



ANNUAL REPORT 2018



Dear Shareholders



Dear Shareholders,

It gives us a great pleasure to share with you the latest developments of DB Realty. The year 2017-2018 has seen a number of salient developments.

In the month of March this year, Real Gem Buildtech Pvt. Ltd. (wholly owned subsidiary of D B Realty Ltd.) arrived at an arrangement with and entered into a Development Management Agreement with Kingmaker Developers Private Limited, a Group of Rustomjee (a Subsidiary of Keystone Realtors Pvt. Ltd.) for the Development Management of Real Estate Project at DB Crown, Prabhadevi, Mumbai.

One Mahalaxmi, a project in partnership with Radius Group, has progressed well with the slab casting and reinforcement work in progress.

We are set to embark on a new journey in the coming year and are determined to leave no stone unturned to ensure that our projects redefine and enhance urban living in Mumbai. With construction underway on many projects, we expect to see strong momentum in sales over the next year and above all create shareholder value.

**Sd/-
VINOD GOENKA
CHAIRMAN & MANAGING DIRECTOR**

**Sd/-
SHAHID BALWA
VICE CHAIRMAN & MANAGING DIRECTOR**

About DB Realty

Founded in 2007, DB Realty Limited has in a span of 11 years covered enormous ground, thereby establishing its place as a leading real estate developer in India. While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential, commercial and gated community developments.

We pride ourselves not only on the quality of our work but also on our strong network built over many successful partnerships. We believe that a healthy relationship with our partners is the key to the overall growth of the industry and hence we have maintained and will continue to grow our association with an array of exceptional banks, accomplished development managers, experienced contractors, highly-rated consultants, and visionary architects with an analytical bend of mind and out-of-the-box ideas.

Our expanding portfolio consists of over 100 million sq. ft. of prime property - carefully crafted by 15,000 experts and managed by over 500 internationally and nationally acclaimed executives - across 35 exclusive projects that have served close to 20,000 satisfied customers till date. Most of the projects are based in and around Mumbai, and are under various stages of planning and construction.

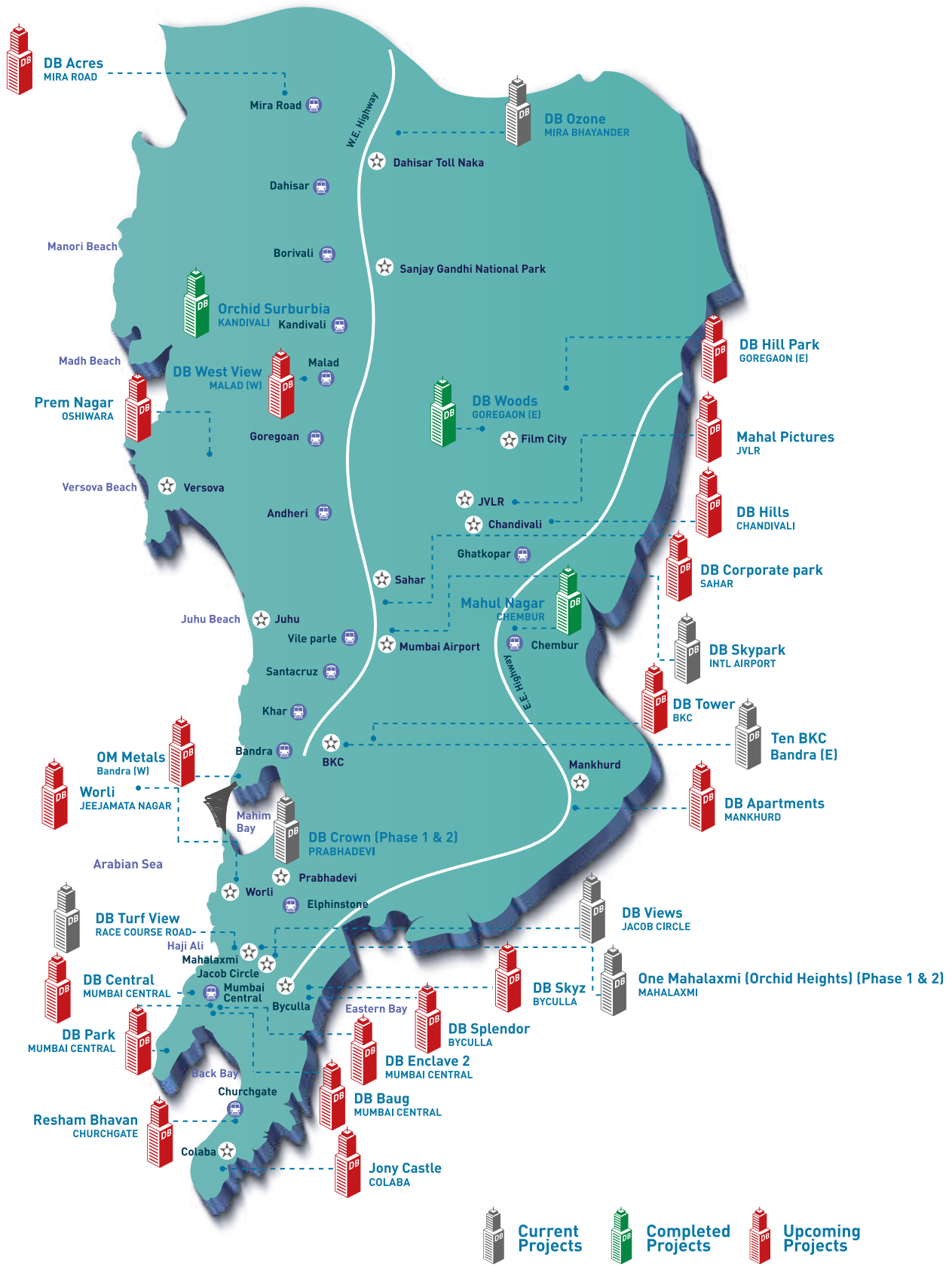
Widely accredited with redefining luxury living in Mumbai, DB Realty constantly seeks to design aesthetically striking residences, responding to changing needs and evolving lifestyles. Our residential projects include a wide range of premium condominiums across North and South Mumbai, built in partnership with best-in-class contractors and master architects.

With a notable and consistent track record of growth, customer satisfaction and innovation, DB Realty is known to execute challenging projects with efficiency, speed and confidence. And being backed by a highly experienced team of experts from diverse backgrounds only strengthens our ability to do so.

Going forward, DB Realty hopes to continue changing the landscape of Mumbai with growth and sustainability; it is committed to being environment friendly.

For more information on the company, please visit, www.dbrealty.co.in





 **Current Projects**
 **Completed Projects**
 **Upcoming Projects**

*This visual representation of the projects is not an advertisement and only for the purpose of information to the shareholders of the company as part of the Directors Report



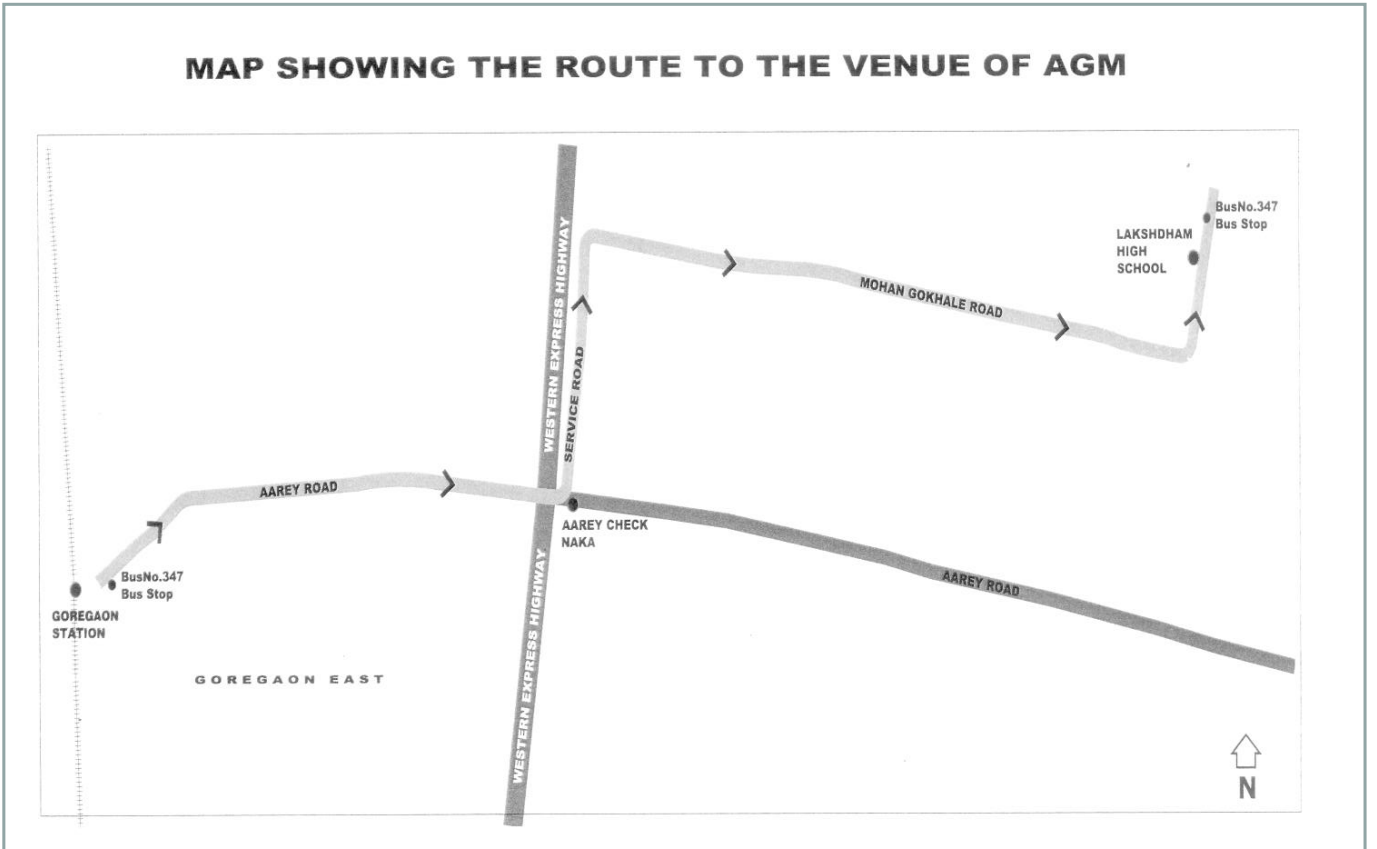
Projects registered under MahaRERA

Sr. No.	Project Name & Phase	RERA Reg. No.
1	Ten BKC - MIG	P51900004889
2	One Mahalaxmi (Phase 1) (Tower A)	P51900005216
3	One Mahalaxmi (Phase 2) (Tower B)	P51900006299
4	DB Ozone - Mira Bhayander	P51700003433
5	DB Turf View	P51900003617
6	DB Views (Shantinagar)	P51900004016
7	DB Skypark - Andheri (E)	P51800012155
8	DB Crown (Phase 1) (Towr A & B)	P51900003268
9	DB Crown (Phase 2) (Tower C)	P51900006367

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MAP SHOWING THE ROUTE TO THE VENUE OF AGM



CORPORATE INFORMATION

Board of Directors as on 31.03.2018

Mr. Vinod Goenka

(Chairman, Managing Director,
Non-Independent Director)

Mr. Shahid Balwa

(Vice Chairman, Managing Director,
Non-Independent Director)

Mr. Mahesh Gandhi

(Independent Director)

Mr. Jagat Killawala

(Independent Director)

Mr. N.M. Rafique

(Independent Director)

Mr. Salim Balwa

(Non-Independent Director)

Mr. Jayvardhan Goenka

(Non-Independent Director)

Ms. Sunita Goenka

(Non-Independent Director)

Mr. Sundaram Rajagopal

(Independent Director)

Mr. Devender Kumar Vasal

(Independent Director w.e.f. 14.02.2018)

Mr. Janak Desai

(Independent Director upto 14.09.2017)

Chief Financial Officer

Mr. A. Anil Kumar (upto 15.11.2017)

Mr. Asif Balwa (w.e.f. 14.02.2018)

Company Secretary and Compliance Officer

Mr. S.A.K. Narayanan (upto 05.12.2017)

Mr. Jignesh Shah (w.e.f. 05.12.2017)

Statutory Auditors

M/s. Haribhakti & Co. LLP

Chartered Accountants

General Counsel

M/s. Negandhi Shah & Himayatullah

Advocates & Solicitors

Registered Office:

DB House, Gen. A.K.Vaidya Marg,
Goregaon (East), Mumbai – 400 063

Tel: +91 22 4077 8600

Fax: +91 22 28422444

Website: www.dbrealty.co.in

CIN: L70200MH2007PLC166818

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CORPORATE INFORMATION

Board Committees as on 31.03.2018

Audit Committee:

Mr. Mahesh Gandhi
Mr. Shahid Balwa
Mr. N.M. Rafique

Bankers:

Oriental Bank of Commerce
ICICI Bank Limited
HDFC Bank Limited

Finance & Investment Committee:

Mr. Vinod Goenka
Mr. Mahesh Gandhi
Mr. Jagat Killawala

Registrar & Share Transfer agent:

Link Intime India Private Limited
C-101, 247 Park, L.B.S. Marg,
Gandhi Nagar, Vikhroli (West), Mumbai – 400 083
SEBI Registration No. INR000004058
Tel:+91 22 4918 6000
Fax: +91 22 4918 6060
Website: www.linkintime.co.in
CIN: U67190MH1999PTC118368

Nomination & Remuneration Committee:

Mr. Mahesh Gandhi
Mr. Jagat Killawala
Mr. N.M. Rafique (w.e.f. 14.02.2018)
Mr. Janak Desai (upto 14.09.2017)

Stakeholders Relationship Committee:

Mr. N.M. Rafique (w.e.f. 14.02.2018)
Mr. Shahid Balwa
Mr. Jagat Killawala
Mr. Janak Desai (upto 14.09.2017)

CSR Committee:

Mr. Mahesh Gandhi
Mr. N.M. Rafique
Mr. Jayvardhan Goenka

NOTICE

NOTICE is hereby given that the 12th Annual General Meeting of the Members of the Company will be held on Saturday, the 29th September, 2018 at 3.00 pm at Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East), Mumbai- 400 063 to transact the following business:

ORDINARY BUSINESS:

1. Adoption of the Financial Statements and Report thereon:

To consider and adopt the audited financial statements (including audited consolidated financial statements) for the Financial Year ended 31st March, 2018 and the Reports of the Directors and Auditors thereon and to pass the following resolutions as **Ordinary Resolutions**:

- (a) **“RESOLVED THAT** the audited financial statement of the Company for the financial year ended 31st March, 2018 and the Reports of the Board of Directors and Auditors thereon laid before the meeting be and are hereby considered and adopted.”
- (b) **“RESOLVED THAT** the audited consolidated financial statement of the Company for the financial year ended 31st March, 2018 and the Reports of the Auditors thereon laid before the meeting be and are hereby considered and adopted.”

2. Appointment of Director in place of one retiring by rotation:

To appoint Mr. Vinod Goenka (DIN: 00029033), who retires by rotation and being eligible, offers himself for re-appointment as a Director and in this regard to pass the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Vinod Goenka (DIN: 00029033), who retires by rotation at this meeting and being eligible, has offered himself for re-appointment be and is hereby appointed as a Director of the Company, liable to retire by rotation.”

3. Appointment of Director in place of one retiring by rotation:

To appoint Mr. Shahid Balwa (DIN: 00016839), who retires by rotation and being eligible, offers himself for re-appointment as a Director and in this regard to pass the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Shahid Balwa (DIN: 00016839), who retires by rotation at this meeting and being eligible, has offered himself for re-appointment be and is hereby appointed as a Director of the Company, liable to retire by rotation.”

4. Ratification of the appointment of Statutory Auditors:

To consider and if thought fit, to pass the following Resolution as **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules 2014, as amended from time to time and notification issued by Ministry of Corporate Affairs on 7th May, 2018, the members hereby ratify the appointment of M/s Haribhakti & Co LLP, Chartered Accountants (Firm Registration No. 103523W) as Statutory Auditors of the Company to hold office for the remaining term of three years upto the conclusion of the Annual General Meeting to be held in the year 2021.”

SPECIAL BUSINESS:

5. Appointment of Ms. Maryam Khan as an Independent Woman Director:

To consider and if thought fit, to pass with or without modification(s) the following resolutions as **Ordinary Resolution**:

“RESOLVED THAT Ms. Maryam Khan (DIN: 01263348), who was appointed as an Additional Director (Independent Woman Director) of the Company by the Board of Directors with effect from 14th August, 2018 and who holds office up to date of this Annual General Meeting in terms of Section 161 of the Companies Act, 2013 and who is eligible for appointment and in respect of whom the Company has received notice in writing from a member under Section 160 of the Companies Act, 2013 proposing her candidature for the office of Director, be and is hereby appointed as Director of the Company.”

“RESOLVED FURTHER THAT pursuant to the provisions of Sections 149,150 and 152 and other applicable provisions, if any, of the Companies Act, 2013, read with Schedule IV to the Act and the Companies (Appointment and Qualifications of

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Directors) Rules 2014, and SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time, Ms. Maryam Khan, who has submitted a declaration that she meets the criteria for independence as provided in Section 149 (6) of the Act, and who is eligible for appointment be and is hereby appointed as Independent Woman Director of the Company, not liable to retire by rotation, for a period of five (5) consecutive years from 14th August, 2018 till 13th August, 2023.”

By Order of the Board
For **D B Realty Limited**

Jignesh Shah
Company Secretary
(Membership No. A19129)

14th August, 2018

Registered Office:

DB House

Gen A.K.Vaidya Marg

Goregaon (E), Mumbai- 400063

CIN: L70200MH2007PLC166818

Tel No: 91-22-40778600

FAX No: 91-22-2841 5550/ 28421687

E Mail: investors@dbg.co.in

Web Site: www.dbrealty.co.in

NOTES:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY/ PROXIES TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF. SUCH A PROXY/ PROXIES NEED NOT BE A MEMBER OF THE COMPANY.** A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total share capital of the Company.

The instrument of Proxy in order to be effective, should be deposited at the Registered Office of the Company, duly completed and signed, not less than 48 hours before the commencement of the meeting. A Proxy form is sent herewith. Proxies submitted on behalf of the companies, societies etc., must be supported by an appropriate resolution/authority, as applicable.

2. The Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013, in respect of special business to be transacted at the meeting, is hereto annexed.
3. The particulars of Mr. Vinod Goenka, Mr. Shahid Balwa and Ms. Maryam Khan proposed to be appointed/ re-appointed as required under Regulation 36(3) of the SEBI (Listing Obligation & Disclosure Requirement) Regulation, 2015 and Secretarial Standard is annexed hereto.
4. In case of joint holders attending the meeting, only joint holder who is higher in the order of names will be entitled to vote.
5. Corporate members intending to send authorized representatives to attend the Meeting are requested to send a duly certified copy of the resolution authorizing their representatives to attend and vote at the meeting.
6. Members desirous of having any information regarding Accounts are requested to address their queries to the Company at least seven days before the date of the Meeting.
7. As per the provision of the Companies Act, 2013, facility for making nomination is available to the members in respect of the shares held by them. Nomination form can be obtained from the Company's Registrar and Transfer Agents by Members holding shares in physical form. Members holding shares in electronic form may obtain Nomination form from their respective Depository Participant.
8. The Register of Members and Share Transfer Books of the Company will remain closed from 21st September, 2018 to 29th September, 2018 (both days inclusive) for the purpose of the Annual General Meeting of the Company.
9. All the Documents referred to in the accompanying Notice and Explanatory Statement are open for inspection at the Company's Registered Office at DB House, Gen A. K. Vaidya Marg, Goregaon (E), Mumbai -400063 on all working days of the Company between 10.00 a.m. and 1.00 p.m. upto the date of the Annual General Meeting.
10. Members/Proxies and Authorised Representatives are requested to bring to the meeting, the Attendance Slip enclosed herewith, duly completed and signed, mentioning therein details of their DP ID and Client ID / Folio No.
11. Members holding shares in dematerialized form are requested to intimate all changes pertaining to their bank details such as bank account number, name of the bank and branch details, MICR code and IFSC code, mandates, nominations, power

of attorney, change of address, change of name, e-mail address, contact numbers, etc., to their depository participant (DP). Changes intimated to the DP will then be automatically reflected in the Company's records which will help the Company and the Company's Registrars and Transfer Agents, Link Intime India Private Limited (LIPL) to provide efficient and better services. Members holding shares in physical form are requested to intimate such changes to LIPL.

The Securities and Exchange Board of India ("SEBI") has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are therefore, requested to submit the PAN to their depository participants with whom they are maintaining their demat accounts.

Members holding shares in physical form are requested to submit a self attested copy of their Permanent Account Number (PAN) card and Original Cancelled Cheque leaf / attested bank passbook showing name of the account holder to the Company / Registrar and Transfer Agent, as mandated by the Securities and Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/DOP1/CIR/P/2018/73 dated 20th April, 2018.

