61	6.47	38.97	25.90	124.18
Additions	-	2.35	1.30	0.34	2.56	-	6.55
Disposals	-	-	-	-	-	-	-
As at 31 March 2019	-	48.58	7.91	6.81	41.53	25.90	130.73
As at 1 April 2019	-	48.58	7.91	6.81	41.53	25.90	130.73
Additions	-	0.47	-	-	5.40	0.19	6.06
Disposals	-	-	-	-	-	-	-
As at 31 March 2020	-	49.05	7.91	6.81	46.93	26.09	136.80
Accumulated depreciation							
As at 1 April 2018	-	20.56	2.38	2.31	13.40	19.82	58.47
Charge for the year	-	4.77	0.67	0.60	3.57	2.43	12.04
Disposals	-	-	-	-	-	-	-
As at 31 March 2019	-	25.33	3.05	2.91	16.97	22.25	70.51
As at 1 April 2019	-	25.33	3.05	2.91	16.97	22.25	70.51
Charge for the year	0.00	4.24	0.51	0.54	3.81	1.46	10.56
Disposals	-	-	-	-	-	-	-
As at 31 March 2020	0.00	29.57	3.56	3.45	20.78	23.71	81.07
Net carrying value							
As at 31 March 2020	0.00	19.48	4.35	3.36	26.14	2.38	55.72
As at 31 March 2019	-	23.24	4.86	3.90	24.55	3.65	60.20

* Owned unless otherwise stated

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Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

3 Investment Property

(Rs.in Millions)

Particulars	Land - freehold	Building		Total
		Structure	Plant and machinery	
Gross carrying value				
As at 1 April 2018	1,254.20	2,532.10	1,012.59	4,798.89
Additions	72.15	5.64	3.42	81.21
Disposals	-	-	-	-
As at 31 March 2019	1,326.35	2,537.74	1,016.01	4,880.10
As at 1 April 2019	1,326.35	2,537.74	1,016.01	4,880.10
Additions	-	0.80	1.89	2.69
Disposals	-	-	-	-
As at 31 March 2020	1,326.35	2,538.54	1,017.89	4,882.78
Accumulated depreciation				
As at 1 April 2018	-	356.74	365.51	722.25
Charge for the year	-	108.79	90.23	199.02
Disposals	-	-	-	-
As at 31 March 2019	-	465.53	455.74	921.27
As at 1 April 2019	-	465.53	455.74	921.27
Charge for the year	-	103.63	78.14	181.77
Disposals	-	-	-	-
As at 31 March 2020	-	569.16	533.88	1,103.04
Net Carrying Value				
As at 31 March 2020	1,326.35	1,969.38	484.01	3,779.75
As at 31 March 2019	1,326.35	2,072.21	560.27	3,958.82

Note:

1) The Company had entered into a Development Agreement ('the agreement') with Andhra Pradesh Housing Board ('APHB') for construction of a shopping mall, service offices and service apartments ('the project'). As per the agreement APHB has allotted 5.72 acres of land to the Company for the project (refer note 35 for further details).



Prestige Hyderabad Retail Ventures Private Limited, (formerly known as Babji Realtors Private Limited)

Notes to the financial statements for the year ended 31 March 2020 (Continued)

3 Investment property (Continued)

1. The freehold land and building have been pledged as security for bank loans under a mortgage.
2. As at 31 March 2020 and 31 March 2019, the fair values of the properties are Rs. 9,515 Millions and Rs. 9,339 Millions respectively. These valuations are based on valuations performed by Jones Lang LaSalle Property Consultants India Private Limited, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied.
3. The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yields and discount rates which are based on comparable transactions and industry data.

Details of the Company's investment properties and information about the fair value hierarchy as at March 31, 2020 and March 31, 2019, are as follows:

	Year ended March 31, 2020	Year ended March 31, 2019
Assets for which fair values are disclosed		
Investment property		
Level 1		
Level 2		
Level 3	9,515	9,339

	(Rs. in Millions)	
	Year ended March 31, 2020	Year ended March 31, 2019
(4) Amounts recognised in statement of profit and loss for investment properties		
Rental income derived from investment properties	1,173.66	1,131.28
Expenses (including repairs and maintenance) generating rental income	284.59	294.42
Profit arising from investment properties before depreciation and indirect expenses	889.07	836.86
Less: Depreciation	181.77	199.02
Profit arising from investment properties before indirect expenses	707.30	637.84

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4 Non-Current Financial assets
4.1 Loans and Advances

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Unsecured, considered good		
Security deposits	25.75	25.75
Inter corporate Deposits	3,073.87	-
Interest accrued but not due on Inter corporate deposit	157.05	-
	3,256.67	25.75

4.2 Other non-current financial assets

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Fixed deposits*	5.00	5.00
Interest accrued but not due	1.00	0.66
	6.00	5.66

* Fixed deposits are under lien against bank guarantees.

5.1 Deferred tax assets (Net)

Particulars	(Rs. In Millions)		
	As at April 01, 2019	Recognised in Profit and loss account	As at March 31, 2020
Deferred tax assets			
Provision for employee benefit expenses	0.50	0.32	0.82
Minimum alternate tax credit entitlement	97.23	67.76	164.99
Provision for doubtful advances/ debts	1.00	(0.87)	0.13
Unabsorbed depreciation and brought forwarded business losses	155.00	(98.80)	56.20
	253.73	(31.59)	222.14
Deferred tax liabilities			
Others	0.00	(0.08)	(0.08)
Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books.	(168.00)	(13.50)	(181.50)
	(168.00)	(13.58)	(181.58)
Net Deferred Tax Asset	85.73	(45.17)	40.56

5.2 Income tax assets (net)

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Tax Payments, net of provision for tax	197.71	145.45
	197.71	145.45

6 Other non-current assets

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Capital advances	1.42	1.42
Balance with Government Authorities (Refer Note 25)	2.59	-
Prepaid expenses	0.04	0.16
	4.05	1.58



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Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

7 Inventory		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Diesel	0.97	0.40	
Others	2.64	2.26	
	<u>3.61</u>	<u>2.66</u>	

8 Financial assets

8.1 Trade receivables

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Unsecured, Considered good	74.56	77.86	
Considered doubtful	0.45	3.26	
Less: Provision for doubtful trade receivables (Expected Credit Loss)	(0.45)	(3.26)	
	<u>74.56</u>	<u>77.86</u>	

Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Balance at the beginning of the year	3.26	3.84	
Movement during the year, net	(2.81)	(0.58)	
Balance at the end of the year	<u>0.45</u>	<u>3.26</u>	

8.2 Cash and cash equivalents

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Cash on hand	0.08	0.71	
Balances with banks - in current accounts	5.64	34.01	
	<u>5.72</u>	<u>34.72</u>	

8.3 Other Bank Balances

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
- In Escrow Account	59.07	9.08	
- Fixed Deposits*	388.36	227.63	
	<u>447.43</u>	<u>236.71</u>	

*Fixed deposits are under lien against bank guarantees provided to Telangana Housing Board of Rs. 241.53 Millions (PY- 227.63 Millions)

*Fixed deposit amounting to Rs. 113.67 Millions (PY - Nil) are under lien against an arrangement in respect of Term Loan from ICICI bank.

8.4 Other financial assets

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Interest accrued but not due on fixed deposits with banks	12.67	8.20	
Unbilled revenue	66.31	67.95	
	<u>78.98</u>	<u>76.15</u>	

9 Other current assets

		(Rs. In Millions)	
Particulars	As at March 31, 2020	As at March 31, 2019	
Prepaid expenses	4.07	0.62	
Other advances	-	1.09	
Gift vouchers in hand	0.98	0.81	
	<u>5.05</u>	<u>2.52</u>	



Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

10 Equity share capital

(Rs. In Millions)

Particulars	As at March 31, 2020	As at March 31, 2019
10.1 Authorised		
4,500,000 (As at March 31, 2018: 4,500,000) equity shares of Rs 10 each)	45.00	45.00
Issued, subscribed and paid up		
44,91,938 (As at March 31, 2018 : 4,242,857) equity shares of Rs 10 each, fully paid up	44.92	42.43
	44.92	42.43

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

Particulars	As at March 31, 2020	As at March 31, 2019
	No of shares	No of shares
Number of shares at the beginning of the year	42,42,857	42,42,857
Number of shares issued during the year	2,49,081	-
Balance as at the end of the year	44,91,938	42,42,857

Number of shares issued during the year represents compulsory convertible debentures converted in to equity share on 10-04-2019. Rs. 1,440 issued value out of which Rs.10 Fair value and Rs.1,430 is the premium amount

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

Name of the share holder	As at March 31, 2020	As at March 31, 2020	As at March 31, 2019	As at March 31, 2019
	No of shares	%	No of shares	%
Prestige Retail Ventures Limited	44,91,938	99.99%	20,79,000	49.18%
GB Trading and Investments Private Limited	-	-	10,11,085	23.83%
Verma Realtors Private Limited	-	-	6,31,929	14.89%
Meka Housing and Developers Private Limited	-	-	5,05,543	11.92%
	44,91,938	99.99%	42,27,557	100.00%

(c) Rights and restrictions attached to shares

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting. In event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(d) Buy back of shares and shares allotted as fully paid up pursuant to contract(s) without payment being received in cash

There have been no buy back of shares, bonus shares or issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet date.