12. As an austerity measure, copies of Annual Report will not be distributed at the Annual General Meeting. Members are requested to bring their copies to the meeting.
13. In accordance with the Companies Act, 2013 read with the Rules, the Annual Reports are sent by electronic mode to those members whose shareholding is in dematerialized format and whose E Mail IDs are registered with the Depository for communication purposes. The members holding shares in physical form and who have not registered their email ID are requested to register their email ID addresses with the Company's Registrar and Transfer Agent.
14. To support the 'Green Initiative', the Members who have not registered their E Mail addresses are requested to register the same with Depositories.
15. Trading in the Company's shares through stock exchanges is permitted only in dematerialized / electronic form. The equity shares of the Company have been inducted in both NSDL as well as CDSL to enable shareholders to hold and trade the shares in dematerialized/ electronic form. In view of the numerous advantages offered by the depository system, Members holding shares in physical form are requested to consider converting their holding to dematerialized form to eliminate all risks associated with physical shares and for ease in portfolio management.
16. Pursuant to the Initial Public offer of Equity shares, the Company had, in respect of certain shares allotted therein, in view of mismatch in particulars of those allottees, parked the same in a demat suspense account. The details of the unclaimed shares outstanding in the unclaimed shares suspense account are as under:

Particulars	No of Shareholders	No of Shares
Outstanding Shares as on 1 st April, 2017	7	294
Investors who have approached the Company / Registrar and Share Transfer Agent for transfer of shares to their demat account	-	-
Investors to whom shares were transferred from the unclaimed account	-	-
Outstanding Shares in the unclaimed Suspense account as on 31 st March, 2018	7	294

17. Details of unclaimed Refunds:

Post Initial Public Offer (IPO) in February, 2010, the Company transferred a sum of Rs.553.05 crores to the refund account, excluding the ASBA amounts unblocked. Refunds were made through ECS / direct credit /RTGS / issue of physical warrants. The Registrar and Transfer Agents had sent reminders to the shareholders / investors to furnish the correct bank account details to enable the refund of the unclaimed share application amount. In terms of Section 125 of the Companies Act, 2013, and Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, the amount of Rs.6132/- was transferred to Investor Education and Protection Fund on 4th March, 2017.

18. The route map showing directions to reach the venue of the Twelfth AGM is annexed.
19. The facility for voting, through polling paper shall also be made available at the AGM and the Members attending the meeting who have not already cast their vote by remote e-voting shall be able to exercise their right to vote at the AGM.
20. Mr. Vicky Kundaliya, Practicing Company Secretary (FCS-7716 & COP-10989) has been appointed as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
21. In compliance with provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide members facility to exercise their right to vote by electronic means on the resolutions proposed to be passed in the Meeting through E-voting Services provided by Central Depository Services (India) Limited (CDSL). The members may cast their votes using the electronic voting system from a place other than the venue of the meeting ("remote e-voting").

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22. A. The instructions for shareholders voting electronically are as under:

- (i) The voting period begins on 26th September, 2018 (9.00 AM IST) and ends on 28th September, 2018 (5.00 PM IST). During this period shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of 21st September, 2018 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) The shareholders should log on to the e-voting website www.evotingindia.com.
- (iii) Click on Shareholders
- (iv) Now Enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (v) Next enter the Image Verification as displayed and Click on Login.
- (vi) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier voting of any company, then your existing password is to be used.
- (vii) If you are a first time user follow the steps given below:

	For Members holding shares in Demat Form and Physical Form
PAN	Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none">• Members who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number which is printed on Postal Ballot / Attendance Slip indicated in the PAN field.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none">• If both the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (iv).

- (viii) After entering these details appropriately, click on "SUBMIT" tab.
- (ix) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (x) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (xi) Click on the EVSN for D B Realty Limited on which you choose to vote.
- (xii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xiii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiv) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xvi) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.
- (xvii) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xviii) **Shareholders can also cast their vote using CDSL's mobile app m-Voting available for android based mobiles. The m-Voting app can be downloaded from Google Play Store, Apple and Windows phone. Please follow the instructions as prompted by the mobile app while voting on your mobile.**

(xix) **Note for Non-Individual Shareholders and Custodians**

- Non-Individual shareholders (i.e. other than individuals, HUF, NRI etc.) and Custodian are required to log on to www.evotingindia.com and register themselves as Corporates.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
 - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
 - The list of accounts linked in the login should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
 - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same, and also e-mailed to the scrutinizer at e-mail id : vickyscrutinizer@gmail.com
- (xx) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions (“FAQs”) and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com.

B. Other Information / Instructions

- i) You can also update your mobile number and e-mail id in the user profile details of the folio which may be used for sending future communication(s).
- ii) The voting rights of shareholders shall be in proportion to their member of shares in the paid up equity share capital of the Company as on 21st September, 2018 as per the Register of Members of the Company.
- iii) The Chairman shall, at the AGM, at the end of discussion on the resolutions on which voting is to be held, allow voting with the assistance of scrutinizer, by use of “Polling Paper” for all those members who are present at the AGM but have not cast their votes by availing the e-voting facility.
- iv) The Scrutinizer shall after the conclusion of voting at the general meeting, will first count the votes cast at the meeting and within a period of three working days from the date of conclusion of e-voting period unblock the votes cast through e-voting in the presence of at least two witnesses not in the employment of the Company and shall make a consolidated scrutinizer’s report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.
- v) The results declared along with the Scrutinizer’s Report shall be placed on the Company’s website www.dbrealty.co.in and on the website of CDSL www.evotingindia.com within two days of the passing of the resolutions at the Twelfth AGM of the Company on 29th September, 2018 and communicated to BSE Limited and National Stock Exchange of India Limited where the shares of the Company are listed.

Explanatory Statement pursuant to Section 102 of the Companies Act, 2013

Item No. 5

Ms. Maryam Khan (DIN: 01263348) was appointed as an Additional Director (Independent Woman Director) of the Company with effect from 14th August, 2018 by the Board of Directors in terms of Section 161(1) of the Companies Act, 2013. Ms. Maryam Khan holds office upto the date of this Annual General Meeting but is eligible for the appointment as Independent Woman Director for a term upto five years. The Company has received notice under Section 160 of the Companies Act, 2013 from a member proposing her candidature for the office of an Independent Director. The Nomination & Remuneration Committee of the Board of Directors has recommended her appointment after evaluation of her credentials and experience.

Ms. Maryam Khan, aged 41 years, has passed her B.A. and LLB Examination from Chaudhary Charan Singh University, Meerut, Uttar Pradesh. She is a Director in Clear Path Health Care Private Limited, a company which revolutionizes the treatment of malocclusions (straightening teeth) through its USFDA approved breakthrough technology, from 2011 till date and is responsible for the day-to day running of the business with a particular emphasis on sales and business development and making sure that the business continues to grow by way of developing new clients whilst maintaining its existing customer base. Her areas of expertise are developing and directing the implementation of business strategy, project management, liaising with government departments and regulatory bodies, improving business margins and maintaining a high quality service to clients, financial management, product launch, client retention and cost control, keeping control of business expenditures and thus ensuring the business expenditures within agreed budgets. In addition to this, she has been acting as Director in various other Private Companies.

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Ms. Maryam Khan has given a declaration to the Board that she meets the criteria of Independence as provided under section 149 (6) of the Companies Act, 2013 and the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for appointment as Independent Woman Director of the Company. In terms of Section 149 (10) read with 149 (11) of the Companies Act, 2013, your Directors recommend her appointment as Independent Director for a term of 5 (five) years till 13th August, 2023, commencing from 14th August, 2018. Details of Ms. Maryam Khan are given in the annexure.

A copy of the draft Letter of Appointment for Independent Director, setting out terms and conditions of appointment of Independent Director is available for inspection at the Registered Office of the Company during business hours on any working day of the Company

Except Ms. Maryam Khan, being an appointee, none of the Directors and Key Managerial Personnels of the Company and their relatives is concerned or interested, financial or otherwise, in the resolution set out at Item No.5.

This statement may be regarded as appropriate disclosure under the Listing Regulations.

By Order of the Board
For **D B Realty Limited**

Jignesh Shah
Company Secretary
(Membership No. A19129)

14th August, 2018

Registered Office:

DB House

Gen A.K.Vaidya Marg

Goregaon (E), Mumbai- 400063

CIN: L70200MH2007PLC166818

Tel No: 91-22-40778600

FAX No: 91-22-2841 5550/ 28421687

E Mail: investors@dbg.co.in

Web Site: www.dbrealty.co.in

Annexure :

Details of Directors retiring by rotation / proposed for re-appointment at the forthcoming Annual General Meeting

Mr. Vinod K. Goenka

Date of Birth	02.07.1959
Age	59 years
Date of appointment on the Board	08.01.2007
Qualification	Graduate
Expertise in specific functional areas	Construction & Real Estate Business
Terms and conditions of appointment	As approved by the Members in the Annual General Meeting held on 29 th September, 2017
Remuneration sought to be paid	As per existing terms and conditions.
Remuneration last drawn	Nil
Brief Biography	Mr. Vinod K. Goenka is the Chairman cum Managing Director and a Promoter of our Company. He has been on the Board of the Company since Incorporation on 8 th January, 2007. Mr. Vinod K. Goenka has decades of experience in field of Construction & Real Estate Business. Over the years, Mr. Vinod K. Goenka has acquired expertise in project management and in formulating strategy for development of residential townships and commercial complexes. His involvement as Managing Director has substantially been in respect of business development, business strategy and overall management of the affairs and projects of the Company.
List of other Companies in which he holds Directorship as on 31.03.2018	1. Neelkamal Realtors Suburban Private Limited 2. Schreiber Dynamix Dairies Private Limited 3. Crystal Granite & Marble Private Limited 4. Conwood Pre-Fab Limited 5. Conwood Agencies Private Limited 6. Goan Real Estate and Construction Private Limited 7. Dynamix Clubs and Resorts Private Limited 8. Dense Wood Private Limited 9. Hillside Constructions Co. Private Limited 10. Eversmile Properties Private Limited 11. Siddhivinayak Realities Private Limited 12. Viarra Entertainment Private Limited 13. A G Mercantile Private Limited
Chairman/ member of Committees of the Board of the other companies in which he is a Director (as on 31.03.2018)	Mr. Vinod K. Goenka is Chairman of Finance & Investment Committee & member in Audit Committee of Neelkamal Realtors Suburban Private Limited subsidiary of the Company.
No. of Meetings attended during FY 2017-18	4
Relationship with other Director/s, Manager and Key Managerial Personnel	Mr. Vinod K. Goenka is father of Mr. Jayvardhan Goenka & brother of Ms. Sunita Goenka, Directors of the Company (Promoter Group)
Equity Shares held in the Company (as on 31.03.2018)	15364216

Mr. Shahid Balwa

Date of Birth	04.01.1974
Age	44 years
Date of appointment on the Board	10.12.2011
Qualification	Under Graduate
Expertise in specific functional areas	Finance & Projects
Terms and conditions of appointment	As approved by the Members in the Annual General Meeting held on 29 th September, 2017
Remuneration sought to be paid	As per existing terms and conditions.
Remuneration last drawn	Nil

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Brief Biography	Mr. Shahid Balwa is the Vice-Chairman cum Managing Director and a Promoter of our Company and he has been on the Board of our Company since 10 th December 2011 and prior to that was Director from 8 th January, 2007 to 9 th February 2011 and Managing Director from 1 st September 2007 to 9 th February 2011. Mr. Shahid Balwa has decades of experience in hospitality and real estate /construction industry. He led the family's business foray into hospitality by taking charge of construction, implementation and operation of the five star deluxe hotel, Hilton Hotel, Mumbai. He has contributed to the group's expansion and growth in construction of several buildings and acquisition of properties. His involvement as Managing Director has substantially been in respect of day to day management of the operations and affairs of the Company
List of other Companies in which he holds Directorship as on 31.03.2018	Nil
Chairman/ member of Committees of the Board of the other companies in which he is a Director (as on 31.03.2018)	Mr. Shahid U. Balwa is a Member of Audit Committee and Stakeholders Relationship Committee of the Company.
No.of Meetings attended during FY 2017-18	4
Relationship with other Director/s, Manager and Key Managerial Personnel	Mr. Shahid Balwa is brother of Mr. Salim Balwa, Director of the Company (Promoter Group)
Equity Shares held in the Company (as on 31.03.2018)	Nil

Ms. Maryam Khan

Date of Birth	07.11.1976
Age	41 years
Date of appointment on the Board	14.08.2018
Qualification	B.A. and LLB from Chaudhary Charan Singh University, Meerut, Uttar Pradesh
Expertise in specific functional areas	Overall Business Development implementation of Business Strategy, Project Management and liaising with Government Departments and Regulatory bodies
Terms and conditions of appointment	Appointed as an Independent Woman Director w.e.f 14.08.2018 subject to members' approval.
Remuneration sought to be paid	Nil (other than sitting fees)
Remuneration last drawn	Nil (other than sitting fees)
Brief Biography	Ms. Maryam Khan is Non Executive Independent Director of our Company and has been on the Board of our Company with effect from 14.08.2018. She was appointed as an Additional Director (Independent Woman Director) w.e.f 14.08.2018 to hold office as an Additional Director upto the date of the ensuing Annual General Meeting. She is a Director in Clear Path Health Care Private Limited, a company which revolutionizes the treatment of malocclusions (straightening teeth) through its USFDA approved breakthrough technology, from 2011 till date and is responsible for the day-to day running of the business with a particular emphasis on sales and business development and making sure that the business continues to grow by way of developing new clients whilst maintaining its existing customer base. Her areas of expertise are developing and directing the implementation of business strategy, project management, liaising with government departments and regulatory bodies, improving business margins and maintaining a high quality service to clients, financial management, product launch, client retention and cost control, keeping control of business expenditures and thus ensuring the business expenditures within agreed budgets. In addition to this, she has been acting as Director in various other Private Companies.

List of other Companies in which she holds Directorship as on 31.03.2018	1.Kameda Infologics Private Limited 2.Galaxy Multi Channel Network Private Limited 3.Clearpath Healthcare Services Private Limited
Chairman/ member of Committees of the Board of the other companies in which she is a Director (as on 31.03.2018)	Nil
No. of Meetings attended during FY 2017-18	N.A
Relationship with other Director/s, Manager and Key Managerial Personnel	Not Related
Equity Shares held in the Company (as on 31.03.2018)	Nil

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DIRECTORS' REPORT

To

The Members

D B REALTY LIMITED

Your Directors have pleasure in presenting the 12th Annual Report on the business and operations of the Company along with the audited financial statements for the financial year ended 31st March, 2018.

Financial Highlights

(Rs. in lacs)

Particulars	Standalone		Consolidated	
	F.Y.2017-18	F.Y.2016-17	F.Y.2017-18	F.Y.2016-17
Revenue from Operations	405.28	1,800.54	11,986.17	14,090.53
Other Income	11,167.63	13,122.71	15,655.36	14,749.72
Total Income	11,572.91	14,923.25	27,641.53	28,840.25
Expenses				
Operating Expenses	17,908.93	5,233.72	43,490.53	23,530.46
Deprecation and Amortization	395.93	506.38	588.63	1,079.02
Total Expenses	18,304.86	5,740.10	44,079.16	24,609.48
Profit Before Finance Cost and Tax	(6,731.95)	9,183.15	(16,437.64)	4,230.77
Finance Cost	4,428.69	5,285.37	12,468.61	9,560.10
Profit/ Loss before extraordinary items and tax	(11,160.64)	3,897.78	(28,906.23)	(5,329.33)
Exceptional Items	-	-	-	-
Profit/ Loss after extraordinary items and tax	(11,160.65)	3,897.78	(28,906.23)	(5,329.33)
Share of Profit/ Loss from associates and joint ventures	-	-	(1,667.40)	588.96
Profit Before Tax (PBT)	(11,160.65)	3,897.78	(30,573.63)	(4,740.38)
Tax Expense	(2,448.99)	3,529.77	(749.68)	(2,698.02)
Profit after Tax (PAT)	(8,711.66)	368.01	(31,323.33)	(7,438.40)
Other Comprehensive Income	(191.05)	(3,953.01)	(1,605.87)	(4,211.53)
Total Comprehensive Income/ Loss for the year	(8,902.71)	(3,585.00)	(32,929.21)	(11,649.91)

Status of Projects of the Company / its Subsidiaries

"DB Crown" at Prabhadevi is a residential project offering luxury of ampleness of space and an endless view of the sea. It offers to its resident's state of the art amenities and the added luxury of access to a multitude of prominent shopping areas in the vicinity. The company, Real Gem Buildtech Private Limited (a wholly owned subsidiary of the Company) which is executing the said Project has arrived at an arrangement with Kingmaker Developers Private Limited, a Group company of Rustomjee (a subsidiary of Keystone Realtors Private Limited) for the development management of Real estate Project DB Crown.

"X BKC" at Bandra, is having strategic location near Bandra Kurla Complex. It is an iconic residential project that offers variety of spacious residential apartments. The project is spread over 5 acres of land, one of largest integrated residential complex in upscale Bandra east in Mumbai Suburbs. The company, MIG (Bandra) Realtors and Builders Private Limited, a wholly owned subsidiary of the Company, executing the said Project has obtained revised plans and commencement certificates for the project. The construction work of the said project, which is being developed in a joint venture with Radius Group, is witnessing impressive progress as per plans.

"DB Ozone" at Dahisar is a large residential project. The company, Neelkamal Realtors Suburban Private Limited, a subsidiary of the Company, executing the Project, has initiated fit out handover process for the Phase I & Phase II of the project.

"One Mahalaxmi" at Mahalaxmi offering its elite residents the luxury of size and space along with an unmatched view of the Arabian Sea as well as the Golf Course. Spread over 4 acres of prime real estate, the project offers quick access to any part of the city .The company, Neelkamal Realtors Tower Private Limited (a subsidiary of the Company) has entered into a Development Management Agreement with Indo Global Soft solutions and Technologies Private Limited, a Radius Group company for the development of its One Mahalaxmi project.

“DB Skypark” near international airport, Andheri is being developed in through a joint venture on approx. 1.5 acres of land with 6 wings. The project site is at very strategic location and is well connected by way of Metro, road network and railways. The construction work is going on as per approved plans. The construction work of the said project is progressing as per plans.

The Turf View, Enclave II and Orchid Views projects in Mumbai are awaiting certain approvals, which will offer substantial revenue in future. The Project site at Bandra Reclamation, in which Company has substantial stake through a wholly owned subsidiary company which is a partner in the firm, Om Metal consortium received layout approval to carryout the project.

Further, Project in another company viz. Marine Drive Hospitality & Realty Private Limited, (MDHRPL) wherein Company has considerable investments has got its plans approved from competent statutory authority. MDHRPL is developing a residential tower in tie up with a reputed partner and work is reinstated on the site.

Status of 2G Spectrum Case

In the matter of 2G spectrum allocation case pertaining to grant of 2G License acquitting Mr. Vinod Goenka and Mr. Shahid Balwa, Managing Directors and Key Managerial Personnels of your Company from all allegations, the Order was passed by the Hon'ble CBI Special Court on 21st December, 2017. In other matter of complaint filed by Directorate of Enforcement before the same Hon'ble CBI Special Court in connection with Prevention of Money Laundering case relating to 2G Spectrum case against both the Managing Directors of the Company, Senior Official / a member of the Promoters Group and the Company, the Hon'ble CBI Special Court has passed the Order on 21st December, 2017 acquitting all the parties.

Further, in PMLA Case, the Special Court has also given Order for release of properties attached by the Directorate of Enforcement including of the Firm - “after the period of appeal is over”. Against the said Orders, CBI as well as the Directorate of Enforcement have filed Criminal Leave Petitions before the Hon' Delhi High Court. Further, the Directorate of Enforcement has also filed petition for stay against Order of release of the attached properties for which “status-quo” has been granted by Hon' Delhi High Court vide Order dated 21st March, 2018 and the matter is sub-judice.

Audit Report:

The Auditors have qualified their report on certain matters. The details of such qualifications as mentioned in their Report with your Directors' response thereon are as under:

1. Para 4(a) of the Audit Report on the Standalone Financial Statements (SFS) and Consolidated Financial Statements (CFS) read with Note Nos. 60 and 59 of SFS and CFS respectively, refer to Financial Guarantees issued by the Company to banks / financial institutions on behalf of various entities including Subsidiaries, Joint Ventures and other entities, which have not been re-measured, at fair value. Your Directors state that these financial guarantees were issued in terms of the sanction letters by banks/financial institutions which generally also prohibited the Company to charge any commission on giving such guarantees and hence in compliance with the terms of the sanction letters/loan documents, no commission was charged on such financial guarantees which were provided as collateral securities. The notes referred to in the Report are self explanatory.
2. Para 4(b) and Para 4(d) of the Audit Report on the SFS and CFS read with Note Nos. 51 and 52 of SFS and CFS respectively refer to evaluation of provision for impairment for credit losses in the case of loans and advances to certain subsidiaries and associates, which have incurred losses and have negative net worth. Your Directors state that the Company has economic interests in these entities which are at different stages of execution of the Projects where revenue recognition has not started and the Company is confident of recovering the same. Such loans and advances are towards the costs to be incurred / being incurred by these entities for their projects and to facilitate proper execution and will be repaid in due course.
3. Para 4(c) of the Audit Report on the SFS and CFS read with Note No. 2(B)(i)(d) of SFS and CFS refer the Company has measured its investments in equity instruments of one of its subsidiary company at fair value through other comprehensive income which the Management has not considered as a subsidiary. Your Directors state that the said entity is not within its control, as it is managed by the independent Board of Directors comprising of a Director nominated by financial institution, which is shareholder in that company and hence, not required to be consolidated. Further, the investments by the Company in this entity are not just in equity shares but the same is in the form of different preference shares having maturity terms in future. The strategic investor is also having affirmative voting power and Super Majority rights over all material transaction and hence control does not vest in the Company through its investment or otherwise. Therefore, your Directors are of the opinion that the Company has rightly measured its investments in equity instruments of the said entity at fair value instead of measuring it at cost and has given accounting treatments accordingly.
4. Para 4(b) of the Audit Report on CFS read with Note No. 2(B)(i)(d) refer to non consolidation by the Company of another company and its subsidiaries/associates etc, on the basis of control assumed to be exercised by your Company on the same under the applicable Ind AS 110. As mentioned in detail in above point no. 3, your Directors again state that the said company is not under the control of your Company and hence your Directors are of the opinion that this is not required to be consolidated. The same is also detailed in Note 2(B)(i)(d) in Significant Accounting Judgements, Estimates and Assumptions.