11 Other equity

(Rs. In Millions)

Particulars	As at March 31, 2020	As at March 31, 2019
Security Premium	1,269.49	913.30
Retained Earnings	248.33	(26.59)
Equity component of compound financial instrument (Compulsorily convertible debentures)	344.61	703.29
	1,862.43	1,590.00

11.1 Securities premium

Opening Balance	913.30	913.30
Add: Additions during the year (Refer Note 2A above)	356.19	-
At the end of the year	1,269.49	913.30

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

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11.2 Retained Earnings

Opening Balance	(26.59)	(360.34)
Add: Net profit for the year	274.91	333.61
Add: Other comprehensive income arising from measurements of the defined benefit liabilities/asset (net)	0.01	0.14
At the end of the year	248.33	(26.59)

(c) Details of terms and conditions of Compulsorily Convertible Debenture (CCD)

(i) The CCDs shall be convertible into equity shares of Rs 10 each not later than the date mentioned below, as mutually agreed between Company and debenture holders. The debentures shall be converted into such number of shares as shall represent 5.06% of the issued, subscribed and paid-up equity share capital of the Company on a "fully diluted basis".

(ii) No interest shall be payable on the CCDs.

(iii) Conversion dates of CCDs based on the descending order of maturity:

Particulars	(Rs. In Millions)	Date of conversion
93,28,992 debentures of Rs 10 each	93.29	20-08-2023
2,51,32,214 debenture of Rs 10 each	251.32	15-09-2021

The date of Conversion of CCD was extended vide approval at the Board Meeting dated 10-04-2019

Default in repayment of principle, interest and other terms. There is no continuing default in payment of interest or principle to banks and debenture holders as on balance sheet date.

The amount that can be distributed by the Company as dividends to its equity shareholders is determined considering the requirements of the Companies Act.

12 Non-current liabilities

12.1 Financial liabilities

12.1.1 Borrowings

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Secured:		
Term loans		
- from bank (refer note below)	5,250.71	1,881.52
	5,250.71	1,881.52

During the year, the Company obtained a loan of Rs. 5,500 Million from ICICI Bank and repaid the earlier loan from SBI Bank.

Details of securities, interest and repayment terms of term loan:

Long term borrowings are secured by:

Term loan as at 31 March 2020, is secured by :

1. The property of the Company at Plot no S-16, Survey no.1009, Kukatpally, Kukatpally Mandal, Malkajgiri district, GHMC Moosapet circle-23, Telangana-500085 along with all buildings (land area of 5.7204 acres and super built up area of 120,551.60 sq mtrs) and structures located thereon both present and future, including but not limited to the project.
2. The Escrow account of the Company along with all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be)
3. All present and future current assets and movable fixed assets of the Company.
4. All present and future scheduled receivables of the Company in relation to the project along with the insurance proceeds pertaining to the Company.
5. The debt service reserve account of the company in the form of fixed deposits and or cash to be created and any further fixed deposits to be created from time to time, in relation to the facility
6. Corporate guarantee of Prestige Estates Projects Limited.

Repayment and interest term

Term Loan sanctioned by ICICI bank on 30-08-2019 amounts to Rs.5,500 Million out of which Company repaid the earlier loan from SBI Bank. As per repayment schedule, the loan is repayable in 144 instalments starting from September 2019. The term loan carries an interest of MCLR plus 1.00% per annum on the outstanding amount of the loan. The number of instalments outstanding from new loan as at March 31, 2020 is 138 instalments (As at March 31, 2019 : Nil).

During the year, the company has availed the moratorium as announced by RBI for COVID-19 regulatory package (vide notification (No.: RBI/2019-20/186; dt Mar 27, 2020)), for deferment of payment of installment pertaining to March, 2020.