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The Statutory Auditors have also drawn attention of the members in their Reports to certain Notes. While the said notes are self explanatory, your Directors offer the following clarifications and further explanations on the same as under:

- (a) Para 6(a) [Note No. 50(b)] of SFS and Para 6(i) [Note No. 50(b)] of CFS refer to no adjustment having been made by the Company in the value of inventory, pending outcome of the matter referred by the Company to Hon. Supreme Court. As detailed in the said Notes, this is in respect of a project under development having a value of Rs. 3,517.59 lacs (forming part of inventory). Pending outcome of the matter, no adjustments have been made in the accounts in this regard.
- (b) Para 6(b) [Note No. 7.2] of SFS and Para 6(ii) [Note No. 8.2] of CFS: The Auditors have referred to certain investments made in the Preference Share Capital of an entity for an amount of Rs. 77,928.49 lacs. This relates to investments made by your Company in the Preference Share Capital of Marine Drive Hospitality & Realty Private Limited in the forms of Compulsorily Convertible Cumulative Preference Shares, Redeemable Optionally Convertible Cumulative Preference Shares and Cumulative Redeemable Convertible Preference Shares, which bear specified rates of dividend. This Company is proposing to implement the project in real estate including commercial and residential activities and hence this investment is considered as strategic and in the long term interests of your Company.
- (c) Para 6(c) [Note No. 9.2] of SFS and Para 6(iii) [Note No. 10.2] of CFS: Attention has been drawn to payments made to several parties towards security deposits of Rs. 6476.33 lakhs for acquisition of development rights. As stated in the said notes, your Company is in the process of obtaining necessary approvals for the development of the said properties which have significantly higher current market values than the carrying costs and would reap adequate profitability on substantial completion of the respective projects.
- (d) Para 6(d) [Note No. 13.1] of SFS and Para 6 (iv) [Note No. 14.1] of CFS: Auditors have referred to the costs incurred on various projects reflected in the financial statements under the head Inventories at lower of the actual costs incurred or the realizable value, as reported by the Management. All these projects are under initial stage of development and are capable of fetching higher net realizable value greater than the cost. The said notes are self explanatory.
- (e) Para 6(e) [Note Nos.47 to 49] of SFS and Para 6(v) [Notes Nos. 49, 51(B)(xiii) and 51(B)(viii)] of CFS refer to loans/advances and investments in subsidiary/associate company(ies) and there are ongoing litigation in respect of their projects and matters are sub-judice. These notes are self explanatory.
- (f) Para 6(f) [Note No. 52] of SFS and Para 6(vi) [Note No. 57] of CFS refer to the fact that the Company was in receipt of Summons from Special Court for Prevention of Money Laundering Act (PMLA), Mumbai as one of the accused in connection with a complaint filed by Enforcement Directorate. The Hon'ble Court has also summoned the two KMPs of the Company as the accused as per the said complaint. The matter in relation to the Company and the KMPs involves certain advances given by the Company in ordinary course of its business to another Company which was subsequently refunded upon cancellation of the undertaking. The matter is sub-judice and the Company does not expect any financial liability.
- (g) Para 6(g) [Note No.54] of SFS and Para 6(vii) [Note No. 54] of the CFS: With regard to the provisional attachment upheld by the Enforcement Directorate (ED), involving bank balance, two flats belonging to the Company and loans given to a subsidiary company of Marine Drive Hospitality & Realty Private Limited (Formerly D B Hospitality Private Limited), these relates to the 2G case in which the Managing Directors/KMPs of the Company have been charged with commission of offences based on the investigation by CBI. The Adjudicating authority has taken over the bank balance of Rs. 68.93 Lakhs and has been given ROCCP shares Series A & C of Marine Drive Hospitality & Realty Private Limited, in the name of the Company for Rs. 2578.24 lacs. The attachment order is contested by the Company in the Appellate tribunal. The matter is sub-judice. The Company is confident that the outcome of the cases will have no adverse impact on the Company and its functioning.
- (h) Para 6(h) [Note No. 55] of SFS: This note is self explanatory. The AOPs in which your company is a member have projects for execution on which expenses have been incurred by the said AOPs. Pending the triggering of the threshold limits and recognition of income in the said projects, the expenses incurred on the projects have been carried to their balance sheets as losses and have not been apportioned to the members of the AOP. These projects would fetch adequate profits to wipe out the losses in the AOP and would be apportioned to the members of the AOP at a later date when incomes are recognized.
- (i) Para 6(i) [Note Nos. 46(A)(i) to (iii)] of SFS and Para 6 (viii) [Note Nos. 51(A)(i) to (iii)] of CFS refer to disclosures in the audited financial statements of the firm M/s Dynamix Realty regarding outstanding receivables which is good for recovery and the allegations in the 2G Spectrum case which is sub-judice and matter towards liability of property tax of the Firm with MCGM/SRA is sub-judice, adjustment entries shall be passed once the outcome is finalized and regarding the Firm has not made provision for contested income tax liability since based on the interpretation of law being supported by decisions of the appellate authorities, the Management of the Firm is of the opinion that the demands shall be deleted.

- (j) Para 6(j) [Note No.46 (B)(ii)] of SFS and Para 6 (ix) [Note No. 51(A)(ix)(b)] of CFS refer to Order dated 30.01.2018 passed by Hon'ble Delhi High Court in the matter of a firm in which Company is a partner and Airport Authority of India (AAI), directing the AAI to conduct Aeronautical Studies of the SRA Project without demolishing the structure and to grant further permissions based on Aeronautical Studies. Accordingly, the said firm is awaiting final report of Aeronautical Studies from AAI for grant of additional height clearance for SRA buildings and subsequent to which the firm can start the construction activity of the SRA project.
- (k) Para 6(x) [Note no. 51(B)(iv)] of CFS refers to a writ petition filed against the Company and government authorities by Jijamata Nagar Sankalp Co-op. Housing Society and the matter is detailed in the said note. The Company is constantly observing the changes and progress to the Draft DP 2034 and is confident that the Final Plan would remove all the anomalies.
- (l) Para 6(xi) [Note no. 14.5] of CFS refers to the mode deployed by a Subsidiary Company for completing the Project and the financial implications arising there from which inter-alia include claim of interest on the said subsidiary company, which has not been accepted. The said note is self explanatory.
- (m) Para 6(xii) [Note no.30.6(i)] of CFS refers to the classification of amount received by subsidiary company from Yes Bank Limited, as short term borrowing resulting on account of cancellation of units allotted to parties to whom in principle the loans were granted. The said note is self explanatory.
- (n) Para 6(xiii) [Note no.21.4 to 21.7] of CFS refers to interest free refundable security deposits were paid to the aggregators for acquiring land. The management is confident that the transaction shall materialise and if not, then the same shall be repaid back.
- (o) Para 6(xiv) [Note no. 48(A)R, 51(B)(ii), 51(B)(xvii) and 51(B)(xviii)] of CFS refers to cross securitization provided/loans granted. As mentioned in the said note, your Directors have again state that granting of cross securitization will not have any financial implications on the subsidiary company and loans granted are good for recovery.
- (p) Para 6(xv) [Note no. 56] of CFS: Auditors have referred to status of various ongoing projects, recognition of expense and income and the realizable value of the cost incurred, are as per the judgment of management of the respective entity and certified by their technical personnel and being of technical nature, have been relied upon by Auditors. Your Directors have to state that the estimating costs of every project are reviewed periodically and revised whenever required. The consequential effect of such revision is considered in the year of revision and in the balance future period of the project.
- (q) Para 6(xvi) [Note no. 19.6] of CFS refers to certain debts and all the right, title and interest in and to the said debts along with the underlying security interest acquired by one of the subsidiary companies by way of assignment from Yes Bank Limited by executing Deed of Assignments. Your Directors believe that the said debts are adequately secured with the underlying security interest (including certain immovable properties) and the same debts are good for recovery. The status on the matter is detailed in the said Note, which is self explanatory.
- (r) Para 6(xvii) [Notes no.30.5 and 31.2] of CFS refers to the status of amounts due to Housing Development Infrastructure Limited (HDIL), which is self explanatory.
- (s) Para 6(xviii) [Note no. 51(B)(xix)] of CFS refers to the status of the cluster development project as also the opinions/ judgements with respect to the amounts advanced in the preceding years in relation to the said project as detailed in the said Note, which is self explanatory.
- (t) Para 6(xix) [Note no. 51(B)(ix)] of CFS refers to the status of the case pending before the Hon'ble High Court of Bombay against the arbitrary cancellation of Tender by P.W. Department. The case is still pending for admission before the Hon'ble High Court. Since the matter was sub-judice and in the absence of clarity, the Company had written off the carrying value of Project Work In Progress in the preceding financial year. There is no change in the status of the case during the year.
- (u) Para 6(xx) [Note no. 51(B)(xxiii)] of CFS refers to the status of land owned by the subsidiary company as well as the opinion of the holding company with respect to its value and other related matters. Your Directors have to state that one of the subsidiary companies owns land and is yet to conceptualise real estate project on the said land and in the opinion, the value of land is at least equal to its investment and loans granted to the subsidiary company.
- (v) Para 6(xxi) [Note no. 51(B)(xxii)] of CFS refers to the implications, if any, of outstanding dues from a debtor to whom a unit was sold consequent to the arrangement entered into by a subsidiary company with the Holding Company. The said note is self explanatory.
- (w) Para 6(xxii) [Note no.21.8] of CFS refers to accrual of revenue in respect of a subsidiary company, on execution of Memorandum of Understanding for granting development rights of land and other consequential matters thereto. The said note is self explanatory.

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- (x) Para 6(xxiii) [Note no. 35.2] of CFS refers to accrual of revenue in respect of a subsidiary company, on execution of Memorandum of Understanding for granting development rights of land and other consequential matters thereto. Your Directors have to state that based on the percentage of work completion and keeping in view the amount of profits/ losses recognised in the preceding years, the subsidiary company recognised loss from the project. Further, the project costs and saleable area are as certified by the subsidiary Company.
- (y) Para 6(xxiv) [Note no. 51(B)(xv)] of CFS refers to financials of Turf Estate JV, an Association of Persons (AOP), where the Company is one of the two partners. Such financial statements of the AOP are yet to be approved by the other partner, as the proposal to change profit/loss arrangement to area sharing framework in the said AOP is under negotiation with the other partner.
- (z) Para 6(xxv) [Note no. 19.5] of CFS refers to loans advanced by a subsidiary company to a related party which is stated to be good for recovery by them.
- (aa) Para 6(xxvi) [Note no. 60(C)(II)4.4] of CFS refers to acquiring equity shares of Milan Theatres Private Limited by a step down subsidiary company and permanent diminution in value thereof. The said note is self explanatory.
- (ab) Para 6(xxvii) [Note no. 19.9] of CFS refers to granting of loans by step down subsidiary company, which includes loan to a third party subject to confirmation. The said Step down subsidiary company is hopeful that the said the loans are goods for recovery.
- (ac) Para 6(xxviii & xxix) [Notes no. 48(A)B and 48(A)A, respectively] of CFS refers to non-provision of disputed service tax & income tax by a step down subsidiary company. The said step down subsidiary company is hopeful that positive outcome will come and therefore provisions are not made.
- (ad) Para 6(xxx) [Note no. 48(A)S] of CFS refers to the associate company with regards to notice received from land owner in respect for cancellation of Development Agreement. Your Directors have to state that the associate company is in the process of taking legal opinion and replying to the said notice.
- (ae) Para 6(xxxi) [Note no. 51(A)(v)] of CFS refers to advances granted by a Joint Venture for acquiring occupancy rights to various parties including associates amounting to Rs. 5,805.87 lacs in the consolidated financial statements. The said note is self explanatory.
- (af) Para 6(xxxii) [Note no. 51(A)(vii)] of CFS refers to compensation to occupants and accounting of compensation by one of the joint ventures of the Company, which are self explanatory.
- (ag) Para 6(xxxiii) [Note No. 51(A)(viii)] of CFS relates to project work in progress in an Associate company where such company is currently under process of resolving the internal disputes among the partners of the firm viz-a-viz the Development Agreement, for which appeals have been filed. The management of the associate company expects favourable outcome in the matter and accordingly, is of the opinion that the land shall be available to such company for development.

Dividend

In the absence of profits, your Directors do not recommend dividend for the current year under review.

Subsidiaries, Associate companies and Joint ventures:

During the year under review, Milan Theatres Private Limited ("Milan") has become an Associate company (32.75%) of Horizontal Realty & Aviation Private Limited, which is subsidiary (62.85%) of Nine Paradise Erectors Private Limited, which is a wholly owned subsidiary (100%) of the Company. In other words, Milan has become Associate company of the Company with effect from 06th September, 2017.

Further, the Company has increased its stake in DB (BKC) Realtors Private Limited (from 38.82% to 57.17% of total share capital of DB BKC) and acquired 265707 (i.e 18.35% to total share capital of DB BKC) nos. of Compulsory Convertible Preference Shares (CCPS) of DB (BKC) Realtors Private Limited

The details of Subsidiary/Associate companies are provided in extract of Annual Return (Form No. MGT 9), which forms part of this Directors' Report (Annexure A).

The Consolidated financial statements have been prepared in accordance with the provisions of the Companies Act, 2013, applicable Ind AS and SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and include the financial information of its subsidiaries/associates and joint venture entities / partnership firms in which your Company holds stake. The audited financial statements of the subsidiary companies will be available for inspection by any member at the registered office of the Company and at the Company's website www.dbrealty.co.in. Copies of the audited financial statements of the subsidiaries can be sought by any member by making a written request in this regard.

In accordance with the provisions of Section 129(3) of the Act read with the Companies (Accounts) Rules, 2014, a statement containing salient features of the financial statements of the Company's subsidiaries in Form AOC-1 is attached to the financial statements of the Company. The statement also provides the details of performance and financial positions of each of the subsidiaries

Management Discussion and Analysis Report:

The Management Discussion and Analysis Report for the year under review as stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is presented in a separate section forming part of this Annual Report (Annexure B).

Corporate Governance and Shareholders Information:

In compliance with the Listing Regulations, a separate report on Corporate Governance along with a certificate from the Secretarial Auditors on its compliance, forms an integral part of this report. (Annexure C)

Fixed Deposits

During the year under review, your Company has not accepted any deposit within the meaning of Sections 73 and 74 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014 including any statutory modification(s) or re-enactment(s) for the time being in force.

Directors and Key Managerial Personnel (KMPs)

1. Directors retiring by rotation

In terms of Section 152 of the Companies Act, 2013 and the Articles of Association of the Company. Mr. Vinod Goenka (DIN:00029033) and Mr. Shahid Balwa (DIN:00016839), retire by rotation at the forthcoming Annual General Meeting and being eligible, offer themselves for reappointment.

2. Appointment/ Resignation of Independent Director

Mr. Janak Desai (DIN:03527571) vacated the office of Independent Director with effect from 14th September, 2017 pursuant to Section 167 (1)(b) of the Companies Act, 2013.

Mr. Devender Kumar Vasal (DIN: 06858991) was appointed as Additional Independent Director with effect from 14th February, 2018. He will hold office upto date of the forthcoming Annual General Meeting (AGM) but is eligible for the appointment as an Independent Director for a tenure upto five years.

As per the provisions of the Companies Act, 2013, Independent Directors have been appointed for a period of five years and shall not be liable to retire by rotation.

3. Independent Directors Statement:

All independent Directors have given declarations that they meet the criteria of independence as laid down under Section 149 of the Companies Act, 2013 and Regulation 16 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and were placed at the Board Meeting.

4. Key Managerial Personnel

Mr. Anantharam Anil Kumar resigned as the Chief Financial Officer (Key Managerial Personnel) of the Company with effect from 15th November, 2017 and Mr. S.A.K. Narayanan has resigned as Company Secretary (Key Managerial Personnel) with effect from 5th December, 2017.

In terms of Section 203 of Companies Act, 2013, the Board has appointed Mr. Jignesh Shah as Company Secretary (Key Managerial Personnel) of the Company with effect from 5th December, 2017 and Mr. Asif Balwa, who is a part of Promoter Group, as the Chief Financial Officer (Key Managerial Personnel) of the Company with effect from 14th February, 2018.

Mr. Vinod Goenka, Chairman and Managing Director and Mr. Shahid Balwa, Vice Chairman and Managing Director, Mr. Asif Balwa, Chief Financial Officer and Mr. Jignesh Shah, Company Secretary of the Company are Key Managerial Personnels as per the provisions of the Companies Act, 2013

Performance Evaluation of the Directors, Committees and Board

The performance of the Directors is evaluated on the basis of their contributions at the meetings, strategic inputs for the performance and growth of the Company among others. The Directors have carried out performance evaluation on annual basis of Directors, Committee and the Board. The Nomination and Remuneration Committee of the Board has laid down the performance evaluation framework under which performance of every Director is evaluated. The framework also provides the manner in which the Directors as a collective unit in the form of Board Committees and the Board function and perform.

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Particulars of Loans, Guarantees or Investments

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements. However, the Company, being a company engaged in the business of providing infrastructural facilities is exempt from the applicability of the relevant provisions of the Companies Act, 2013.

Contracts or Arrangements with Related Parties

All related party contracts/arrangements/transactions as specified in Section 188 (1) of the Companies Act, 2013 entered during the financial year were in the ordinary course of the business of the Company and were on arm's length basis. During the year, the Company has not entered into any material contracts/arrangements/transactions as specified in Section 188 (1) of the Companies Act, 2013. There were no materially significant related party transactions entered by the Company with Promoters, Directors, Key Managerial Personnels or other persons which may have a potential conflict with the interest of the Company.

All such Related Party Transactions are periodically placed before the Audit Committee for approval, whenever applicable. The details of the contracts or arrangements with related parties for the financial year under review are given in the notes to the financial statements.

The policy on materiality of Related Party Transaction and also on dealing with Related Party Transaction as approved by the Audit Committee and the Board of Directors is uploaded on the website of the Company and the link for the same is http://www.dbrealty.co.in/pdfs/DBRL_Policy%20of%20Related%20Party%20Transaction.pdf

Internal Financial Control Systems and their Adequacy

The Company has adequate system of internal control to safeguard and protect from loss, unauthorized use or disposal of its assets. The Company is following all the applicable Accounting Standards for properly maintaining the books of accounts and reporting financial statements. The Company continues to ensure proper and adequate systems and procedures commensurate with its size and nature of its business. Your Directors have also appointed a professional firm to examine the adequacy of these controls and the work of designing controls, documenting risks control matrix for each area of business operation and implementation thereof.

During the year under review, no material or serious observation has been received from the Statutory Auditors and the Internal Auditors of the Company on the inefficiency or inadequacy of such controls and the Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate.

Remuneration Policy

The Nomination and Remuneration Policy provides for appropriate composition of Executive, Non-Executive and Independent Directors on the Board of Directors of your Company along with criteria for appointment and remuneration including determination of qualifications, positive attributes, independence of Directors and other matters as provided under sub-section (3) of Section 178 of the Companies Act, 2013. The remuneration paid to the Directors is as per the terms laid out in the Nomination and Remuneration Policy of your Company.

Vigil mechanism:

Pursuant to the provisions of section 177(9) & (10) of the Companies Act, 2013, a Vigil Mechanism for directors and employees to report genuine concerns has been established. The policy comprehensively provides an opportunity for any employee/Director of the Company to raise any issue concerning breaches of law, accounting policies or any act resulting in financial or reputation loss and misuse of office or suspected or actual fraud. The policy provides for a mechanism to report such concerns to the Audit Committee through specified channel. The Vigil Mechanism Policy has been uploaded on the website of the Company at http://www.dbrealty.co.in/pdfs/Whistler_Blower.pdf

Fraud Reporting

During the year under review, no instances of fraud were reported by the Statutory Auditors and Secretarial Auditors of the Company.

Risk Management Policy

The Board of Directors reviews the risk management policy from time to time and the said policy aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on a clear understanding of the variety of risks that the organization faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

Corporate Social Responsibility Committee

As per the provisions of Section 135 of the Companies Act, 2013, a Corporate Social Responsibility (CSR) Committee constituted by the Board of Directors exists.

For details of the composition of the Committee, the CSR policy and other relevant details that are required to be disclosed under the provisions of Section 134(3)(o) of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014, kindly refer Annexure D thereto, which forms part of this report.

Extracts of Annual Return

Pursuant to sub-section 3(a) of Section 134 and sub-section (3) of Section 92 of the Companies Act 2013, read with Rule 12 of the Companies (Management and Administration) Rules, 2014 the extract of the Annual Return as at 31st March, 2018 is annexed and forms part of this report. (Annexure A)

Number of Board Meetings during 2017-18

The Board met Five (5) times during the financial year 2017-18 and the details are mentioned in the Corporate Governance Report which is annexed to the Directors Report.

Directors' Responsibility Statement

In terms of provisions of Section 134(5) of the Companies Act, 2013, your Directors confirm that:

- a) In the preparation of the annual accounts for the year ended 31st March, 2018, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on 31st March, 2018 and of the loss of the Company for the year ended on that date;
- c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they have prepared the annual accounts on a going concern basis.
- e) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively
- f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Familiarization Programs for Independent Directors

The various programs undertaken for familiarizing Independent Directors with the functions and procedures of the Company are disclosed in the Corporate Governance Report, which forms part of this Annual Report.

Committees of the Board

The Company has five (5) Committees of the Board which have been established as a part of the best corporate governance practices and are in compliance with the requirements of the relevant provisions of applicable laws and statutes. The Company has following Committees of the Board:

1. Audit Committee
2. Corporate Social Responsibility Committee
3. Nomination and Remuneration Committee
4. Finance and Investment Committee
5. Stakeholders Relationship Committee

The composition of the committees of the Board of Directors is stated in the Corporate Governance Report annexed to this Report.