12.2 Other financial liabilities

Particulars	(Rs. In Millions)	
	As at March 31, 2020	As at March 31, 2019
Lease deposits	47.44	4.28
Other security deposits (Refer note 25)	106.67	-
	154.11	4.28



Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

13	Provisions	(Rs. In Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Provision for gratuity (refer note 35)	1.85	1.29
	Provision for compensated absences	0.82	0.38
		<u>2.67</u>	<u>1.67</u>

14	Other non-current liabilities	(Rs. In Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Rent received in advance	12.35	0.65
		<u>12.35</u>	<u>0.65</u>

15 Current Liabilities

15.1	Borrowings (Current)	(Rs. In Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Unsecured:		
	- Intercompany deposits *	-	358.33
			<u>358.33</u>

* The above loans were repayable on demand and carried interest at the rate of 10%. These loans have been repaid during the current year.
Current year- Nil (March 31, 2019- INR 358.33 Million)

Default in repayment of principal, interest and other terms

There is no default in the payment of interest or principal as on the balance sheet date.

15.2	Trade payables	(Rs. In Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Total outstanding dues to Micro Enterprises and Small Enterprises	7.42	8.17
	Total outstanding dues to Related parties	1.62	-
	Total outstanding dues to creditors other than Micro Enterprises and Small Enterprises	43.94	57.29
		<u>52.98</u>	<u>65.46</u>

15.3	Other financial liabilities	(Rs. In Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Current maturities of long-term borrowings	136.12	325.55
	Interest accrued but not due on borrowings	44.89	12.52
	Lease deposits	330.65	350.93
	Capital Creditors	19.92	19.94
	Retention creditors	-	1.74
	Other payables	14.55	16.88
		<u>546.13</u>	<u>727.56</u>

16	Other current liabilities	(Rs. in Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Advances from customers	4.23	20.66
	Withholding and other taxes and duties payable	12.75	15.48
	Others*	9.67	-
	Unearned Revenue	2.70	5.70
		<u>29.35</u>	<u>41.84</u>

*Others represents excess money received from customers to be refunded/adjusted

17	Provisions	(Rs. in Millions)	
	Particulars	As at March 31, 2020	As at March 31, 2019
	Provision for gratuity	0.05	0.04
	Provision for compensated absences	0.10	0.03
		<u>0.15</u>	<u>0.07</u>

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18 Revenue from operations

Particulars	For the Year Ended March 31, 2020	For the Year Ended March 31, 2019
Facility rental	831.64	806.28
Maintenance and marketing income	333.74	312.05
Parking income	8.28	12.95
	1,173.66	1,131.28

19 Other income

Particulars	For the Year Ended March 31, 2020	For the Year Ended March 31, 2019
Interest Income on Inter corporate deposits	174.50	-
Interest Income on Fixed Deposits & Others	22.68	15.92
Liabilities no longer required - write back	1.76	-
Miscellaneous income	13.95	34.98
	212.89	50.90

20 Employee benefits

Particulars	For the Year Ended March 31, 2020	For the Year Ended March 31, 2019
Salaries, Bonus and Allowances	39.38	31.94
Contribution to provident and other funds	2.16	1.79
Gratuity Expense	0.59	0.53
Staff welfare expenses	1.53	1.69
	43.66	35.95

21 Finance costs

Particulars	For the Year Ended March 31, 2020	For the Year Ended March 31, 2019
Interest Expense		
- on term loan	403.38	239.46
- on inter-corporate deposits	14.87	30.52
Interest on Lease deposits	2.99	0.42
Other borrowing costs	45.86	14.44
	467.10	284.84

22 Other expenses

Particulars	For the Year Ended March 31, 2020	For the Year Ended March 31, 2019
Housekeeping and security	62.07	56.13
Power and fuel (net of recoveries of Rs.85.08 Million & March'19 Rs.82.98 Million)	86.60	87.92
Rates and taxes	36.37	45.75
Business promotion charges	27.68	33.06
Mall management fees	44.76	41.24
Repairs and maintenance	27.11	30.32
Legal and professional (Refer note 23)	6.01	5.12
Travel and communication	1.27	0.65
Insurance	2.10	1.65
Bad debts write off	0.48	-
Printing and stationery	0.32	0.35
Provision for Doubtful Trade Receivables	0.45	2.57
Corporate Social Responsibility Expenses (Refer Note 39)	-	0.10
Miscellaneous expenses	0.40	0.42
	295.62	305.28



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Prestige Hyderabad Retail Ventures Private Limited, (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

23 Auditors' remuneration

Particulars	(Rs. In Millions)	
	For the year ended 31 March 2020	For the year ended 31 March 2019
Statutory audit fees	1.18	1.00
Reimbursement of out-of-pocket expenses	-	0.04
Total	1.18	1.04

The Company avails Input Credit for GST/service tax. Hence NO service Tax/GST expense is accrued.