Investor Education and Protection Fund (IEPF)

Pursuant to the applicable provisions of the Companies Act, 2013, read with the IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('the Rules'), the application money of Rs. 6132/- outstanding in the "Refund Account D B Realty Public Issue" which remained unclaimed for seven consecutive years from the date of issue and due for refund was transferred to Investor Education and Protection Fund on 4th March, 2017.

Statutory Auditors

M/s Haribhakti & Co. LLP, Chartered Accountants, Mumbai (Firm Registration No. 103523W) were appointed as the Statutory Auditors of the Company in terms of Section 139 of the Companies Act, 2013 for second term of 5 (five) consecutive years

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commencing from conclusion of 10th Annual General Meeting upto the conclusion of the 15th Annual General Meeting of the Company to be held in the year 2021, subject to the ratification by shareholders of the Company at every Annual General Meeting. However, the Companies (Amendment) Act, 2017, has removed the requirement of the Annual ratification of appointment of Statutory Auditors of the Company by the shareholders. The Board hence recommends ratification of appointment of M/s Haribhakti & Co. LLP as Statutory Auditors of the Company for the remaining term of 3 (three) years from the Financial Year 2018-19 to 2020-21 at the ensuing Annual General Meeting.

Secretarial Standards

The Company has complied with the applicable Secretarial Standards notified by the Institute of Company Secretaries of India.

Secretarial Auditors and Secretarial Audit Report

Pursuant to Section 204 of the Companies Act 2013 read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, your Company had appointed M/s Vicky Kundaliya & Associates, Practising Company Secretaries, Mumbai as its Secretarial Auditors to conduct the secretarial audit of the Company for the FY 2017-18. The Company has provided all assistance and facilities to the Secretarial Auditor for conducting their audit. The Report of Secretarial Auditor for the FY 2017-18 is annexed to this report (Annexure E).

The said report does not contain any qualifications or adverse remark except the following:

- a) The Company appointed a new Independent Director beyond the prescribed period as per Section 149 of the Companies Act, 2013 read with relevant rules and Regulation 25 of SEBI (LODR) Regulations, 2015. As already mentioned in the report, your Directors have to state that the office of Mr. Janak Desai as an Independent Director, was automatically vacated pursuant to section 167(1)(b) of the Companies Act, 2013. The Company had immediately initiated the process of inducting new Independent Director on the Board. The Board subsequently appointed Mr. Devender Kumar Vasal as new Independent Director and re-constituted the Committees wherever required and thus, the Company complied the provisions of the said section 149 of the Companies Act, 2013 and Regulation 25 of SEBI (LODR) Regulations, 2015.
- b) The Board of Directors approved and thereafter the Company submitted the Financial Results for the Quarter and Year ended 31st March, 2017 beyond the prescribed period as per Regulation 33 of SEBI (LODR) Regulations, 2015, your Directors have to state that in compliance with Regulation 33 of SEBI (LODR) Regulations, 2015, the Company held the Board Meeting on 30th May, 2017 to consider and approve audited financial result for the Quarter and Year ended 31st March, 2017. However, in view of the requirement of compilation of requisite data for consolidation under new Ind AS requirements, which was introduced for the first time in financial year 2016-17 and number of entities to be consolidated, the Audit Committee and the Board in consultation with Statutory Auditors felt that few more days would be required to review the consolidated financial statements and complete the audit process. Thus, the said Board meeting was adjourned and held again on 9th June, 2017 for approving audited financial results for the Quarter and year ended 31st March, 2017 to ensure completeness of consolidated audit process based on the information compiled under new Ind AS requirements.

Statutory Disclosures

1. Conservation of Energy, Technological Absorption, Foreign Exchange Earnings and Outgo

Your Company is not covered by the schedule of industries which are required to furnish the information pursuant to Section 134(3)(m) of the Companies Act, 2013 read with Rule (8) of the Companies (Accounts) Rules, 2014.

The Company has not imported any technology or carried out any business of export or import and therefore the disclosure requirement against technology absorption are not applicable. The details of Foreign Exchange earnings and outgo are as under (Stand alone Amounts):

Particulars	31.03.2018 (Rs. in lacs)	31.03.2017 (Rs. in lacs)
Earnings in Foreign Currency	Nil	Nil
Expenditure in Foreign Currency		
Foreign Travel	18.16	5.58
Business Promotion	5.90	Nil
	24.06	5.58

2. Particulars of Employees

In accordance with the provisions of Section 197 (12) of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of the Managerial Personnel) Rules, 2014, the names and other particulars of the employees are to be set out in the Directors' Report as an addendum. However, in line with the provisions of Section 136 (1) of the Act, the Report

and Accounts herein are being sent to all the members excluding the above information. Those interested in obtaining a copy of the said statement may write to the Company Secretary at the Registered Office of the Company. Since no remuneration except sitting fees has been paid to any Director, the ratio of such remuneration to the median employees' remuneration has not been stated. During the year no increase in remuneration of any Director or KMP or manager has been effected. The number of permanent employees at the end of the financial year was 61. The other remuneration details of Directors/KMPs/employees are disclosed in Annexure F to this report.

Other Disclosures:

Your Company has not issued any shares with differential voting rights.

Your Company has not issued any sweat equity shares.

There was no revision in the financial statements.

There were no material changes or commitments affecting the financial position of the Company between the financial year end and date of this report.

There were no shares held by trustees for the benefit of employees and hence no disclosure under Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 has been furnished.

The Company has not received any complaints under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

No significant and material orders were passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future. However, during the year under review, the Reserve Bank of India has passed a Compounding Order dated 9th June, 2017 for delay in reporting / filing of some forms in terms of Paragraph 9(1)(A) and 9(1)(B) of Schedule I to FEMA, (Transfer of Issue of Security by a Person Resident Outside India) Regulation, 2000 during the period between 2007-2009 and therefore, the Company has paid the monetary penalty of Rs. 4,20,000/- to RBI pursuant to the said Order.

Acknowledgement

Your Directors wish to place on record their appreciation to the Banks, Financial Institutions, Government Authorities, customers and other business associates for their support and co-operation and wish to place on record their gratitude to the shareholders and the investors for their trust, support and confidence in the Company. The Board also places on record its appreciation for the dedication displayed by employees at all levels.

On behalf of the Board of Directors
For **D B Realty Limited**

Mumbai,
28th May, 2018

Shahid Balwa
Vice-Chairman & Managing Director
(DIN:00016839)

Jayvardhan Goenka
Director
(DIN:03546392)

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Annexure A

FORM NO. MGT 9
EXTRACT OF ANNUAL RETURN

As on financial year ended on 31.03.2018

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I. REGISTRATION & OTHER DETAILS:

1.	CIN	L70200MH2007PLC166818
2.	Registration Date	08/01/2007
3.	Name of the Company	D B Realty Limited
4.	Category/Sub-category of the Company	Public Limited Company, limited by shares and having share capital
5.	Address of the Registered office & contact details	DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai 400063 Tel: +91 22 4077 8600, Fax: + 91 22 2842 2444
6.	Whether listed company	Yes
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Link Intime India Private Limited, C 101, 247 Park, L. B. S. Marg, Vikhroli West, Mumbai 400083 Tel: +91 22 49186270 Fax: +91 22 49186060

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY (All the business activities contributing 10 % or more of the total turnover of the company shall be stated)

SN.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Real Estate Development and Construction	4100	100

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES -

SN.	Name and Address of the Company	CIN / GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1	Neelkamal Realtors Suburban Private Limited	U70100MH2005PTC154506	Subsidiary	66	2(87)
2	Real Gem Buildtech Private Limited	U45202MH2009PTC193816	Subsidiary	100	2(87)
3	Neelkamal Shantinagar Properties Private Limited	U45200MH2005PTC155150	Subsidiary	100	2(87)
4	Esteem Properties Private Limited	U99999MH1995PTC086668	Subsidiary	100	2(87)
5	DB View Infracon Private Limited	U45202MH2009PTC194183	Subsidiary	100	2(87)
6	MIG (Bandra) Realtors and Builders Private Limited	U45200MH2007PTC172150	Subsidiary	100	2(87)
7	Priya Constructions Private Limited	U45200MH1986PTC039169	Subsidiary	100	2(87)
8	Goregaon Hotel & Realty Private Limited	U55204MH2012PTC232397	Subsidiary	100	2(87)
9	Neelkamal Realtors Tower Private Limited	U70100MH2005PTC158322	Subsidiary	54.31	2(87)
10	DB Contractors & Builders Private Limited	U45400MH2007PTC171057	Subsidiary	100	2(87)
11	Vanita Infrastructures Private Limited	U45202MH2010PTC199461	Subsidiary	100	2(87)
12	N A Estates Private Limited	U45200MH1996PTC100412	Subsidiary	100	2(87)
13	Nine Paradise Erectors Private Limited	U70102MH2008PTC187276	Subsidiary	100	2(87)
14	Saifee Bucket Factory Private Limited	U27100MH1960PTC011822	Subsidiary	100	2(87)
15	DB Man Realty Limited	U45400MH2008PLC186121	Subsidiary	90.99	2(87)
16	Royal Netra Constructions Private Limited*	U45202MH2009PTC194430	Subsidiary	50.40	2(87)
17	Spacecon Realty Private Limited	U45203MH2007PTC176104	Subsidiary	74	2(87)
18	DB (BKC) Realtors Private Limited	U70100MH2006PTC159708	Subsidiary	57.17	2(87)

SN.	Name and Address of the Company	CIN / GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
19	Sangam City Township Private Limited#	U70101MH1997PTC109824	Associate	26.67	2(6)
20	DB Hi-Sky Constructions Private Limited	U45202MH2007PTC175973	Associate	50.00	2(6)
21	Mahal Pictures Private Limited**	U92100MH1956PTC017616	Associate	33.33	2(6)
22	Shiva Buildcon Private Limited***	U45201MH2006PTC165576	Associate	44.43	2(6)
23	Shiva Multitrade Private Limited***	U51909MH2006PTC165575	Associate	44.43	2(6)
24	Shiva Realtors Suburban Private Limited***	U45201MH2006PTC165577	Associate	44.43	2(6)
25	Milan Theatres Private Limited ****	U92120MH2008PTC185498	Associate	20.58	2(6)
26	Horizontal Realty And Aviation Private Limited (Formerly known as Eon Aviation Private Limited)	U45100MH2007PTC173394	Step down Subsidiary	62.85	2(87)

All the companies excepts Sr. No. 16, 19, 21, 22, 23, 24 and 25 have their registered office at DB House, Gen. A. K. Vaidya Marg, Goregaon (E), Mumbai – 400 063

* Registered office Address: 808, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (West), Mumbai 400 089

Registered office Address: ABIL House, 2, Range Hill Corner, Ganeshkhind Road, Pune – 411 007

** Registered Office Address: Kamal Amrohi Studio, Jogeshwari Vikhroli Link Road, Jogeshwari (East), Mumbai 400060

*** Registered Office Address: 502, Jai Krishna Complex, Off. New Link Road, Fun Republic Theatre Lane, Andheri (West), Mumbai 400053.

**** Registered Office Address: Milan Theatre, Subway Road, Santacruz (West), Mumbai - 400054 and the details holding of this Associate company is mentioned in Directors Report.

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

A) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2017]				No. of Shares held at the end of the year [As on 31-March-2018]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/ HUF	70951689	0	70951689	29.17	71029449	0	71029449	29.20	+0.03
b) Central Govt	0	0	0	0	0	0	0	0	0
c) State Govt(s)	0	0	0	0	0	0	0	0	0
d) Bodies Corp.	80588078	0	80588078	33.13	80588078	0	80588078	33.13	0.00
e) Banks / FI	0	0	0	0	0	0	0	0	0
f) Any other	0	0	0	0	0	0	0	0	0
Total shareholding of Promoter (A)	151539767	0	151539767	62.30	151617527	0	151617527	62.33	+0.03
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	0	0	0	0.00	0	0	0	0.00	0.00
b) Banks / FI	1586948	0	1586948	0.65	1670164	0	1670164	0.69	+0.04
c) Central Govt	0	0	0	0	0	0	0	0	0
d) State Govt(s)	0	0	0	0	0	0	0	0	0
e) Venture Capital Funds	1490538	0	1490538	0.61	0	0	0	0	-0.61
f) Insurance Companies	0	0	0	0	0	0	0	0	0
g) FIs	25191597	0	25191597	10.36	25317610	0	25317610	10.41	+0.05
h) Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0
i) Others (specify)	0	0	0	0	0	0	0	0	0
Sub-total (B)(1):-	28269083	0	28269083	11.62	26987774	0	26987774	11.10	-0.52
2. Non-Institutions									
a) Bodies Corp.									

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Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2017]				No. of Shares held at the end of the year [As on 31-March-2018]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
i) Indian	6353174	0	6353174	2.61	10582495	0	10582495	4.35	+1.74
ii) Overseas	0	0	0	0	0	0	0	0	0
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	9466039	601	9466640	3.89	10350631	601	10351232	4.26	+0.37
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	13094894	0	13094894	5.38	18773679	0	18773679	7.72	+2.34
c) Others (specify)									
Non Resident Indians(Repat)	2224134	0	2224134	0.91	2643402	0	2643402	1.09	+0.18
Non Resident Indians(Non Repat)	74980	0	74980	0.03	132197	0	132197	0.05	+0.02
Overseas Corporate Bodies	0	0	0	0	0	0	0	0	0
Foreign Nationals	0	0	0	0	780	0	780	0.00	0.00
Clearing Members	818240	0	818240	0.34	1746616	0	1746616	0.72	0.38
Trusts	157500	0	157500	0.06	0	0	0	0	-0.06
Foreign Bodies - D R (Foreign Companies)	30316193	0	30316193	12.46	19147136	0	19147136	7.87	-4.59
HUF	944177	0	944177	0.39	1275944	0	1275944	0.52	+0.13
Sub-total (B)(2):-	63449331	601	63449932	26.08	64652880	601	64653481	25.58	-0.50
Total Public Shareholding (B)=(B)(1)+ (B)(2)	91718414	601	91719015	37.70	91640654	601	91641255	37.67	-0.03
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	0
Grand Total (A+B+C)	243258181	601	243258782	100	243258181	601	243258782	100	0

B) Shareholding of Promoter

SN.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	Vinod K. Goenka	15364216	6.32	6.32	15364216	6.32	6.26	0
2	Vinod Goenka HUF	3087582	1.27	0.16	3182037	1.31	0.16	0.04
3	Aseela Goenka, Sunita Goenka, Alok Agarwal	12000000	4.93	0	12000000	4.93	0	0
4	Aseela Vinod Goenka	14769958	6.07	1.14	14769958	6.07	1.14	0
5	Sanjana Vinod Goenka	22382108	9.20	2.88	22382108	9.20	4.11	0
6	Sunita Goenka	1669327	0.69	0	1669327	0.69	0	0
7	Shanita Deepak Jain	191081	0.08	0	191081	0.08	0	0
8	Top Notch Buildcon LLP	273207	0.11	0	273207	0.11	0	0
9	Karim Gulamali Morani	399643	0.16	0	399643	0.17	0	0
10	Mohammed Gulamali Morani	380612	0.16	0	380612	0.16	0	0
11	Ali Gulamali Morani	86276	0.04	0	60026	0.02	0	-0.02
12	Shabana Balwa	153090	0.06	0	153090	0.06	0	0
13	Mohammad Salim Balwa	90886	0.04	0	105886	0.04	0	0.00
14	Wahida Asif Balwa	74445	0.03	0	71500	0.03	0	0.00
15	Usman Balwa	74445	0.03	0	74445	0.03	0	0
16	Ishaq Balwa	74340	0.03	0	74340	0.03	0	0
17	Mohammed Yusuf Balwa	72340	0.03	0	69840	0.03	0	0.00
18	Salim Balwa	74340	0.03	0	74340	0.03	0	0
19	Abdul Hafeez Salim Balwa	7000	0.00	0	7000	0.00	0	0.00
20	Neelkamal Tower Construction LLP	80314871	33.02	32.89	80314871	33.02	3289	0

C) Change in Promoters' Shareholding (please specify, if there is no change)

SN.	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year				
1	Vinod Goenka HUF Acquired 43455 shares on 27.06.2017 from market Acquired 36500 shares on 26.12.2017 to 27.12.2017 from market Acquired 14500 shares on 03.01.2018 from market	30,87,582	1.2692	31,31,037 31,67,537 31,82,037	1.2871 1.3021 1.3081
2	Mohammad Salim Balwa Acquired 15000 shares on 05.04.2017 from market	90,886	0.0374	1,05,886	0.0435
3	Wahida Asif Balwa, Asif Balwa Sold 2945 shares on 17.04.2017 in market	74,445	0.0306	71,500	0.0294
4	Mohammed Yusuf Balwa Sold 2500 shares on 17.04.2017 in market	72,340	0.0297	69840	0.0287
5	Ali Gulamali Morani Sold 5000 shares on 05.05.2017 in market Sold 5000 shares on 23.08.2017 in market Sold 5750 shares on 24.10.2017 to 02.11.2017 in market Sold 5000 shares on 12.12.2017 in market Sold 3000 shares on 12.02.2018 in market Sold 2500 shares on 21.03.2018 in market	86,276	0.0355	81,276 76,276 70,526 65,526 62,526 60,026	0.0334 0.0313 0.0290 0.0269 0.0257 0.0247
6	Others Promoter Group where there is no change	30824527	12.6715	148128238	60.8933
	At the end of the year	15,15,39,767	62.2957	15,16,17,527	62.3277

D) Shareholding Pattern of top ten Shareholders:

(Other than Directors, Promoters and Holders of GDRs and ADRs):

SN.	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year				
1	Walkinson Investments Limited Sold 464081 shares on 21.04.2017 in Market Sold 160000 shares on 28.04.2017 in Market	1,36,62,731	5.6165	1,31,98,650 130,38,650	5.4258 5.3600
2	Bollywood Mauritius Holding Sold 463435 shares on 19.01.2018 in Market Sold 227649 shares on 26.01.2018 in Market Sold 4430 shares on 02.02.2018 in Market	6804000	2.7970	63,40,565 61,12,916 61,08,486	2.6065 2.5129 2.5111
3	Nomura Singapore Limited	55,64,582	2.2875	No Change	
4	Jhunjhunwala Rekha Rakesh	50,00,000	2.0554	No Change	
5	Alpine Global Premier Properties Fund Sold 69000 shares on 23.06.2017 in Market Sold 75415 shares on 30.06.2017 in Market Sold 333899 shares on 07.07.2017 in Market Sold 71808 shares on 14.07.2017 in Market Sold 259470 shares on 28.07.2017 in Market	49,73,128	1.3866	49,04,128 48,28,713 44,94,814 44,23,006 41,63,536	2.0160 1.9850 1.8477 1.8182 1.7116
6	East Bridge Capital Master Fund Limited Sold 704767 shares on 29.12.2017 in Market	4489609	1.8456	37,84,842	1.5559
7	Elara Capital PLC A/C Elara Global Funds-Elara Emerging Markets Fund Acquired 400000 shares on 23.06.2017 from Market Acquired 100000 shares on 14.07.2017 from Market Acquired 100000 shares on 18.08.2017 from Market Acquired 250000 shares on 29.12.2017 from Market Acquired 150969 shares on 09.03.2018 from Market	2253761	0.9265	26,53,761 27,53,761 28,53,761 31,03,761 32,54,730	1.0909 1.1320 1.1731 1.2759 1.3380
8	Alpine International Real Estate Equity Fund Sold 40845 shares on 30.06.2017 In Market Sold 180841 shares on 07.07.2017 in Market Sold 38891 shares on 14.07.2017 in Market Sold 140530 shares on 28.07.2017 in Market	2099872	0.8632	2059027 1878186 1839295 1698765	0.8464 0.7721 0.7561 0.6983

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SN.	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
9	Nilesh Rameshchandra Pethani	16,64,000	0.6840	No Change	
10	Goldman Sachs (Singapore) PTE	16,01,146	0.6582	No Change	
11	IIRF Holdings VI Limited Sold 17371 shares on 09.06.2017 in Market Sold 885921 shares on 23.06.2017 in Market Sold 75000 shares on 30.06.2017 in Market Sold 1664380 shares on 07.07.2017 in Market Sold 1487550 shares on 14.07.2017 in Market Sold 5719240 shares on 28.07.2017 In Market	9849462	4.0490	9832091 8946170 8871170 7206790 5719240 NIL	4.0418 3.6776 3.6468 2.9626 2.3511 0.0000

E) Shareholding of Directors and Key Managerial Personnel

SN.	For Each of the Director and KMP	Shareholding at the beginning of the year		Shareholding at the end of the year	
		No. of Shares	% of total shares of the Company	No. of Shares	% of total shares of the Company
1.	Vinod K. Goenka	15364216	6.3160	15364216	6.3160
2.	Salim Balwa	74340	0.0306	74340	0.0306
3.	Sunita Goenka	1669327	0.6862	1669327	0.6862

V. INDEBTEDNESS:

Indebtedness of the Company including interest outstanding / accrued but not due for payment

	Secured Loans excluding Deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal amount	2,175,086,418	1,576,159,333	Nil	3,751,245,751
ii) Interest due but not paid	251,896,170	Nil	Nil	251,896,170
iii) Interest accrued but not due	65,011,306	Nil	Nil	65,011,306
Total (I + ii+ iii)	2,491,993,894	1,576,159,333	Nil	4,068,153,227
Changes in the indebtedness during the financial year				
Addition	1,434,120,457	1,513,239,238	Nil	2,947,359,695
Reduction	(1,486,537,280)	(15,305,789)	Nil	(1,501,843,070)
Net Change	(52,416,823)	1,497,933,448	Nil	1,445,516,625
Indebtedness at the end of the financial year				
i) Principal Amount	2,260,988,171	3,074,092,781	Nil	5,335,080,952
ii) Interest due but not paid	17,770,384	Nil	Nil	17,770,384
iii) Interest accrued but not due	160,818,516	Nil	Nil	160,818,516
Total (I + ii + iii)	2,439,577,071	3,074,092,781	Nil	5,513,669,852