24 Earnings per share

Particulars	For the year ended 31 March 2020	For the year ended 31 March 2019
Net profit/(loss) for the year attributable to equity shareholders	274.92	333.76
Weighted average number of equity shares of Rs 10 each used for calculation of basic earnings per share	56,20,377	56,19,678
Earnings/(loss) per share, basic and diluted* (amount in Rs.)	48.91	59.39

25 Contingent liabilities and commitments

Particulars	(Rs. In Millions)	
	As at 31 March 2020	As at 31 March 2019
A Contingent liabilities		
Bank guarantee provided to Telangana Housing Board*	102.48	209.15
Bank guarantee provided to other party	5.00	5.00
Income tax cases under appeal**	12.95	-

* Net of amount received from GB Trading and Investment amounting to Rs.106.67 Million (Refer note 12.2)

** During the year, the Company has received demand order u/s 147 (re-assessment) for AY 2014-15 amounting to Rs. 12.95 Million (including interest amounting to Rs. 5.59 Million) with respect to non-declaration of interest income from fixed deposit. In the income tax return filed, interest income on Fixed Deposits was set off against interest expenses and capitalised which has already been assessed u/s 143(3) dated December 6, 2016. Accordingly, Company has filed an appeal with CIT(A) against the order u/s 147 and accordingly paid Rs. 2.59 Million as deposit under protest. The Company believes, based on the legal representative's representation, merits and judicial precedents, that the case will be in Company's favour. As at 31 March 2020, the matter is pending with the CIT(A).

B Capital Commitments

Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	0.19
	120.43	21.34

26 Operating Lease Arrangements

As lessor, the Company is primarily engaged in the business of 'real estate development which includes development and operating a mall'. The Company has entered into operating lease agreements with its lessees. Total lease rental income recognised in the statement of profit and loss for the year with respect to the same is Rs.1165.38 Millions (for the year ended March 31, 2019 Rs.1118.33 Millions)

The future minimum lease income under non cancellable operating leases in aggregate are as follows:

Particulars	(Rs. In Millions)	
	As at 31 March 2020	As at 31 March 2019
Not later than one year	183.48	168.60
Later than one year and not later than five years	166.42	90.27
Later than five years	26.10	19.98
Total	376.00	278.85



Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements (Continued)

27 Related parties

(i) Names of related parties and description of relationship:

(a) Ultimate Holding Company

Prestige Estates Project Limited (w.e.f April 11, 2019)

(b) Holding Company

Prestige Retail Ventures Limited (w.e.f April 11, 2019)

(c) Enterprises/ Individuals exercising control (till April 10, 2019)

Prestige Retail Ventures Limited

GB Trading and Investments Private Limited

Verma Realtors Private Limited

Meka Housing and Developers Private Limited

(d) Enterprises having Joint Control (till April 10, 2019)

Prestige Retail Ventures Limited

GB Trading and Investments Private Limited

Meka Housing & Developers Private Limited

Verma Realtors Private Limited

(e) Key managerial personnel

Mr. Zayd Noman, Director

Mr. Badrunissa Irfan, Director (from September 06, 2019)

Mr. Faiz Rezwan (upto September 06, 2019)

(f) Enterprises in which a director is a member/stakeholder with whom transactions have taken place during the year

Prestige Mall Management Private Limited

Prestige Estates Projects Limited

Prestige Amusements Private Limited

Sublime

Prestige Fashions Private Limited

(g) Other Group Companies

Prestige Mangalore Retail Ventures Private Limited

27 Related party transactions entered during the year

(ii)

Particulars	(Rs. In Millions)	
	For the year ended 31 March 2020	For the year ended 31 March 2019
Mall management fees		
Prestige Mall Management Private Limited	21.43	41.24
Prestige Amusement Private Limited	23.33	-
Inter Corporate Deposits - Received		
Prestige Estates Projects Limited	-	239.83
Repayment of Interest		
Prestige Estates Projects Limited	12.52	111.94
Trade payables		
Prestige Mall Management Private Limited	21.43	11.17
Sublime	2.06	0.48
Prestige Amusement Private Limited	19.35	-
Repayment of Trade Payables		
Prestige Estates Projects Limited	-	4.64
Trade Receivables		
Prestige Estates Projects Limited	-	1.19
Prestige Fashions Private Limited	6.62	9.95
Interest on Inter-corporate deposits		
Prestige Estates Projects Limited	14.87	30.52
Inter Corporate Deposits - Issued		
Prestige Estates Projects Limited	3,073.87	-
Interest on Inter-corporate deposits -Receivable		
Prestige Estates Projects Limited	172.61	-
Prestige Retail Ventures Limited	0.94	-



(iii) Amount outstanding as at the balance sheet date

Particulars	(Rs. In Millions)	
	As at 31 March 2020	As at 31 March 2019
Compulsorily Convertible Debentures		
Prestige Retail Ventures Limited	344.61	344.61
GB Trading and Investments Private Limited	-	168.79
Meka Housing & Developers Private Limited	-	84.39
Verma Realtors Private Limited	-	105.49
Advance paid		
Prestige Mangalore Retail Ventures Private Limited	1.42	1.42
Inter-corporate deposits - Taken		
Prestige Estates Projects Limited	-	358.33
Trade payables		
Prestige Mall Management Private Limited	-	-0.83
Sublime	1.51	0.35
Prestige Amusement Private Limited	3.98	-
Trade Receivables		
Prestige Estates Projects Limited	-	0.09
Prestige Fashions Private Limited	0.62	0.67
Lease deposit Payable		
Prestige Fashions Private Limited	0.99	0.99
Inter-corporate deposits - Given		
Prestige Estates Projects Limited	3,024.87	-
Prestige Retail Ventures Limited	49.00	-
Interest on Inter-corporate deposits - Receivable		
Prestige Estates Projects Limited	156.20	-
Prestige Retail Ventures Limited	0.85	-
Interest accrued but not due on borrowings		
Prestige Estates Projects Limited	-	12.52
Guarantees and collaterals		
Corporate guarantee received from Prestige Estate Projects Limited in favor of a bank for loan availed by the Company. Last year for SBI Bank, Current year for ICICI Bank	5,500.00	3250.00

- i) Related parties have been identified by the Management and relied upon by the Auditors.
ii) The Company has not written off any amount from the related parties during the year.
iii) These loans are taken for business purposes.
iv) The above amounts excludes Reimbursement of expenses.



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Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

28 Financial instruments

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

Particulars	Carrying value		Fair value	
	31 March 2020	31 March 2019	31 March 2020	31 March 2019
Financial assets				
Amortised cost				
Loans & Advances - Deposits	3,256.67	25.75	-	-
Trade receivables	74.56	77.86	-	-
Cash and cash equivalents	5.72	34.72	-	-
Other Bank Balances	447.43	236.71	-	-
Other financial assets	84.98	81.81	-	-
Total assets	3,869.36	456.85	-	-
Financial liabilities				
Amortised cost				
Borrowings	5,250.71	2,239.85	-	-
Trade payables	52.98	65.46	-	-
Other financial liabilities	700.24	731.84	-	-
Total liabilities	6,003.93	3,037.15	-	-



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Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

29 Financial risk management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables and other financial liabilities. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, other financial assets and cash that is derived directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

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 risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at March 31, 2020 and March 31, 2019. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2020 and March 31, 2019.

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's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	(Rs. In Millions)	
	For the year ended	
	March 31, 2020	March 31, 2019
Decrease in interest rate by 50 basis points	26.93	11.04
Increase in interest rate by 50 basis points	(26.93)	(11.04)

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2020 and March 31, 2019 is the carrying amounts.



Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

Particulars	(Rs. In Millions)				
	As at 31 March 2020				
	Carrying amount	Total	Less than 1 year	1-2 years	2 years and above
Borrowings	5,250.71	5,250.71	-	198.92	5,051.79
Trade payables	52.98	52.98	52.98	-	-
Other financial liabilities	700.24	700.24	546.13	33.04	14.40

Particulars	As at 31 March 2019				
	Carrying amount	Total	Less than 1 year	1-2 years	2 years and above
Borrowings	2,239.85	2,239.85	358.33	360.36	1,521.16
Trade payables	65.46	65.46	65.46	-	-
Other financial liabilities	731.84	731.84	727.56	1.19	3.09

30 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 maximise 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. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company's policy is to keep the debt equity ratio below 1.00. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

The capital structure is as follows:

Particulars	(Rs. In Millions)	
	As at	As at
	31 March 2020	31 March 2019
Total equity attributable to the equity share holders of the Company	1,907.35	1,632.44
As a percentage of total capital	28%	46%
Current borrowings	136.12	325.55
Non-current borrowings	5,250.71	1,881.52
Cash & Cash Equivalents	5.72	34.72
Other Bank Balances	447.43	236.71
Net Debt	4,933.68	1,935.64
As a percentage of total capital	0.72	0.54
Total capital (borrowings and equity)	6,841.03	3,568.08



Prestige Hyderabad Retail Ventures Private Limited, (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

31 Tax Expense

(a) Income Tax recognised in statement of Profit & Loss

Particulars	(Rs. in Millions)	
	For the year ended 31 March 2020	For the year ended 31 March 2019
Current tax		
In respect of the current year	67.76	74.32
	<u>67.76</u>	<u>74.32</u>
Deferred Tax		
In respect of the current year	45.17	(62.88)
	<u>112.94</u>	<u>11.44</u>

(b) Income Tax recognised in other comprehensive income

Particulars	(Rs. In Millions)	
	For the year ended 31 March 2020	For the year ended 31 March 2019
Deferred Tax		
Reimbursement of defined benefit obligation	(0.01)	(0.06)
Total Income Tax recognised in other comprehensive income	<u>(0.01)</u>	<u>(0.06)</u>

(c) Reconciliation of Tax expense and accounting profit

Particulars	(Rs. In Millions)	
	For the year ended 31 March 2020	For the year ended 31 March 2019
Profit before tax		
Applicable Tax Rate	387.84	345.05
Income Tax calculated at applicable rate	29.12%	29.12%
	<u>112.94</u>	<u>100.49</u>
Adjustment on account of :		
Unabsorbed depreciation and brought forward business losses		
Deferred Tax on Temporary differences & Unabsorbed depreciation pertaining to earlier years recognised in the current year	-	(89.04)
Minimum alternate tax payable on book profits	67.76	74.32
Minimum alternate tax credit entitlement	<u>(67.76)</u>	<u>(74.32)</u>
	<u>-</u>	<u>(89.04)</u>
Income tax expense recognised in statement of profit and loss	(A+B)	
	112.94	11.45



Prestige Hyderabad Retail Ventures Private Limited. (formerly known as Babji Realtors Private Limited)
Notes to the financial statements for the year ended March 31, 2020

32 Segment reporting

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development including operation of the mall, which is considered to be the only reportable segment by the Management. The Company's operations are in India only.

- 33 The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2020 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material. The dues to micro and small enterprises as at 31 March 2020 and 31 March 2019 are as follows:

Particulars	For the year ended March 31 2020	For the year ended March 31 2019
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;		
- Principal	7.42	8.17
- Interest	0.01	-
The amount of interest paid by the buyer in terms of section 16 of the Micro, small, and medium enterprises Development Act, 2006 (the Act) along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;		
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the said Act;	-	-
The amount of interest accrued and remaining unpaid at the end of each year; and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise.	-	-

- 34 There are no foreign currency exposures as at March 31, 2020 (PY: nil) that have not been hedged by a derivative instruments or otherwise.

- 35 The Company had entered into a Development Agreement ('agreement') with Andhra Pradesh Housing Board ('APHB') (now referred to as The Telangana Housing Board (THB)) whereby the Company was granted rights to develop the project at Kukatpally ('the project'). The consideration payable by the Company under this agreement includes a fixed consideration of Rs. 892.9 Million and variable consideration of 5% of the total revenues from sale of the project. The agreement also states that if the Company desires to retain (not sell) the project then the variable consideration will be 5% of the value of the developed real estate as determined by APHB, if need be with the help of an external professional agency. The Company has retained the project.

The consideration has been finalised between the Company and THB during the year ending March 31, 2019. The Company has paid full consideration to THB and the sale deed has been registered in the name of the Company on 12 September, 2018 subsequent to the payment of stamp duty of Rs.72.15 Million. In addition, the Company has furnished Bank Guarantee for Rs 209.15 Million as directed by THB towards certain claims of THB, which are yet to be agreed between the parties.

36 Employee benefit plans

- (i) **Defined Contribution Plans :** The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans.