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
		Vinod K. Goenka (C M D)	Shahid U. Balwa (VCM.D)	
1	Gross salary (Rs.)	Nil	Nil	Nil
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	Nil	Nil	Nil
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	Nil	Nil	Nil
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	Nil	Nil	Nil

2	Stock Option	Nil	Nil	Nil
3	Sweat Equity	Nil	Nil	Nil
4	Commission - as % of profit - others, specify...	Nil	Nil	Nil
5	Others, please specify	Nil	Nil	Nil
	Total (A)	Nil	Nil	Nil
	Ceiling as per the Act	Minimum Remuneration as per Schedule V of the Companies Act, 2013 N.A. (due to loss in the current year)		

B. Remuneration to other directors

SN.	Particulars of Remuneration	Name of Directors						Total Amount
		Mahesh Gandhi	Jagat Killawala	N.M. Rafique	Janak Desai	Sundaram Rajagopal	Devendra K. Vasal	
1	Independent Directors							
	Fee for attending board committee meetings	2,80,000	2,00,000	2,20,000	Nil	40,000	20,000	7,60,000
	Commission	Nil	Nil	Nil	Nil	Nil	Nil	
	Others, please specify	Nil	Nil	Nil	Nil	Nil	Nil	
	Total (1)	2,80,000	2,00,000	2,20,000	Nil	40,000	20,000	7,60,000
2	Other Non-Executive Directors	Jayvardhan Goenka	Salim Balwa	Sunita Goenka				
	Fee for attending board committee meetings	80,000	20,000	40,000				1,40,000
	Commission	Nil	Nil	Nil				
	Others, please specify	Nil	Nil	Nil				
	Total (2)	80,000	20,000	40,000				1,40,000
	Total (B)=(1+2)							9,00,000
	Total Managerial Remuneration							9,00,000
	Overall Ceiling as per the Act							N.A.(due to loss in the current year)

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

SN	Particulars of Remuneration	Key Managerial Personnel				Total
		CS (up to 5 th December, 2017)	CS (w.e.f. 5 th December, 2017)	CFO (up to 15 th November, 2017)	CFO (w.e.f. 14 th February, 2018)	
1	Gross salary					
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	31,72,688	13,34,537	59,64,123	Nil	104,71,318
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	Nil	Nil	Nil	Nil	0
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	Nil	Nil	Nil	Nil	0
2	Stock Option	Nil	Nil	Nil	Nil	0
3	Sweat Equity	Nil	Nil	Nil	Nil	0
4	Commission					
	- as % of profit	Nil	Nil	Nil	Nil	0
	others, specify...	Nil	Nil	Nil	Nil	0
5	Others, please specify	Nil	Nil	Nil	Nil	0
	Total	31,72,688	13,34,537	59,64,123	Nil	104,71,318

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VII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment / Compounding fees imposed	Authority [RD / NCLT / Court]	Appeal made, if any (give details)
A. COMPANY					
Penalty	Nil	NA	NA	NA	NA
Punishment	Nil	NA	NA	NA	NA
Compounding	Nil	NA	NA	NA	NA
B. DIRECTORS					
Penalty	Nil	NA	NA	NA	NA
Punishment	Nil	NA	NA	NA	NA
Compounding	Nil	NA	NA	NA	NA
C. OTHER OFFICERS IN DEFAULT					
Penalty	Nil	NA	NA	NA	NA
Punishment	Nil	NA	NA	NA	NA
Compounding	Nil	NA	NA	NA	NA

On behalf of the Board of Directors
For **D B Realty Limited**

Mumbai,
28th May, 2018

Shahid Balwa
Vice-Chairman & Managing Director
(DIN:00016839)

Jayvardhan Goenka
Director
(DIN:03546392)

MANAGEMENT DISCUSSION AND ANALYSIS

ECONOMIC REVIEW

Global economy

The past decade has been characterized by fragile growth, high investor uncertainty and periodic spikes in global financial market volatility. As crisis-related fragilities and the adverse effects of other recent shocks gradually subside, the world economy has strengthened. Towards the end of 2016, global economic activity began to see a modest pickup, which extended into 2017.

In 2017, anticipated global economic growth is around 3%, the highest growth rate since 2011 and growth is expected to remain steady for the coming year. Currently, all major developed economies are experiencing a synchronized upturn in growth. Labour market indicators continue to improve in a broad spectrum of countries, and roughly two-thirds of countries worldwide experienced stronger growth in 2017 than in the previous year. At the global level, world gross product (WGP) is forecast to expand pace of 3.0% in 2018 and 2019.

Global trade rebounded in 2017. In the first eight months of the year, world merchandise trade grew at its fastest pace in the post-crisis period. The rebound springs predominantly from stronger import demand in East Asia, as domestic demand picked up in the region, supported by accommodative policy measures. In several major developed economies, imports of capital goods have rebounded, as firms respond to improving conditions for investment.

Recent course adjustments in major trade relationships, such as the United Kingdom of Great Britain and Northern Ireland's decision to withdraw from the European Union and the United States of America's decisions to renegotiate the North American Free Trade Agreement and to reassess the terms of its other existing trade agreements, have raised concerns over a potential escalation in trade barriers and disputes. These could be amplified if met by retaliatory measures by other countries. An increasingly restrictive trade environment may hinder medium-term growth prospects, given the mutually reinforcing linkages between trade, investment and productivity growth. In this regard, policies should focus on upholding and revitalizing multilateral trade cooperation, emphasizing the possible benefits from trade in services.

Indian economy

India has emerged as the fastest growing major economy in the world as per the Central Statistics Organisation (CSO) and International Monetary Fund (IMF) and it is expected to be one of the top three economic powers of the world over the next 10-15 years, backed by its strong democracy and partnerships. India's GDP is estimated to have increased 6.6% in 2017-18 and is expected to grow 7.3% in 2018-19.

The tax collection figures between April 2017- February 2018 show an increase in net direct taxes by 19.5 per cent year-on-year and an increase in net direct taxes by 22.2 per cent year-on-year.

India has retained its position as the third largest start up base in the world with over 4,750 technology start ups, with about 1,400 new start-ups being founded in 2016, according to a report by NASSCOM. India's labour force is expected to touch 160-170 million by 2020, based on rate of population growth, increased labour force participation, and higher education enrolment, among other factors, according to a study by ASSOCHAM and Thought Arbitrage Research Institute. India's foreign exchange reserves were US\$ 422.53 billion in the week up to March 23, 2018, according to data from the RBI.

Some of the important recent developments in Indian economy are as follows:

- India's Foreign Direct Investment (FDI) inflows reached US\$ 208.99 billion during April 2014 - December 2017, with maximum contribution from services, computer software and hardware, telecommunications, construction, trading and automobiles.
- India's Index of Industrial Production (IIP) rose 7.5 per cent year-on-year in January 2018 while retail inflation reached a four month low of 4.4 per cent in February 2018.
- Indian merchandise exports in dollar terms registered a growth of 4.48 per cent year-on-year in February 2018 at US\$ 25.83 billion, according to the data from Ministry of Commerce & Industry.
- Indian companies raised Rs 1.6 trillion (US\$ 24.96 billion) through primary market in 2017.
- Moody's upgraded India's sovereign rating after 14 years to Baa2 with a stable economic outlook.
- The top 100 companies in India are leading in the world in terms of disclosing their spending on corporate social responsibility (CSR), according to a 49-country study by global consultancy giant, KPMG.
- The bank recapitalisation plan by Government of India is expected to push credit growth in the country to 15 per cent, according to a report by Ambit Capital.
- India has improved its ranking in the World Bank's Doing Business Report by 30 spots over its 2017 ranking and is ranked 100 among 190 countries in 2018 edition of the report.

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- India's ranking in the world has improved to 126 in terms of its per capita GDP, based on purchasing power parity (PPP) as it increased to US\$ 7,170 in 2017, as per data from the International Monetary Fund (IMF).
- The World Bank has stated that private investments in India is expected to grow by 8.8 per cent in FY 2018-19 to overtake private consumption growth of 7.4 per cent, and thereby drive the growth in India's gross domestic product (GDP) in FY 2018-19.
- The Union Cabinet, Government of India, has approved the Central Goods and Services Tax (CGST), Integrated GST (IGST), Union Territory GST (UTGST), and Compensation Bill.

This year's budget focused on uplifting the rural economy and strengthening of the agriculture sector, healthcare for the economically less privileged, infrastructure creation and improvement in the quality of education of the country. As per the budget, the government is committed towards doubling the farmers' income by 2022. All-time high allocations have been made to the rail and road sectors.

India's unemployment rate is expected to be 3.5 % in 2018, according to the International Labour Organisation (ILO).

Numerous foreign companies are setting up their facilities in India on account of various government initiatives like Make in India and Digital India. Make in India initiative aims to boost the manufacturing sector of Indian economy, increase the purchasing power of an average Indian consumer, which would further boost demand, and hence spur development, in addition to benefiting investors. The Government of India, under the Make in India initiative, is trying to boost the contribution made by the manufacturing sector and aims to take it up to 25 % of the GDP from the current 17 %. Besides, the Government has also come up with Digital India initiative, which focuses on three core components: creation of digital infrastructure, delivering services digitally and to increase the digital literacy.

Some of the recent initiatives and developments undertaken by the government are listed below:

- The Union Cabinet gave its approval to the North-East Industrial Development Scheme (NEIDS) 2017 in March 2018 with an outlay of Rs 3,000 crores (US\$ 460 million) up to March 2020.
- A total of 15,183 villages have been electrified in India between April 2015-November 2017 and complete electrification of all villages is expected by May 2018, according to Mr Raj Kumar Singh, Minister of State (IC) for Power and New & Renewable Energy, Government of India.
- The Government of India has decided to invest Rs 2.11 trillion (US\$ 32.9 billion) to recapitalise public sector banks over the next two years and Rs 7 trillion (US\$ 109.31 billion) for construction of new roads and highways over the next five years.
- India's revenue receipts are estimated to touch Rs 28-30 trillion (US\$ 436- 467 billion) by 2019, owing to Government of India's measures to strengthen infrastructure and reforms like demonetisation and Goods and Services Tax (GST).

India's gross domestic product (GDP) is expected to reach US\$ 6 trillion by 2027 and achieve upper-middle income status on the back of digitisation, globalisation, favourable demographics and reforms.

India is expected to be the third largest consumer economy as its consumption may triple to US\$ 4 trillion by 2025, owing to shift in consumer behavior and expenditure pattern, according to a Boston Consulting Group (BCG) report; and is estimated to surpass USA to become the second largest economy in terms of purchasing power parity (PPP) by the year 2040, according to a report by Pricewaterhouse Coopers.

Real Estate Industry Review

The real estate sector is one of the most globally recognized sectors. In India, real estate is the second largest employer after agriculture and is slated to grow at 30 per cent over the next decade. The real estate sector comprises four sub sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

It is also expected that this sector will incur more non-resident Indian (NRI) investments in both the short term and the long term. Bengaluru is expected to be the most favoured property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi and Dehradun.

The Indian real estate market is expected to touch US\$ 180 billion by 2020. Housing sector is expected to contribute around 11 per cent to India's GDP by 2020. Retail, hospitality and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

New housing launches across top seven cities in India increased 27 per cent year-on-year in January-March 2018.

India is expected to witness an upward rise in the number of real estate deals in 2018, on the back of policy changes that have made the market more transparent.

The Indian real estate sector has witnessed high growth in recent times with the rise in demand for office as well as residential spaces. Private equity investments in real estate are estimated to grow to US\$ 100 billion by 2026 with tier 1 and 2 cities being the prime beneficiaries. Private equity investments in Indian real estate increased 15 per cent year-on-year in January-March 2018 to Rs 16,530 crore (US\$ 2.56 billion). According to data released by Department of Industrial Policy and Promotion (DIPP), the construction development sector in India has received Foreign Direct Investment (FDI) equity inflows to the tune of US\$ 24.67 billion in the period April 2000-December 2017.

Government Initiatives

The Government of India along with the governments of the respective states has taken several initiatives to encourage the development in the sector. The Smart City Project, where there is a plan to build 100 smart cities, is a prime opportunity for the real estate companies. Below are some of the other major Government Initiatives:

- In May 2018, construction of additional 150,000 affordable houses was sanctioned under Pradhan Mantri Awas Yojana (PMAY), Urban.
- In February 2018, creation of National Urban Housing Fund was approved with an outlay of Rs 60,000 crore (US\$ 9.27 billion).
- Under the Pradhan Mantri Awas Yojana (PMAY) Urban 1,427,486 houses have been sanctioned in 2017-18. In March 2018, construction of additional 3,21,567 affordable houses was sanctioned under the scheme.

Mumbai Real Estate

Post demonetisation, implementation of Goods & Services Tax (GST) & MahaRERA, development of the metro rail in Mumbai, Cheaper Home loan & Softening of property prices, Mumbai real estate market has shown signs of improvement and increase in Residential sales. Post MahaRERA, Developers are concentrating their resources and efforts towards completing existing projects and as results the new launches were subdued. Also development of the metro rail in Mumbai will bring about a transformation and boost the realty sector. Residential and commercial properties located close to the upcoming metro hubs, will command a premium.

COMPANY STRENGTHS

The Company socio-economic objectives are echoed in its credo that includes commitment to uphold highest ethical standards in conduct of business and valuing the opportunity and responsibility to make a meaningful difference in people's lives as well as it is reflected in one of its core values, concern for people. Company continues to capitalize on the market opportunities by leveraging its key strengths. The key strengths include:

Quality of Execution

Robust Project execution skills are an important enabler of scale. The Company has always maintained the International level Standard in Quality and Safety.

The Company has maintained the International safety standard for all the laborers at project sites. D B Realty's green building initiative, strives to balance environmental responsibility and resource efficiency, with the occupant's health and well-being and community sensitivity. Systems are integrated with the design and are constructed, monitored and controlled to operate at maximum efficiency throughout the building's lifetime.

Focus on Performance

Promoters and senior management focus is on Project Planning and Execution. Activities such as architectural design and construction are outsourced to the best-in-class practices in the Industry for present-day design and quality construction.

Highly Qualified Execution Team

The Project management team comprises of international resources reflecting expertise and proven experience in their functional areas. The team drives the organization through their contribution. The organizational framework has been designed to manage the design, engineering, procurement and execution of concurrent, multi site projects keeping a focus on delivery of developments of International standards.

Strategic alliance

Company has good ability to do strategic alliances and Development Management Agreements with Developers, Real estate and Construction companies for business growth.

BUSINESS OVERVIEW

The Company remains committed for a high quality state-of-art construction and delivery of projects. Despite the subdued performance, the progress on our key business parameters continues at reasonable pace. The Company simultaneously had

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evolved looking for strategic investment / joint ventures/tie-ups for various projects with various other real estate developers. During FY 2018, Neelkamal Realtors Tower Private Limited (a subsidiary of DB Realty Limited) has entered into a Development Management Agreement with Indo Global Soft solutions and Technologies Private Limited (Indo) a Radius Group Company and which is a Sanjay Chhabria venture for the development of its One Mahalaxmi project . Real Gem Buildtech Private Limited (a wholly owned subsidiary of DB Realty Limited) has entered to an arrangement with Kingmaker Developers Private Limited, a Group company of Rustomjee (a subsidiary of Keystone Realtors Private Limited) for the development management of Real estate Project DB Crown. The company believe that this arrangement will be in best interest of project and all our valued customers.

We are looking for various strategic alliances for our ongoing & upcoming Projects.

The project wise development status is as below:

DB Ozone

DB Ozone has been carefully designed to enhance comfort and connectivity for its residents. The project is located in Dahisar adjoining the Western Express Highway, amidst the scenic and tranquil hills of the National Park. We have initiated partly handover process for the project.

Total units in project: 3,662

Cumulative units sold: 3,312

Total Sales Value: Rs 9,511.2 mn, of which Rs 8,231.73 mn has been realized.

X BKC

The project is placed in the premium business hub of Mumbai with easy connectivity to Santacruz, Chembur Link Road and a few minute drive to Chhatrapati Shivaji International Airport. Ten BKC is an iconic residential address that offers variety of spacious residential apartments ranging from 1 BHK to 6 BHK (Duplex). The project is a 5 acre development with 3 acres of elevated landscaping. It is truly an oasis of convenience, space and luxury with 45,000 sq.ft clubhouse and Sky Gym. This project is being developed in a joint venture with Radius Estates and Developers Private Limited (earlier known as Vishwaroop Estate & Developers Private Limited).

DB Share units in project: 385

Cumulative units sold: 124

Total Sales Value:Rs 5,803.5 mn . There is no revenue recognition from this project as the project is yet to reach the requisite threshold limit.

One Mahalaxmi

One Mahalaxmi is a spectacular residential tower located at Mahalaxmi in Mumbai offering its elite residents the luxury of size and space along with an unmatched view of the Arabian Sea as well as the Golf Course. Spread over 4 acres of prime real estate, the project offers quick access to any part of the city. The Worli sea-link, financial districts of Nariman Point and the Mumbai Airport are all a few minutes drive away from it.

Neelkamal Realtors Tower Private Limited (a subsidiary of DB Realty Limited) has entered into a Development Management Agreement with Indo Global Soft solutions and Technologies Private Limited (Indo) a Radius Group Company and which is a Sanjay Chhabria venture for the development of its One Mahalaxmi project .

Total units in project: 387

Cumulative units sold: 149

Total Sales Value:Rs 9,834.4 mn. There is no revenue recognition from this project as the project is yet to reach the requisite threshold limit.

DB Skypark

DB Skypark situated at the centre of the hospitality district of Mumbai International Airport, is luxury residential project located at Sahar, Andheri. The project is being developed on ~1.5 acres of land with 6 residential wings. The project site is minutes away from a range of hotels, ITC Grand Maratha and Hilton International Airport Hotel and is well connected by way of Metro, road network and railways.

Total units in project: 223

Cumulative units sold: 43

Total Sales Value:Rs 828.9 mn. There is no revenue recognition from this project as the project is yet to reach the requisite threshold limit.

DB Crown

DB Crown is one of the most distinguished address in South Mumbai. It's designed by the sought after name like Hafeez Contractor works at crafting these living spaces. It has luxury of ampleness of space and an endless view of the sea. It offers to its resident's state of the art amenities and the added luxury of access to a multitude of prominent shopping areas in the vicinity. Real Gem Buildtech Private Limited (a wholly owned subsidiary of DB Realty Limited) has arrived an arrangement with Kingmaker Developers Private Limited, a Group company of Rustomjee (a subsidiary of Keystone Realtors Private Limited) for the development management of Real estate Project DB Crown . The company believe that this arrangement will be in best interest of project and all our valued customers.

Total units in project: 709

Cumulative units sold: 283

Total Sales Value:Rs 21,148.2 mn. There is no revenue recognition from this project as the project is yet to reach the requisite threshold limit.

A comparative table showing synopsis of FY 2018 versus FY 2017 Balance Sheet is as follows:

Consolidated Balance Sheet as at March 31, (In Mn)	2018	2017
ASSETS		
Non-current Assets	24,145.44	25,307.84
Current Assets	42,187.09	39,808.27
Total	66,332.53	65,116.11
EQUITY AND LIABILITIES		
Shareholders' Funds	23,370.19	26,803.44
Non-current Liabilities	13,171.68	13,073.55
Current Liabilities	29,790.66	25,239.12
Total	66,332.53	65,116.11

A comparative table showing synopsis of FY 2018 versus FY 2017 of statement of Profit and Loss is as follows:

	FOR THE YEAR ENDED MARCH 31, (In Mn)	
	2018	2017
Revenue from Operations	1,198.62	1,409.05
Other Income	1,565.53	1,474.97
Total Revenue	2,764.15	2,884.02
Total Expenses	5,654.78	3,416.96
Profit/ (Loss) before tax	(3,057.37)	(474.04)
Profit after tax	(3,132.33)	(743.84)

During FY 2018, Company has registered stagnant / sluggish sales due to various macro factors. Company has worked on joint development for its few projects during the year and foresees to follow the JV / JD strategic route for its ongoing / upcoming projects in the next future.

INTERNAL CONTROL SYSTEMS

D B Realty has a team of professionals including Chartered Accountants, Company Secretaries, Lawyers and MBAs, to ensure systems in place as per applicable laws and regulations. The internal audit of the company is conducted by M/s JMT & Associates. The Audit Committee and the Board of Directors review the internal audit reports. The statutory audit of the company is conducted by Haribhakti & Co. LLP. A dedicated team of professionals ensure ISO compliances are adhered to by employees, contractors, suppliers, vendors, and any other person connected to the project operations.

D B Realty Limited implements a culture of continuous improvement, sponsored by top management and supported by technology excellence and innovation. The company has also focused on upgrading the IT infrastructure both in terms of hardware and software.

The Company has an efficient system of internal controls for achieving the following business objectives of the Company:

- Efficiency of operations by implementation of ERP application in business processes
- Protection of resources

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- Accuracy and promptness of financial reporting
- Compliance with the laid down policies and procedures
- Compliance with various laws and regulations

OUTLOOK GOING FORWARD

This is year of consolidation of products and services in the sector - with the impacts of all policy initiatives taken in 2017-18 beginning to take shape in the coming year. More joint ventures/ joint developments will be the order of the day. Completion of existing projects will be prioritised over launching new ones, hence, 2018 looks promising for a good supply of houses across major Indian markets. In order to achieve this, developers will be remodelling their business processes to streamline delivery and allied services, without stretching themselves too much in terms of debt or scope of work. We are seeing a relative value-shift from the passive “bricks and mortar” component to a more dynamic, operational business. This is important for investors – who either need to find innovative and cost-effective ways of accessing operational expertise and innovation, or face diminishing returns.