During the year, the Company has recognized the following amounts in the Statement of Profit and Loss under defined contribution plan whereby the Company is required to contribute a specified percentage of the payroll costs to fund the benefits:

Particulars	(Rs. in Millions)	
	Year ended 31 March 2020	Year ended 31 March 2019
Employers' Contribution to Provident Fund	2.16	1.79
Employers' State Insurance	0.11	0.31
	2.27	2.10

Note: The contributions payable to the above plan by the Company is at rates specified in the rules of the schemes.



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- (ii) **Defined Benefit Plan** : The Company provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basis salary per month.

Risk exposure

The defined benefit plan typically expose the Company to actuarial risks such as: Interest rate risk, longevity risk and salary risk.

Interest Risk	A decrease in the bond interest rate will increase the plan liability.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants.

Particulars	(Rs. in Millions)	
	For the year ended March 31 2020	For the year ended March 31 2019
Present value of DBO at the start of the period	1.33	1.01
Service Cost		
1 Current Service cost	0.46	0.43
2 Past Service cost or Settlement	-	-
Interest on DBO	0.13	0.09
Benefit Payments	-	-
Actuarial loss on DBO	(0.02)	(0.20)
Present value of DBO at the end of the period	1.90	1.33
(a) Net asset/(liability) recognised in balance sheet		
Present value of DBO	1.90	1.33
Fair value of plan assets	-	-
Funds Status-(Deficit/Surplus)	1.90	1.33
Effect of Asset Ceiling	-	-
Present value of the defined benefit obligations at the end of the year	1.90	1.33
Net asset/(liability) recognised in balance sheet	1.90	1.33
(b) Movements in the present value of the defined benefit obligation are as follows.		
Service cost	0.46	0.43
Net Interest in the net defined benefit liability	0.13	0.09
Components of defined benefit cost recognised in profit or loss	0.59	0.52
(c) Actuarial Assumptions		
Discount rate	6.60%	7.70%
Expected rate of salary increase	6%	6%
Attrition rate	3%	3%
Retirement age	58 years	58 years
Mortality rates*	100% of IAL	100% of IAL
* IAL : India Assured Lives Mortality (2012-14) Ultimate		

(d) Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

		(Rs. in Millions)	
		As at March 31, 2020	As at March 31, 2019
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(0.20)	(0.14)
	Decrease by 100 basis points	0.24	0.17
Salary escalation rate	Increase by 100 basis points	0.25	0.18
	Decrease by 100 basis points	(0.22)	(0.15)
Employee attrition rate	Increase by 1000 basis points	0.01	0.00
	Decrease by 1000 basis points	(0.01)	0.00

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The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

(e) Experience history:

Particulars	(Rs. in Millions)				
	As at 31 March 2020	As at 31 March 2019	As at 31 March 2018	As at 31 March 2017	As at 31 March 2016
Defined benefit obligation	1.90	1.33	1.01	0.90	0.52
Fair value of plan assets	-	-	-	-	-
Deficit/(Surplus)	1.90	1.33	1.01	0.90	0.52
Experience adjustment on liabilities gain/(loss)	(0.02)	(0.20)	(0.38)	0.17	0.14
Experience adjustment on plan assets gain/(loss)	-	-	-	-	-

(iii) Other Employee Benefits - Compensated absences

Leave encashment benefit expensed in the Statement of Profit and Loss for the year is Rs.0.72 Millions (March 31, 2019: Rs. 0.14 Millions)

Leave encashment benefit outstanding is Rs.0.92 Millions (March 31, 2019 : Rs. 0.41 Millions)

37 The company's current liabilities exceeded its current assets as at 31 March, 2020. These financial information has been prepared on a going concern basis on the basis of business plans of the company and continued financial support expected to be received from the Ultimate Parent company. These financial information, therefore, does not include any adjustments relating to the Company's assets or its liabilities that may be necessary if the Company was unable to continue as a going concern.

38 The name of the company has changed from "Babji Realtors Private Limited" to "Prestige Hyderabad Retail Ventures Private Limited" with effect from the date of certificate of Incorporation pursuant to change of name (pursuant to rule 29 of the companies(incorporation) Rules, 2014) issued by Ministry of Corporate Affairs (MCA) dated December 10, 2019.

Signature to Notes 1 to 38

For and on behalf of the Board of Directors



Zayd Noaman
Zayd Noaman
Director
DIN No. 07584056

Badrunissa Irfan
Badrunissa Irfan
Director
DIN No. 01191458

Place: Bangalore

Date: June 19, 2020

Place: Bangalore

Date: June 19, 2020.

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