The lines between traditional real estate companies and new entrants are becoming blurred. There is plenty of opportunity for new entrants to disrupt the sector and steal value and market share, which is why many believe that now is a crucial point in the sector’s evolution.

Indian real estate developers have shifted gears and accepted fresh challenges. The most marked change has been the shift from family owned businesses to professionally managed ones. Real estate developers, is meeting the growing need for managing multiple projects across cities, are investing in centralised processes to source material and organise manpower and hiring qualified professionals in areas like project management, architecture, engineering, Finance and Strategy .

The growing flow of FDI into Indian real estate is encouraging increased transparency. Developers, in order to attract funding, have revamped their accounting and management systems to meet due diligence standards.

At DB Realty Limited, we have always endeavored to give the best services and transparent processes as we fulfill the dreams of our customers. We have been launching projects across various segments, right from affordable to best-in-class luxury complexes. Our landmark properties continue to enhance the beauty. We are currently well-placed with a wide range of product offerings that will help us grab the business opportunities in a flourishing economy.

CAUTIONARY STATEMENT

Certain statements in the Management Discussion and Analysis describing the Company’s objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities laws and regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company’s operations include labour and material availability, and prices, cyclical demand and pricing in the Company’s principal markets, changes in government regulations, tax regimes, economic development within India and other incidental factors.

Disclaimer

The Company shall be registering its forthcoming projects at an appropriate time in the applicable jurisdictions / States under the Real Estate (Regulation and Development) Act, 2016 (RERA) and Rules thereunder. Till such time, the forthcoming projects are registered under RERA, none of the images, material, projections, details, descriptions and other information that are mentioned in the Annual Report for the year 2017-18, should be deemed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, or invitation to acquire within the purview of the RERA. The Company uses carpet areas as per RERA in its customer communication.

“One of the interesting things – it’s a challenge, it’s an opportunity, but it’s happening – is how real estate as a productive part of the economic equation is changing.

And what is it going to look like in the future, whether that’s Five years or beyond?”

CORPORATE GOVERNANCE REPORT 2017-2018 OF D B REALTY LIMITED

Pursuant to Regulation 34(3) read with Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), we provide the information of the governance systems and processes of the Company followed for the year ended 31st March, 2018:

I. The Company’s Philosophy on code of Corporate Governance

Following the traditions of good Corporate Governance as a responsible corporate citizen, and with a view to serve the best interests of all the stakeholders, viz., the employees, shareholders, customers, vendors and society, your Company constantly endeavors and is committed to achieving the highest level of standards of Corporate Governance. The Company seeks to achieve this goal by being:

- Transparent in its business dealings by disclosure of all relevant information and by being fair to all stakeholders;
- By ensuring that the Company’s activities are managed by an appropriate composition of Board of Directors comprising of promoter Directors and Independent Directors;
- Comply with all the applicable laws, rules and regulations of the land in which the Company operates; and
- Ensuring the timely and accurate flow of information at various levels within the organization to enable the concerned personnel to discharge their functions effectively.

Good Corporate Governance being a continuing exercise, your Company stands by its commitment to maintain highest standards of Corporate Governance in the overall interest of all the stakeholders.

II. Board of Directors and its Committees

A] Composition and Category of Directors/Attendance of Meetings/Directorships and Committee Memberships in other companies as on March 31, 2018

Your Company has the combination of Executive and Non-Executive Directors in conformity with Regulation 17 of the Listing Regulations.

The present strength of the Board of Directors is 10 out of which 5 (five) are Independent Directors. The Chairman of the Board is an Executive Director and belongs to the Promoter group.

As per the declarations received by the Company from each of the Directors, none of them are disqualified under Section 164(2) of the Companies Act, 2013.

The Independent Directors of the Company are in compliance with the provisions of Regulation 16(1)(b) of the Listing Regulations. Further, disclosures have been made by the Directors regarding their Chairmanships/ Memberships of the mandatory Committees of the Board and that the same are within the maximum permissible limit as stipulated under Regulation 26(1) of the Listing Regulations.

The present Composition of the Board and category of Directors is as follows:

No.	Name of the Director	Category
1	Mr. Vinod K. Goenka, Chairman & Managing Director	Executive Director (Promoter)
2	Mr. Shahid U. Balwa, Vice Chairman & Managing Director	Executive Director (Promoter)
3	Mr. Mahesh M. Gandhi	Non-Executive, Independent Director w.e.f. 01.11 2010 (appointed w.e.f. 27.09.2014 for a period of five years pursuant to Companies Act 2013 and the Companies (Appointment and Qualification of Directors) Rules 2014)
4	Mr. Jagat A. Killawala	Non Executive Independent Director w.e.f. 17.05.2011 (appointed w.e.f. 27.09.2014 for a period of five years pursuant to Companies Act 2013 and the Companies (Appointment and Qualification of Directors) Rules 2014)
5	Mr. Devender Kumar Vasal	Non Executive Independent Director w.e.f. 14.02.2018 (Additional Director and will be appointed for a period of five years subject to shareholders’ approval in the ensuing Annual General Meeting pursuant to Companies Act 2013 and the Companies (Appointment and Qualification of Directors) Rules 2014)

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No.	Name of the Director	Category
6	Mr. Nasir M. Rafique	Non Executive Independent Director w.e.f. 17.05.2011 (appointed w.e.f. 27.09.2014 for a period of five years pursuant to Companies Act 2013 and the Companies (Appointment and Qualification of Directors) Rules 2014)
7	Mr. Salim U. Balwa	Non Executive Non Independent Director (Promoter Group) w.e.f.10.12.2011
8	Mr. Jayvardhan V. Goenka	Non Executive Non Independent Director (Promoter Group) w.e.f.10.12.2011
9	Ms. Sunita K. Goenka	Non Executive Non Independent Director (Promoter Group) w.e.f.30.03.2015
10	Mr. Sundaram Rajagopal	Non Executive Independent Director w.e.f. 09.12.2016 (appointed w.e.f. 09.12.2016 for a period of five years pursuant to Companies Act 2013 and the Companies (Appointment and Qualification of Directors) Rules 2014)

The Composition of Board of Directors as on March 31, 2018 and other relevant details are as under:

Name	Category	Attendance Particulars			No. of other Directorships ^(A) and Committee Memberships / Chairmanships ^(B)		
		Number of Board Meetings		Last AGM	^^ Other Directorship ^{(C)(D)}	^^ Committee Chairmanship ^(E)	^^ Committee Membership ^(E)
		Held	Attended				
Mr. Vinod K. Goenka	ED** Chairman & Managing Director	5	4	No	2	Nil	1
Mr. Shahid U. Balwa	ED** Vice Chairman & Managing Director	5	4	Yes	Nil	Nil	2
Mr. Mahesh M. Gandhi	NE & ID*	5	5	Yes	2	1	0
Mr. Jagat A. Killawala	NE & ID*	5	5	No	4	Nil	5
Mr. Janak I. Desai	NE & ID*	3***	0***	Yes	N.A.	N.A.	N.A.
Mr. Nasir M Rafique	NE & ID*	5	5	No	5	1	6
Mr. Salim U. Balwa	NE & NID"	5	1	No	1	Nil	Nil
Mr. Jayvardhan V. Goenka	NE & NID"	5	3	Yes	Nil	Nil	Nil
Ms. Sunita K. Goenka	NE & NID"	5	3	No	1	Nil	Nil
Mr. Sundaram Rajagopal	NE & ID*	5	2	No	Nil	Nil	Nil
Mr. Devender Kumar Vasal	NE & ID*	1***	1***	No	3	Nil	Nil

- 1) * Non-Executive & Independent Director
- 2) ** Executive Director
- 3) " Non Executive and Non Independent
- 4) ***Indicates the number of meetings held and attended after the appointment / before ceasing to the Director

Notes:

- 1 Excluding separate meetings of Independent Directors, in which non Independent Directors were not eligible to participate.
 - A Directorships in Foreign Companies, Section 8 Companies and Private Limited Companies, Alternate Directorships and membership in governing councils, chambers, other bodies corporate are not included.
 - B Mandatory committees are the committees prescribed under the Listing Regulations i.e. Audit Committee and Stakeholders Relationship Committee of public companies.
 - C Excluding D B Realty Limited.
 - D Private Company which is a subsidiary of public company is considered as a public company.
 - E Including D B Realty Limited

As detailed in table above, none of the Directors of the Board is a member in more than ten Board level Committees and the Chairman of more than five such committees as per regulation 26(1).

Except Mr. Vinod K. Goenka, Mr. Jayvardhan V. Goenka and Ms. Sunita K. Goenka, who are related to one another and Mr. Shahid Balwa and Mr. Salim Balwa who are related to each other, no other Directors are related to each other in terms of the definition of 'relative' given under Companies Act, 2013. Mr. Jayvardhan V. Goenka is son of Mr. Vinod Goenka and Ms. Sunita Goenka is sister of Mr. Vinod Goenka. Mr. Shahid Balwa and Mr. Salim Balwa are brothers.

None of the Independent Directors has any pecuniary relationship, transaction or association with the Company.

B] No. of Board Meetings and dates of Board Meetings

The Board oversees the entire functioning of the Company and is involved in strategic decision-making on a collective basis.

Your Board met five times during the Financial Year under review and the interval between any such two meetings has not been more than one hundred and twenty days. The Company Secretary under the direction of the Chairman and in consultation with Chief Financial Officer prepares the agenda for the meetings along with the notes thereto and circulates it to the Directors, along with the notice of the meeting. During FY 2017-18, meetings of the Board of Directors were held on:

- May 30, 2017
- June 09, 2017 (Adjourned meeting of May 30, 2017)
- August 14, 2017
- November 14, 2017
- February 14, 2018

The Independent Directors hold their informal meetings prior the commencement of Board Meeting and hold brief discussion amongst them on agenda items in which non independent Directors and members of the management were not present. The meeting also discusses matters relating to the performance of the non independent Directors, the Board as a whole and Chairman and also the flow of information to the members of the board.

C] Procedure of Board/ Committee Meeting

The Notices of the Board and Committee Meetings are circulated to the Directors/ Committee Members about 10-15 days in advance through electronic means. The agenda of the Meetings with all relevant papers and notes on the items are circulated seven days in advance through electronic means to the Directors/ Committee Members to enable them to have discussion and take informed decisions.

D] Shareholding of Directors in the Company as on March 31, 2018

Name	Number of Equity Shares	% of total paid up share capital
Mr. Vinod K. Goenka	15364216	6.32
Mr. Shahid U. Balwa	0	0
Mr. Mahesh M. Gandhi	0	0
Mr. Jagat A. Killawala	0	0
Mr. Nasir M Rafique	0	0
Mr. Salim U. Balwa	74340	0.03
Mr. Jayvardhan V. Goenka	0	0
Ms. Sunita Goenka	1669327	0.69
Mr. Sundaram Rajagopal	0	0
Mr. Devender Kumar Vasal	0	0

The Company has not issued any convertible securities.

E] Familiarization Programme for Independent Directors

The Independent Directors are familiarized, inter alia, with the Company, their rights, roles and responsibilities, the nature of the industry, the business model of the Company. The details of the same can be accessed at http://www.dbrealty.co.in/pdfs/Familiarisation_Programme.pdf.

F] Subsidiary Monitoring Mechanism

The minutes of board meetings of the subsidiary companies are placed before the meeting of Board of Directors of the Company.

The Company has one material non-listed subsidiary company within the meaning of the Listing Regulations, definition, in which one of the independent Directors of the Company was nominated as Independent Director.

The performance and management of the subsidiary companies is monitored inter alia by the following means:

- a) Financial Statements in particular the investments made by the unlisted subsidiary company are reviewed on a quarterly basis by the Audit Committee of the Company.
- b) A statement containing all significant transactions and arrangements entered into by the unlisted subsidiary company is placed before the board for its review.

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- c) The minutes of the Board of Directors of the Subsidiary Companies are placed and circulated as part of the agenda papers periodically to the Directors.

The policy on Material Subsidiaries has been framed and displayed on the Company's website http://www.dbrealty.co.in/pdfs/DBRL_Policy%20on%20Material%20Subsidiaries.pdf .

- e) The policy of dealing with Related Party has been framed and displayed on the Company's website at http://www.dbrealty.co.in/pdfs/DBRL_Policy%20of%20Related%20Party%20Transaction.pdf.

Attention of members is drawn to the disclosure of transactions with related parties as set out in Notes to the Standalone Financial Statements, forming part of Annual Report.

None of the transactions with any of related parties were in conflict with the Company's interest. Attention of members is drawn to the disclosure of transactions with related parties.

The Company's major related party transactions are generally with its subsidiaries and associates. The related party transactions are entered into based on consideration of various business exigencies, such as synergy in operations, sectoral specialization and the Company's long term strategy for sectoral investments, optimization of market share, profitability, legal requirements, liquidity and capital resources of subsidiaries and associates.

The Company promotes ethical behavior in all its business activities and has put in place a mechanism for reporting illegal or unethical behavior. The Company has a vigil mechanism and Whistle blower policy under which the employees are free to report violation of applicable laws and regulations and the Code of Conduct. The reportable matters shall be investigated under the supervision of the Audit Committee. Employees may also report to the Chairman of the Audit Committee. The Chairman of the Audit Committee shall recommend to the Board of Directors to take corrective/ disciplinary action. During the year under review, no employee was denied access to the Audit Committee.

G] Audit Committee

The composition of the Audit Committee as on March 31, 2018 is as under :

Name of Member	Category
Mr. Mahesh M. Gandhi (Chairman)	Non-Executive Independent Director
Mr. Shahid U. Balwa	Executive Director
Mr. Nasir M. Rafique	Non-Executive Independent Director

The Chief Financial Officer, Internal Auditor and the Statutory Auditors are invitees to the relevant meetings of the Audit Committees in respect of businesses related to them. The Company Secretary acts as Secretary to the Audit Committee.

During the year under review, the Audit Committee met five times on:

- May 30, 2017
- June 09, 2017 (Adjourned meeting of May 30, 2017)
- August 14, 2017
- November 14, 2017
- February 14, 2018

The attendance of members of Audit Committee at the committee meetings during the year ended March 31, 2018 is as under:

Name of Member	Audit Committee Meetings	
	Held	Attended
Mr. Mahesh M. Gandhi	5	5
Mr. Shahid U. Balwa	5	4
Mr. Nasir. M. Rafique	5	5

The terms of reference and powers of the Audit Committee are in accordance with the requirements of Regulation 18 read with Part C of Schedule II of the Listing Regulations and Section 177 of the Companies Act, 2013 and includes overseeing the Company's financial reporting process, internal financial control, reviewing with the management the adequacy of the internal audit function, recommending the appointment/ reappointment of statutory auditor, cost auditor and internal auditor and recommending/fixation of audit fees, reviewing the significant internal audit findings, related party transactions, reviewing the Management Discussions and Analysis of financial condition and results of operations, scrutiny of inter-corporate loans and investments.

The Committee discusses with the auditors their audit methodology, audit planning and significant observations/ suggestions made by them and management responses and action taken by them.

H] Nomination and Remuneration Committee

The composition of this Committee as on March 31, 2018 is as under:

Name of Member	Category
Mr. Mahesh M. Gandhi (Chairman)	Non-Executive Independent Director
Mr. Jagat A. Killawala	Non-Executive Independent Director
Mr. Janak I. Desai (Ceased to be member w.e.f. September 14, 2017)	Non-Executive Independent Director
Mr. Nasir M. Rafique (appointed as member w.e.f. February 14, 2018)	Non-Executive Independent Director

During the year under review, the Committee meeting was held thrice on August 14, 2017, November 14, 2017 & February 14, 2018.

The attendance of members of Nomination and Remuneration Committee at the committee meeting during the year ended March 31, 2018 is as under:

Name of Member	Nomination & Remuneration Committee meetings	
	Held	Attended
Mr. Mahesh M. Gandhi	3	3
Mr. Jagat A. Killawala	3	3
Mr. Janak I. Desai	1*	0
Mr. Nasir M Rafique	1**	1

* Ceased to be member of Nomination & Remuneration Committee w.e.f. September 14, 2017 upon vacation of office as Director pursuant to Sec. 167 (1) (b) of the Companies Act, 2013 and also member of the Committee.

** appointed as member of Nomination & Remuneration Committee w.e.f. February 14, 2018.

The terms of reference and power of the Nomination and Remuneration Committee is in accordance with the requirements of Regulation 19 read with Part D of Schedule II of Listing Regulations and Section 178 of the Companies Act, 2013.

The role of the Committee, inter alia, is to approve/ recommend the remuneration/ packages of the Executive and Non-Executive Directors and of Senior Management Personnel and to lay down the criteria for performance evaluation of Board of Directors as whole, individual directors and the committees of the Board. Under the said performance evaluation framework, the Committee has identified the criteria upon which every Director shall be evaluated. The Policy also provides the manner in which the Directors, as a collective unit in the form of Board Committees and the Board function and perform.

I] Stakeholders Relationship Committee

The composition of this Committee as on March 31, 2018 is as under:

Name of Member	Category
Mr. Janak I. Desai (Ceased to be Chairman w.e.f. September 14, 2017)	Non-Executive Independent Director
Mr. Jagat A. Killawala	Non-Executive Independent Director
Mr. Shahid U. Balwa	Executive Director
Mr. Nasir M. Rafique (appointed as Chairman w.e.f. February 14, 2018)	Non-Executive Independent Director

The Company Secretary is the Compliance Officer under the Listing Regulations.

During the year under review, the Committee meeting was held once on February 14, 2018.

The attendance of members of Stakeholders Relationship Committee at the committee meetings during the year ended March 31, 2018 is as under:

Name of Member	Stakeholders Relationship Committee meetings	
	Held	Attended
Mr. Jagat A. Killawala	1	1
Mr. Shahid U. Balwa	1	1
Mr. Nasir M. Rafique	1	1

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The Committee has been constituted to specifically look into the matter of the redressal of stakeholder's, security holders and investor's complaints and grievances, including but not limited, those relating to transfer/ transmission of shares, dematerialization and rematerialization of shares, split, consolidation and issuance of duplicate shares and review from time to time overall working of secretarial department relating to shares of the Company. The Committee oversees the performance of the Registrars and Share Transfer Agents i.e. Link Intime India Private Limited. The Stakeholders Relationship Committee is mainly responsible to look into the redressal of all shareholders and investors complaints. The Committee reviews the details of complaints in the nature of Non-receipt of Refund/shares etc received from the Registrar to the issue and Share Transfer Agents, which were replied by them.

The details of shareholder's complaints received and disposed off during the year under review are as under:

Number of Investor Complaints	
• Pending at the beginning of the financial year	NIL
• Received during the financial year	2
• Disposed off during the financial year	2
• Pending at the end of the financial year	NIL

J] Corporate Social Responsibility Committee

The composition of this Committee as on March 31, 2018 is as under:

Name of Member	Category
Mr. Mahesh M. Gandhi (Chairman)	Non-Executive Independent Director
Mr. Jayvardhan V. Goenka	Non-Executive Non-Independent Director
Mr. Nasir M. Rafique	Non-Executive Independent Director

The Company Secretary is the Secretary to the Committee.

During the year under review, the Committee meeting was held once on February 14, 2018.

The attendance of members of the Committee at the committee meetings during the year ended March 31, 2018 is as under:

Name of the Member	CSR Committee meetings	
	Held	Attended
Mr. Mahesh M. Gandhi	1	1
Mr. Jayvardhan V. Goenka	1	1
Mr. Nasir M. Rafique	1	1

The role of the Committee is to formulate and recommend to the Board a Corporate Social Responsibility Policy, recommend the amount of yearly CSR expenditure and also monitor the implementation and functioning of Corporate Social Responsibility Policy.

K] Finance & Investment Committee

The composition of this Committee as on March 31, 2018 is as under:

Name of Member	Category
Mr. Vinod K. Goenka (Chairman)	Executive Director
Mr. Mahesh M. Gandhi	Non-Executive Independent Director
Mr. Jagat A. Killawala	Non-Executive Independent Director

During the year under review, this Committee met twice on:

- October 13, 2017
- December 19, 2017

The attendance of members of the Committee at the committee meetings during the year ended March 31, 2018 is as under:

Name of the Member	Finance/Investment Committee meetings	
	Held	Attended
Mr. Vinod K. Goenka (Chairman)	2	2
Mr. Mahesh M. Gandhi	2	2
Mr. Jagat A. Killawala	2	2

III. A] Directors' Appointment, Tenure and Remuneration

In terms of Section 152 read with Section 149(13) of the Companies Act, 2013, Mr. Vinod K Goenka & Mr. Shahid Balwa, Directors are liable to retire by rotation. The said Directors have offered themselves for reappointment and resolutions for their reappointment, are incorporated in the Notice of the ensuing Annual General Meeting. The brief profile and other information as required under Regulation 36(3) of the Listing Regulations relating to Mr. Vinod K. Goenka and Mr. Shahid Balwa appear elsewhere in this Report.

B] Non-Executive Directors' Compensation Disclosures

All fees/ compensation, if any paid to non-executive directors, including independent directors are fixed by the Board of Directors or its committee thereof and previously approved by the shareholders in their general meeting in any financial year and in aggregate. No remuneration other than sitting fees for attending the meetings of the Board or committee(s) of the Board was paid during the year to non executive Directors.

The element of the remuneration package of the Non-Executive Directors consists of sitting fees. The Non-Executive Directors are paid sitting fees of Rs. 20,000/- each, reimbursement of travelling expenses and out of pocket expenses on actual basis for attending Board Meetings and Committee Meetings thereof only in respect of the outstation Directors at their requests.

The Company is availing the professional expertise of the Non-Executive Directors through their participation in the Board Meetings. None of the Independent Directors is holding any share in the Company.

The details of remuneration of the Executive and Non-Executive Directors for the year ended March 31, 2018 is as follows:

Name of Director	Category	Remuneration paid during 2017-2018		Total (Rs.)
		Sitting Fees (Rs.)	Salary & perquisites (Rs.)	
Mr. Vinod K. Goenka	ED** Managing Director, Chairman	N.A	Nil	Nil
Mr. Shahid U. Balwa	ED** Vice Chairman & Managing Director	N.A	Nil	Nil
Mr. Mahesh M. Gandhi	NE & ID*	2,80,000	N.A.	2,80,000
Mr. Jagat A. Killawala	NE & ID*	2,00,000	N.A.	2,00,000
Mr. Janak I. Desai	NE & ID*	0	N.A.	0
Mr. Nasir M. Rafique	NE & ID*	2,20,000	N.A.	2,20,000
Mr. Salim U. Balwa	NE & NID***	20,000	N.A.	20,000
Mr. Jayvardhan V. Goenka	NE & NID***	80,000	N.A.	80,000
Ms. Sunita K. Goenka	NE & NID***	40,000	N.A.	40,000
Mr. Sundaram Rajagopal	NE & ID*	40,000	N.A.	40,000
Mr. Devender Kumar Vasal	NE & ID*	20,000	N.A.	20,000

* Non-Executive & Independent Director

** Executive Director

*** Non-Executive & Non-Independent Director

C] Brief about Remuneration Policy

The Nomination and Remuneration Committee shall have the power to determine the Company's policy on specific remuneration packages including pension rights and other compensation for Executive Directors and other Senior Employees of the Company equivalent to or higher than the rank of General Manager and the Committee shall have the jurisdiction over the matters listed below and for this purpose the Nomination and Remuneration Committee shall have full access to information contained in the records of the Company and external professional advice, if necessary

- Evaluation of the performance of the Directors;
- To fix and finalise remuneration including salary, perquisites, benefits, bonuses, allowances, etc.;
- Fixed and performance linked incentives along with performance criteria;
- Increments and Promotions;
- Service contracts, notice period, severance fees; and
- Ex-gratia payments.

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IV. Disclosures

Materially significant related party transactions

The details of transactions with the related parties are tabled before the audit committee on a quarterly basis. The register of contracts containing the transactions in which the Directors are interested was placed regularly before the board. There were no pecuniary transactions directly with the Independent/Non-Executive Directors, other than the payment of remuneration.

Status of Regulatory Compliances

The Company has complied with all the material requirements of the Listing Agreement/ SEBI (LODR) Regulations, 2015 as well as the regulations and guidelines of SEBI and other statutory authorities. There were no strictures or penalties imposed on any matter relating to capital markets during the last three years.

Establishment of Vigil Mechanism & Whistle Blower Policy

Your Company has a Whistleblower Policy in place. During the year under review no personnel have either approached the Audit Committee or been denied access to the Audit Committee.

The MD/CFO certification in terms of Regulation 17(8) read with Part B of Schedule II of the Listing Regulations forms part of the Annual Report.

Details of Compliance with mandatory requirements and adoption of the non-mandatory requirements

Your Company has complied with all the mandatory requirements of the Listing Regulations relating to corporate governance. Further, your Company has adopted two non-mandatory corporate governance requirements relating to (i) endeavor to have unmodified financial statements, and (ii) direct reporting of the Internal Auditor to the Audit Committee.

Compliance of requirements of Corporate Governance Report of sub-paras (2) to (10) of Schedule V Part C

The Company has complied with the requirement of Corporate Governance Report of sub-para (2) to (10) of Schedule V part C.

V. Code of Conduct

The Company has laid down a Code of Conduct for all its board members and senior management personnel for avoidance of conflicts of interest and ensuring the highest standard of honesty, dedication and professionalism in carrying out their functional responsibilities. The Company's Code of Conduct is in consonance with the requirements of Listing Regulations. The Code of Conduct is posted on the Company's website www.dbreality.co.in. The Code has been circulated to all the members of the board and senior management and the compliance of the same have been affirmed by all the available personnel. There are no commercial or material financial transactions, with the senior management personnel, where there is a personal interest that may have in a potential conflict with the interest of the Company at large. A declaration signed by the Vice-Chairman on behalf of the Board of Directors is given below:

Declaration on Code of Conduct

This is to certify that your Company has in place a Code of Conduct applicable to the Board Members as well as the Senior Management Personnel and that the same has been hosted on the Company's website. All the Board Members and the Senior Management Personnel have affirmed compliance with the Code of Conduct for the FY 2017-18.

Mumbai, May 28, 2018

Shahid Balwa
Vice Chairman & Managing Director

VI. Disclosure of compliance with Corporate Governance requirements under Regulation 17 to 27 & Regulation 46(2)(b) to (i) of Listing Regulations

As on Financial Year ended March 31, 2018, the Company has complied with all the Listing Regulations except 25 (6). Further, the Listing Regulations 21 (1), (2), (3) & (4) are not applicable to the Company.

General Shareholder's Information

1. Details of Directors retiring by rotation

- Mr. Vinod K. Goenka
- Mr. Shahid Balwa
- **Mr. Vinod K. Goenka :**

Mr. Vinod K. Goenka, aged 59 years, is the Chairman cum Managing Director and a Promoter of our Company. He

has been on the Board of the Company since Incorporation on January 08, 2007. Mr. Vinod K. Goenka has more than decades of experience in field of Construction & Real Estate Business. Over the years, Mr. Vinod K. Goenka has acquired expertise in project management and in formulating strategy for development of residential townships and commercial complexes. His involvement as Managing Director has substantially been in respect of business development, business strategy and overall management of the affairs and projects of the Company. The details of directorship, chairmanship and membership of Mr. Vinod Goenka are appearing elsewhere in this Report. Mr. Vinod Goenka holds 15364216 shares of the Company as on March 31, 2018.

• **Mr. Shahid Balwa :**

Mr. Shahid Balwa, aged 44 years, is the Vice-Chairman cum Managing Director and a Promoter of our Company. He has been on the Board of our Company since December 10, 2011 and prior to that was Director from January 08, 2007 to February 09, 2011 and Managing Director from September 01, 2007 to February 09, 2011. Mr. Shahid Balwa has more than decades of experience in hospitality and real estate /construction industry. He led the family's business foray into hospitality by taking charge of construction, implementation and operation of the five star Deluxe Hotel, Hilton Hotel, Mumbai. He has contributed to the group's expansion and growth in construction of several buildings and acquisition of properties. His involvement as Managing Director has substantially been in respect of day to day management of the operations and affairs of the company. The details of directorship, chairmanship and membership of Mr. Shahid Balwa are appearing elsewhere in this Report. Mr. Shahid Balwa does not hold any shares of the Company as on March 31, 2018.

Mr. Vinod K. Goenka	Mr. Shahid Balwa
<p>The details of directorship (other than in the Company) of Mr. Vinod K. Goenka are as follows:</p> <ol style="list-style-type: none"> 1 Neelkamal Realtors Suburban Private Limited 2 Schreiber Dynamix Dairies Private Limited 3 Crystal Granite & Marble Private Limited 4 Conwood Pre-Fab Limited 5 Conwood Agencies Private Limited 6 Goan Real Estate and Construction Private Limited 7 Dynamix Clubs and Resorts Private Limited 8 Dense Wood Private Limited 9 Hillside Constructions Co. Private Limited 10 Eversmile Properties Private Limited 11 Siddhivinayak Realities Private Limited 12 Viarra Entertainment Private Limited 13 A G Mercantile Private Limited <p>Mr. Vinod K. Goenka is a Chairman of Finance & Investment Committee and also member of Audit Committee of Neelkamal Realtors Suburban Private Limited, a subsidiary of our Company. Other than the above, he does not hold position of Chairmanship or Membership of Committees of any other company.</p>	<p>The details of directorship (other than in the Company) of Mr. Shahid Balwa are as follows: Nil</p> <p>Mr. Shahid Balwa is a member of Audit Committee and Stakeholders Relationship Committee of the Company. Other than the above, he does not hold position of Chairmanship and Membership of Committees of any other company.</p>

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1.1 The following information relates to Mr. Devender Kumar Vasal who has been appointed as Additional Director, and to be appointed as Independent Director at the ensuing Annual General Meeting of the Company for a period of 5 years w.e.f. February 14, 2018 (Non Executive Independent Director)

• Mr. Devender Kumar Vasal

Mr. Devender Kumar Vasal, aged 62 years, has passed his B. Com (H) examination and LL.B examination with first class from University of Delhi. He has done his D.L.L from Indian Law Institute and CAIIB from Indian Institute of Bankers. He has decades of rich and vast experience in the field of legal and related matters. Currently, he is acting as legal consultant to various corporates from April 2014. Prior to that he was Partner at DSK legal for 6 years from April 2008 to March, 2014. He also served as Group General Legal counsel in Vedanta Plc. He has worked as Head of Legal in Standard Chartered Bank and Times Bank limited (Now HDFC Bank). He was Executive Vice President and Head of Legal at DCB Bank and Legal advisor and operational Banker at Bank of Baroda for many years. Mr. Devender Kumar Vasal has been acting as an Independent Director in various other listed/unlisted companies.

Other Directorship of Mr. Devender Kumar Vasal	
1	Balaji Telefilms Limited
2	Balaji Motion Pictures Limited
3	Isagro (Asia) Agrochemicals Private Limited
4	Marinating Film Private Limited
5	ALT Digital Media Entertainment Limited
Mr. Devender Kumar Vasal does not hold position of Chairmanship or membership of committees of any other company.	

2. General Body Meetings

The location, time and date where the last three Annual General Meetings of the Company were held and disclosure about Special Resolutions are given hereunder:

Year & AGM	Location	Date of Meeting	Time
2016- 2017 11 th Annual General Meeting	Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East), Mumbai 400063	29.09.2017	03.00 P.M
2015- 2016 10 th Annual General Meeting	Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East), Mumbai 400063	29.09.2016	03.00 P.M
2014- 2015 9 th Annual General Meeting	Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East), Mumbai 400063	26.09.2015	03.00 P.M

The details of Special Resolutions passed in the last three Annual General meetings:

(A) Annual General Meeting:

Year & Date	Type of Meeting	Brief particulars of the Special Resolutions passed
2016- 2017 29-09-2017	11 th Annual General Meeting	Appointment of Mr. Sundaram Rajagopal as an Independent Director.
2015- 2016 29-09-2016	10 th Annual General Meeting	None
2014- 2015 26-09-2015	9 th Annual General Meeting	None

(B) Special Resolution passed through Postal Ballot during the year (2017-2018):

None of the Resolution is passed as Special Resolution through Postal Ballot

As on date, the Company does not have any proposal to pass any **Special Resolution** by way of postal ballot.

3. Company's Means of Communication:

Website	Your Company maintains a website www.dbrealty.co.in , wherein there is dedicated section 'Investors'. The website provides details, inter alia, about the Company, its performance including quarterly financial results, annual reports, press release, unpaid dividend details, if any shareholding pattern, Policies required to be published under SEBI (LODR) Regulations, contact details, etc.
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Quarterly/ Annual Financial Results	The Audited / unaudited Financial Results of the Company [quarterly as well as yearly] during the year were published in the Financial Express, English Newspaper and Loksatta, Marathi newspaper, and would normally continue to be published. The results are also uploaded by BSE and NSE on their website www.bseindia.com and www.nseindia.com respectively.
Stock Exchanges	All periodical information, including the statutory filings and disclosures, are filed with BSE and NSE. The filings required to be made under the Listing Regulations, including the Shareholding pattern and Corporate Governance Report for each quarter are also filed on BSE Listing Centre and NSE Electronic Application Processing System (NEAPS) and also displayed on the Company's website.
Investor Servicing	A separate e-mail id investors@dbg.co.in has been designated for the purpose of registering complaints by shareholders or investors.

4. Other Information:

CIN	L70200MH2007PLC166818
Registered Office and Address	DB House, Gen A. K. Vaidya Marg, Goregaon (East), Mumbai- 400 063 Maharashtra
Date, Time and Venue of Annual General Meeting	September 29, 2018. 3.00 P.M. at Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East) Mumbai – 400 063
Financial Year	The Financial Year of the Company starts from April 1, and ends on March 31, of the succeeding year.
Rate of Dividend and dividend declaration date	Dividend Not declared
Listing on Stock Exchanges	The Equity Shares of the Company are listed on BSE and NSE
Listing fees	The listing fees of BSE and NSE for FY 2017-18 has been paid.
Stock Code	The BSE scrip code of equity shares is 533160 The NSE scrip code of equity shares is DBREALTY
ISIN Number	INE879I01012
Custodian Fees	The custodian fees payable to each of the depositories based on the number of folios as on March 31, 2018 has been paid.
Suspension of trading in securities	There was no suspension of trading in securities of the Company during the year under review.
Registrar and Transfer agents	M/s. Link Intime India Private Limited C 101, 247 Park, L. B. S. Marg, Vikhroli (West), Mumbai – 400 083, India Tel No: 022 – 4918 6000 Website: www.linkintime.co.in E-mail: rnt_helpdesk@linkintime.co.in
Share Transfer System	For shares held in physical form, all requisite documents for share transfer should be sent to the Registrar and Transfer agents of the Company. The share transfers in physical form will be generally approved within 15 days from the date of receipt subject to all documents being in order. For shares held in dematerialized form, kindly contact your depository participant with whom your demat account is held.
Outstanding GDR's/ ADR's / Warrants/ Convertible Instruments and their Impact on Equity	There are no outstanding GDRs / ADRs / Warrants or any convertible instruments as on 31 st March, 2018, which would have impact on the equity share capital of the company.

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Commodity price risk or foreign exchange risk and hedging activities	The Company is subject to commodity price risk like any other industry. Moreover, since the Company procures all the input commodities used in Construction from third parties, it is all the more subject to risk and rewards of price variations. The Company is, to a certain extent, able to manage the risks of adverse price movements by giving all inclusive construction contracts, with a built in mechanism for moderation of any substantial price movement of key components of the contract. In respect of contract for finishing and facade items, the Company keeps on evaluating on continuous basis opportunities for price risk minimisations. In respect of inward remittances from eligible overseas buyers of the residential units constructed by the Company, all billing is in INR and hence the Company is immune to foreign exchange risk on this account.
Plant Locations	The Company does not have any plants.
Tentative calendar of the Board Meetings for FY 2018-19	For the quarter ended June 30, 2018 – by the mid of August, 2018. For the quarter and half year ended September 30, 2018 - by the mid of November 2018. For the quarter ended December 31, 2018 - by the mid of February 2019. For the quarter and year ended March 31, 2019 - by the end of May 2019.

5. Market Price Data

Month	Stock Exchanges					
	BSE			NSE		
	Share Price		Sensex	Share Price		Nifty
	High (Rs.)	Low (Rs.)	Close	High (Rs.)	Low (Rs.)	Close
April, 2017	53.85	41.75	29918.40	53.95	41.45	9304.05
May, 2017	52.15	40.00	31145.80	52.10	39.85	9621.25
June, 2017	46.80	38.10	30921.61	46.70	38.20	9520.90
July, 2017	45.25	38.40	32514.94	45.25	38.25	10077.10
August, 2017	44.60	32.25	31730.49	44.60	32.15	9917.90
September, 2017	42.30	34.50	31283.72	42.40	34.55	9788.60
October, 2017	41.10	32.85	33213.13	40.95	32.60	10335.30
November, 2017	39.20	33.50	33149.35	39.20	33.70	10226.55
December, 2017	57.65	34.25	34056.83	57.90	34.25	10530.70
January, 2018	85.95	59.80	35965.02	86.00	59.85	11027.70
February, 2018	63.75	49.10	34184.04	64.15	48.80	10492.85
March, 2018	60.50	43.05	32968.68	60.65	43.30	10113.70

6. Distribution of Shareholding as on March 31, 2018

Equity Shares held	No. of Shareholders	Percent (%) of shareholders	No. of Equity Shares	Percent (%) of Shareholding
1 – 500	20155	79.4756	2831010	1.1638
501 – 1000	2256	8.8959	1906919	0.7839
1001 – 2000	1169	4.6096	1868132	0.7680
2001 – 3000	428	1.6877	1109258	0.4560
3001 – 4000	246	0.9700	899540	0.3698
4001 – 5000	198	0.7808	960524	0.3949
5001 – 10000	363	1.4314	2809793	1.1551
10001 and above	545	2.1491	230873606	94.9086
	25360	100.0000	243258782	100.0000

7. Shareholding Pattern as on March 31, 2018

Category		Number of Equity Shares	Percentage of Holding
A	Promoter's Holding		
1	Indian Promoter	151617527	62.33
	Sub Total (A)	151617527	62.33
B	Non Promoter's Holding		
	Institutional Investors		
1	Mutual Funds/UTI	0	0.00
2	Financial Institution/Banks	1670164	0.69
3	Venture Capital Funds	0	0.00
4	Foreign Institutional Investors/ Foreign Portfolio Investor Corporate	25317610	10.41
	Non Institutional Investors		
1	Bodies Corporate	10582495	4.35
2	Individuals	29124911	11.97
3	Non-resident Individuals	2775599	1.14
4	Trusts	0	0.00
5	Foreign Company	19147136	7.87
6	Clearing Members	1746616	0.72
7	Hindu Undivided Family	1275944	0.52
8	Foreign Nationals	780	0.00
	Sub Total (B)	91641255	37.67
	Grand Total (A+B)	243258782	100.00

8. Status of dematerialization of shares

As at 31st March, 2018, 243258181 (99.99%) Equity Shares were held in dematerialized form with NSDL and CDSL, while 601 (Nil %) Equity Share was held in physical form.

9. Reconciliation of Share Capital Audit

As stipulated by SEBI, a qualified Practicing Company Secretary carries out the Reconciliation of Share Capital to reconcile the total capital held with the National Security Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and the total issued and listed capital. The Audit is carried out every quarter and the report thereon is submitted to the Stock Exchanges. The report, inter alia, confirms that the total listed and paid-up share capital of the Company is in agreement with the aggregate of the total dematerialized shares and those in physical mode.

10. Address for correspondence

For query relating to financial statements/investor relations, please contact:
D B Realty Limited
DB House, Gen A. K. Vaidya Marg,
Goregaon (East), Mumbai- 400 063 Maharashtra

On behalf of the Board of Directors
For D B Realty Limited

Date: May 28, 2018
Place: Mumbai

Shahid Balwa
Vice Chairman & Managing Director
(DIN:00016839)

D B REALTY LIMITED

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CORPORATE GOVERNANCE CERTIFICATE

To,
The Members of
D B REALTY LIMITED
Mumbai

We have examined the compliance of conditions of Corporate Governance by **D B REALTY LIMITED** ("Company") as per the relevant provisions in the Regulations 17 to 27, 46 (2) (b) to (i) and para C, D and E of Schedule V of Chapter IV of the Securities and Exchange Board of India (Listing Obligation And Disclosure Requirements) Regulations, 2015 for the Financial Year ended March 31, 2018.

We have conducted our examination on the basis of the relevant records and documents maintained by the Company and furnished to us for the purpose of the review and the information and explanations given to us by the Company during the course of such review.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the Financial Statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has in all material respects complied with the conditions of Corporate Governance as stipulated in the SEBI (Listing Obligation And Disclosure Requirements) Regulations, 2015 *except as given below:-*

- a) *The Company has, in place of an Independent Director, who vacated the office pursuant to Section 167 of the Companies Act, 2013, appointed a new Independent Director in his place beyond the prescribed period as per Regulation 25 of SEBI (LODR) Regulations, 2015 and thereafter the Nomination and Remuneration Committee was reconstituted in compliance with Regulation 19 of SEBI (LODR) Regulations, 2015.*
- b) *The Board of Directors approved and thereafter the Company submitted the Financial Results for the Quarter and Year ended March 31, 2017 beyond the prescribed period as per Regulation 33 of SEBI (LODR) Regulations, 2015.*

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

This certificate is issued solely for the purposes of complying with the aforesaid Regulations and may not be suitable for any other purpose.

For **V. M. KUNDALIYA & ASSOCIATES**
Company Secretaries

Date:- May 28, 2018
Place:- Mumbai

Vicky M. Kundaliya
Proprietor
(FCS-7716 & COP - 10989)

CHIEF EXECUTIVE OFFICER (CEO) / CHIEF FINANCIAL OFFICER (CFO) CERTIFICATE

To
The Board of Directors / Audit Committee of the BOD
D B Realty Limited

Dear Sirs,

**Sub: MD / CFO Certificate
(Regulation 17.8)**

We have reviewed the financial statements and the cash flow statement of D B Realty Limited for the fourth quarter and year ended 31st March, 2018 and that to the best of our knowledge and belief, we state that:

- (a) (i) These statements do not contain any materially untrue statement or omit any material fact or contain statements that may be misleading:
 - (ii) These statements present a true and fair view of Company's affairs and are in Compliance with existing accounting standards, applicable laws and regulations.
- (b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or in violation of the Company's Code of Conduct.
- (c) We accept responsibility for establishing and maintaining internal controls for financial reporting. We have evaluated the effectiveness of internal control systems of the Company and have disclosed to the Auditors and the Audit Committee, deficiencies in the design or operation of internal controls, if any, of which we are aware and steps taken or proposed to be taken for rectifying these deficiencies.
- (d) We have indicated to the Auditors and the Audit Committee:
 - (i) Significant changes in internal control over financial reporting during the year
 - (ii) Significant changes in accounting policies made during the quarter and the year that the same have been disclosed suitably in the notes to the financial statements, wherever applicable: and
 - (iii) That there were no instances of significant fraud of which we have become aware.

Yours sincerely,

Sd/-

Shahid Balwa
Vice Chairman & Managing Director

Sd/-

Asif Balwa
Chief Financial Officer

Place: Mumbai
Date : May 28, 2018

Annual Report on CSR Activities

[Pursuant to Section 135 of the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014]

1. **A brief outline of the Company's CSR Policy, including an overview of projects or programmes proposed to be undertaken and a reference to the web-link to the CSR Policy and projects or programmes**

The Company through its CSR initiatives, will enhance value creation in the society and in the community in which it operates, through its services, conduct initiatives, so as to promote sustained growth in the society and community around it along with environmental concern. The objective of this policy is to operate its business in an economically, socially & environmentally sustainable manner, while recognizing the interests of all its stakeholders and other objects of the Company

Further, take up those programmes that directly or indirectly, benefit the communities and society at large, over a period of time, in enhancing the quality of life & economic well being of the local populace.

The following are brief outline of the Company's CSR Policy, including an overview of projects or programmes proposed to be undertaken: Education, healthcare and social Welfare, Environmental Sustainability including protection of flora and fauna, infrastructure development and social reform, Arts/Sports and culture, socio- economic development, Rural development project etc

During the year under review, the Company has spent full CSR expenditures aggregating to Rs. 7,58,000/- (as against required CSR expenditure of Rs. 7,57,550/-) and thus fully complied with the provisions of Sec. 135 of the Companies Act, 2013 read with rules made thereunder.

The CSR Policy of the Company is available on the website of the Company at [http://www.dbrealty.co.in/pdfs/DBRL_Corporate_Social_Responsibility_\(CSR\)_Policy.pdf](http://www.dbrealty.co.in/pdfs/DBRL_Corporate_Social_Responsibility_(CSR)_Policy.pdf)

2. **Composition of CSR Committee-**

The CSR Committee comprises of following members:

- a) Mr. Mahesh Gandhi, (Chairman, Independent Director)
- b) Mr. Jayvardhan Goenka, (Non-Independent Director)
- c) Mr. N.M Rafique, (Independent Director)

3. **Average Net Profit of the Company for last three financial years:** Rs. 37,877,483/-

4. **Prescribed CSR Expenditure:** Rs. 7,57,550/-

5. **Details of CSR Spend during the financial year:**

- a) Total amount to be spent for the Financial Year: Rs. 7,57,550/-
- b) Amount unspent, if any: Nil

c) Manner in which the amount spent during the Financial Year

S. No.	CSR project / activity identified	Sector in which the Project is covered	Projects / Programmes 1. Local area/ others- 2. Specify the state and district where projects or programs were undertaken	Amount outlay (budget) project/ program wise (in Rs.)	Amount spent on the project /programs Subheads (1) Direct Expenditure on Projects or Program (2) Overheads (in Rs.)	Cumulative spend up to the reporting period (in Rs.)	Amount spent: Direct /through implementing agency
1.	Goenka & Associates Medical & Research Centre	Promotion of healthcare	Maharashtra	3,15,000	3,15,000	3,15,000	Direct
2.	Balwas Charitable Trust	Education and Medical activities	Maharashtra & Gujarat	4,42,550	4,43,000	4,43,000	Direct

6. **In case the Company has failed to spend the two per cent of the average net profit of the last three financial years or any part thereof, the Company shall provide the reasons for not spending the amount:** The Company has fully spent the amount fixed/ allotted for CSR activities.
7. **A Responsibility Statement of CSR Committee of Board:** The CSR Committee confirms that the implementation and monitoring of the CSR Policy is in compliance with the CSR objectives and Policy of your Company.

Shahid Balwa
Vice Chairman & Managing Director
(DIN:00016839)

Mahesh Gandhi
Chairman of CSR Committee
(DIN:00165638)

Place: Mumbai
Date: 28th May, 2018

Form No. MR-3
SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31st MARCH, 2018

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
D B REALTY LIMITED
DB House, Gen. A. K. Vaidya Marg,
Goregaon (East), Mumbai – 400063.

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **D B REALTY LIMITED** (Hereinafter called the "Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the Financial Year ended on March 31, 2018 ('Audit Period') generally complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the Financial Year ended on March 31, 2018 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings -- **Not Applicable as the Company has no Foreign Investment/Borrowings during the Financial Year under review**; During the Year under review, the Reserve Bank of India has passed compounding order dated 9th June, 2017 for certain contraventions in reporting's of Foreign Direct Investments for the period between 2007-2009 and the Company has paid penalty of Rs. 4,20,000/- pursuant to the said Order.
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 -- **Not Applicable as the Company has not issued further capital during the Financial Year under review**;
 - (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999 and The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 notified on 28th October, 2014. -- **Not Applicable since the Company has not introduced any schemes under the said Rules / Guidelines during the Financial year under review**;
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 -- **Not Applicable as the Company has not issued Debt Securities during the Financial Year under review**;
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 -- **Not Applicable as the Company has not delisted / proposes to delist its equity shares from any stock exchanges during the Financial Year under review**; and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 -- **Not Applicable as the Company has not bought back / propose to buy-back any of its securities during the Financial Year under review.**

(vi) For the other applicable laws :

We have relied on the representation made by the Company and its Officers for systems and mechanism formed by the Company for compliances under other applicable Acts, Laws and Regulations to the Company. The management has identified and confirmed the list of major head/groups of Acts, Laws and Regulations as specifically applicable to the Company as given in **Annexure A**.

I further report that, for all the above laws and in relation to the compliances for Service Tax, Goods and Service Tax and Maharashtra Value Added Tax, I rely on the Certificates given by Independent Consultants, Independent Professionals and Management/respective Department Heads and placed before the Board on quarterly basis and accepted by the Board of Directors in their respective Meetings.

I have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India.
- (ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015.

During the period under review, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above, to the extent applicable, subject to the following:

- a) *The Company has, in place of an Independent Director, who vacated the office pursuant to Section 167 of the Companies Act, 2013, appointed a new Independent Director in his place beyond the prescribed period as per Section 149 of the Companies Act, 2013 read with relevant rules and Regulation 25 of SEBI (LODR) Regulations, 2015 and thereafter the Nomination and Remuneration Committee was reconstituted in compliance with Section 178 of the Companies Act, 2013 read with relevant rules and Regulation 19 of SEBI (LODR) Regulations, 2015.*
- b) *The Board of Directors approved and thereafter the Company submitted the Financial Results for the Quarter and Year ended 31st March, 2017 beyond the prescribed period as per Regulation 33 of SEBI (LODR) Regulations, 2015.*

I further report that, the compliance by the Company of applicable financial laws, like direct and indirect tax law, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that, the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act except as reported above.

I further report that as per the information provided, the Company has generally given adequate notice to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

I further report that as per the information provided and as per minutes of the meetings duly recorded and signed by the Chairman, the decisions of the Board were unanimous and no dissenting views have been recorded.

I further report that there are generally adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that the Management is responsible for compliances of all business laws and other applicable laws. This responsibility includes maintenance of Statutory Registers/files as required by the concerned authorities and internal control of the concerned department.

I further report that during the Audit Period the Company has no specific events like Public Issue/Right Issue/Sweat Issue, etc/ Redemption / Buy-back of Securities / Foreign Technical Collaborations.

**For V. M. KUNDALIYA & ASSOCIATES
Company Secretaries**

Date:-28th May, 2018

Place:- Mumbai

**Vicky M. Kundaliya
Proprietor
(FCS-7716 & COP-10989)**

This report is to be read with our letter of even date which is annexed as '**Annexure B**' and forms an integral part of this report.

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Annexure A

Laws considered for the purposes of applicability to the Company:

Applicable to the segment of Business:

Sr. No	Statute
1	Maharashtra Regional and Town Planning Act, 1966
2	Development Control Regulations for Greater Mumbai, 1991
3	Real Estate (Regulation and Development) Act, 2016 for all states as applicable.
4	Mumbai Municipal Corporation Act, 1888
5	Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963
6	Maharashtra Apartment Ownership Act, 1970
7	Urban Land Ceiling & Regulation Act, 1976
8	Forest Conservation Act, 1960/ 1980
9	National Green Tribunal Act, 2010
10	Housing Board Act, 1965
11	Maharashtra Cooperative Societies Act
12	Maharashtra Value Added Tax Act, 2002
13	Standard Weight and Measurement Act, 1976
14	New Township Development Plan (Preparation, Publication and Sanction) Rules
15	Maharashtra Land Revenue Code, 1966
16	Bombay Stamp Act, 1958
17	Indian Stamp Act, 1899
18	The Transfer of Property Act, 1882
19	Bombay Rent Control Act
20	Consumer Protection Act, 1986
21	Land Acquisition Act, 1894
22	Environment Protection Act, 1986 and the Rules and Notifications there under
23	Registration Act, 1908
24	National Buildings Code, 2005 and Local Building Bye Laws
25	Land Acquisition, Rehabilitation and Resettlement Act, 2013
26	Right to fair compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013
27	Indian Easement Act, 1882

Labour Laws

Sr.No	Statute
1	Industrial Disputes Act, 1947
2	Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996
3	Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Welfare Cess Act, 1996
4	Payment of Wages Act
5	Minimum Wages Act
6	Payment of Bonus Act
7	The Employees (Provident Fund and Miscellaneous Provisions) Act, 1952
8	The Employees Pension Fund Scheme, 1976
9	The Employees Deposit Linked Insurance Scheme, 1976
10	The Contract Labour (Regulation & Abolition) Act, 1970
11	The Employees State Insurance Act, 1948, Rules and Regulations made thereunder
12	Equal Remuneration Act, 1976 and Rules made thereunder
13	Maternity Benefit Act, 1961
14	Child Labour (Prohibition & Regulation) Act, 1986 and Rules made thereunder
15	The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

Annexure B

To,
The Members,
D B REALTY LIMITED
DB House, Gen. A. K. Vaidya Marg,
Goregaon (East), Mumbai – 400063.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in the secretarial records. I believe that the processes and practices, I followed provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, I have obtained the Management representation about the compliance of laws, rules, regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of the Management. My examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For V. M. KUNDALIYA & ASSOCIATES
Company Secretaries

Date:-28th May, 2018
Place:- Mumbai

Vicky M. Kundaliya
Proprietor
(FCS-7716 & COP-10989)

DISCLOSURE OF REMUNERATION DETAILS

- Ratio of the remuneration of each director to the median remuneration of the employees-** Not Applicable since no remuneration except sitting fees has been paid to Directors.
- The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year:**

As stated above, no remuneration has been paid to Directors except sitting fees. The details about the percentage increase in remuneration of KMPs are as under:

Name of Key Managerial Personnel	Designation	% increase in remuneration
Mr. A. Anil Kumar (up to 15.11.2017)	Chief Financial Officer	Nil
Mr. S.A.K Narayanan (up to 05.12.2017)	Company Secretary	Nil
Mr. Jignesh Shah (w.e.f 05.12.2017)	Company Secretary	Nil
Mr. Asif Balwa (w.e.f 14.02.2018)	Chief Financial Officer	Nil

Note- Mr. Asif Balwa, Chief Financial Officer was working on honorary basis without any remuneration.

- The percentage increase in the median remuneration of employees in the financial year:** Negligible
- Number of permanent employees on the rolls of the Company:**
There were total 61 employees on the pay rolls of the Company as on 31st March, 2018.
- Average percentage increase already made in the salaries of employees other than the managerial personnel in the last financial year and Percentage increase/decrease in the managerial remuneration and Justification, including any exceptional circumstances, for increase in the managerial remuneration:**

The average percentage increase already made in the salaries of employees other than the managerial personnel in the last financial year was Negligible. The percentage increase in the managerial remuneration was Nil.

Affirmation:

I, Shahid Balwa, Managing Director of D B Realty Limited hereby confirm that the remuneration paid during FY 2017-18 is as per the remuneration policy of the Company.

On behalf of the Board of Directors
For **D B Realty Limited**

Mumbai,
28th May, 2018

Shahid Balwa
Vice-Chairman & Managing Director
(DIN:00016839)

Jayvardhan Goenka
Director
(DIN:03546392)

INDEPENDENT AUDITOR'S REPORT

To the Members of D B Realty Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying Standalone Ind AS Financial Statements of D B Realty Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended and a summary of significant accounting policies and other explanatory information, (hereinafter referred to as "Ind AS Financial Statements").

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Ind AS Financial Statements that give a true and fair view of the financial position (state of affairs), profit or loss (financial performance including other comprehensive income) cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with relevant rules issued thereunder. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 and ensuring their operating effectiveness and the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Ind AS Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Ind AS Financial Statements, the 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 the Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibility

Our responsibility is to express an opinion on these Standalone Ind AS Financial Statements based on our audit.

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Standalone Ind AS Financial Statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Standalone Ind AS Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Standalone Ind AS Financial Statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Standalone Ind AS Financial Statements.

We are also responsible to conclude on the appropriateness of the 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 the auditor's report to the related disclosures in the Standalone Ind AS Financial Statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the Standalone Ind AS Financial Statements.

Basis for Qualified Opinion

- a. As stated in Note No. 60, regarding non recognition/ re-measurement of financial guarantees aggregating Rs. 456,164.86 lacs issued to banks/ financial institutions on behalf of various entities at fair value as required under Ind AS 109 – "Financial Instruments". In absence of measurement of financial guarantees at fair value, we are unable to comment on the effects on the loss for the year.
- b. As stated in Note No. 51, the Company has not evaluated whether any impairment provision is required for expected credit losses in accordance with Ind AS 109 – 'Financial Instruments', for loans and advances aggregating Rs. 60,826.93 lacs and Investments aggregating Rs. 27,354.56 lacs, respectively, on March 31, 2018 to certain subsidiaries and associates which have incurred losses and have negative net worth as on March 31, 2018.

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- c. As stated in Note No. 2(B)(i)(d), the Company has measured its investments in equity instruments of one of its subsidiary company at fair value through other comprehensive income which the Management has not considered as a subsidiary. Had it been treated as a subsidiary, then as per accounting policy, it should be measured at cost. Consequently, investments in these instruments and other equity (other comprehensive income) are higher by Rs. 12,154.65 lacs and Rs. 9,626.48 lacs (net of tax) and deferred tax asset is lower by Rs. 2,528.17 lacs, respectively.

Qualified Opinion

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matters described in the Basis for Qualified Opinion paragraph, the aforesaid Standalone Ind AS Financial Statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs (financial position) of the Company as at March 31, 2018, its loss (financial performance including other comprehensive income), its cash flows and changes in equity for the year ended on that date.

Emphasis of Matter

We draw attention to the following matter in the notes to the Standalone Ind AS Financial Statements:

- a. Note 50 (b) regarding no adjustment having been made in the value of inventory, pending outcome of the matter referred by the Company to the Supreme Court.
- b. Note No. 7.2 regarding return on investments of Rs. 77,928.49 lacs in preference shares in a subsidiary company as on March 31, 2018. As explained by the Management, such investments are considered strategic and long term in nature and the current market value and future prospects of such investments are significantly in excess of Company's investment in the investee company.
- c. Note No. 9.2 regarding security deposits aggregating Rs. 6,476.33 lacs as on March 31, 2018, given to various parties for acquisition of development rights, as explained by the Management, the Company is in process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of such projects.
- d. Note No. 13.1 regarding status of inventory consisting of projects having aggregate value of Rs. 30,584.05 lacs as on March 31, 2018 and the opinion framed by the Management about realizable value of the cost incurred, being a technical matter, has been relied upon by us
- e. Notes No. 47, 48 and 49 regarding loans and advances aggregating Rs. 4,004.48 lacs and the investments aggregating Rs. 3,839.79 lacs as on March 31, 2018 are under litigation and are sub-judice. Based on the Management's assessment of the outcome, no adjustments are considered necessary in respect of recoverability of balances. The impact, if any, of the outcome is unascertainable at present.
- f. Note No. 52 as regards certain allegations made by the Enforcement Directorate against the Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002. This matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- g. Note No. 54 as regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Company's assets amounting to Rs. 2,741.56 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 lacs and Investment in Redeemable Optionally Convertible Cumulative Preference Shares – Series A and Series C of a subsidiary company of Rs. 2,578.24 lacs in earlier years. The impact of the matter, if any, of its outcome is currently unascertainable.
- h. Note No. 55 regarding the manner of recognition of the Company's share in Association of Persons ('AOPs'), such share of profit/loss, as the case may be, are being recognized only when the AOP credits/debits the Company's account in its books.
- i. Note No. 46(A)(i)(ii)(iii) as regards the Audited Financial Statements of a Firm where the Company is one of the partners has following disclosures:
- i. As regards recoverability of Trade Receivables of Rs. 2,722.98 lacs, the Partners of the Firm had taken effective steps for recovery and are not expecting any short realisation. In the event of shortfall in realisation, the same shall increase the debit balance of the Partners.
 - ii. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002.
These matters are sub-judice and the impact, if any, of its outcome is currently unascertainable.
 - iii. As regards pending dispute towards liability of property tax of the Firm with Municipal Corporation of Greater Mumbai / Slum Rehabilitation Authority.
 - iv. As regards non-provision of disputed income tax liability of Rs. 2,911.63 lacs.

- j. Note No. 46(B)(ii) regarding order passed by Hon'ble Delhi High Court in one of the Partnership Firm where the Company is a partner directing the Airport Authority of India (AAI) to conduct Aeronautical Studies without demolishing the structure of SRA buildings. In the opinion of the Management, the firm is hopeful for favourable outcome and hence it does not expect any financial outflow in this matter.

Our opinion is not modified in respect of these matters.

Other Matter

Note No. 46 regarding share of loss (net) from investment in three partnership firms, one Limited Liability Partnership and one Joint Venture aggregating Rs. 1,385.75 lacs, included in the Standalone Ind AS Financial Statements, is based on the financial statements of such entities. These financial statements have been audited by the auditors of these entities, whose reports have been furnished to us by the Management and our audit report on the Standalone Ind AS Financial Statements is based solely on such audit reports of the other auditors.

Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

- (1) As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in "Annexure 1", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- (2) As required by Section 143(3) of the Act, we report as under to the extent applicable:
 - 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 except for the matters described in the Basis for Qualified Opinion paragraph,;
 - b. Except for the possible effects of the matters described in the Basis for Qualified Opinion paragraph above, 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, Statement of Cash Flow and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - d. Except for the possible effects of the matters described in the Basis for Qualified paragraph above, in our opinion, the aforesaid Standalone Ind AS Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with relevant rules issued thereunder;
 - e. The matters described under the Basis for Qualified Opinion paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
 - f. On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act;
 - g. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, we give our separate Report in "Annexure 2".
 - h. 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 Standalone Ind AS Financial Statements – Refer Note 45 on Contingent Liabilities and Note 46 to 49, 52 and 54 on litigations to the standalone Ind AS Financial Statements;
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there could be material foreseeable losses;
 - (iii) There has been no delays in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For **Haribhakti & Co. LLP**
Chartered Accountants
ICAI Firm Registration No.103523W /W100048

Snehal Shah
Partner
Membership No.48539
Mumbai: May 28, 2018

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ANNEXURE 1 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of D B Realty Limited ('the Company') on the Standalone Ind-AS Financial Statements for the year ended March 31, 2018]

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets. In case of identification and situation of fixed assets, the Company is in process of tagging individual assets based on their specific location.
- (b) During the year, fixed assets have been physically verified by the Management as per the regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. As informed, no material discrepancies were noticed on such verification.
- (c) The title deeds of immovable properties recorded as fixed assets in the books of account of the Company are held in the name of the Company, except for the details given below:

(Rs. in lacs)

Land/ Building	Total number of cases	Leasehold/ Freehold	Gross Block as on March 31, 2018	Net Block as on March 31, 2018	Remarks
Sale Office - Pune	1	Freehold	139.45	-	Company has acquired Development Rights on the said property.

- (ii) Inventories comprise of payments for acquisition of lands, tenancy rights, related compensation, contract payments and other expenditure on construction and development of the project of the Company. As explained to us, site visit was carried out during the year by the Management at reasonable intervals. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.
- (iii) The Company has granted loans, secured or unsecured, to companies, firms, Limited Liability Partnerships and Joint Ventures covered in the register maintained under Section 189 of the Act.
- (a) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the terms and conditions of loans granted by the Company to eight parties covered in the register maintained under Section 189 of the Act, (total loan amount granted Rs. 12,707.10 lacs and balance outstanding as on March 31, 2018 is Rs. 6,156.60 lacs are prejudicial to the Company's interest on account of the fact that the loans have been granted interest free.
- (b) The schedule of repayment of principal and payment of interest in respect of such loans has not been stipulated. These loans are repayable on demand and principal and interest thereon have been received whenever demanded by the Company. Thus, we are unable to comment whether the repayments or receipts are regular and report amounts overdue for more than ninety days, if any, as required under paragraph 3(iii)(c) of the Order.
- (iv) Based on information and explanation given to us in respect of loans, investments, guarantees and securities, the Company has complied with the provisions of Section 185 of the Act. Further, the provisions of Section 186 the Act are not applicable to the Company as it is engaged in the business of Real Estate development.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the provisions of Sections 73 to 76 of the Act and the rules framed there under.
- (vi) The Central Government of India has prescribed the maintenance of cost records for the products of the Company under sub-section (1) of Section 148 of the Act and the rules framed there under. However, at present the Company does not fall under the criteria for which such records are required to be maintained. Hence, the said rules are not applicable to the Company.
- (vii) (a) The Company is not regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees' state insurance, income tax, service tax, value added tax, goods and service tax, cess and other material statutory dues applicable to it, and there have been serious delays in a few cases. As explained to us, the provisions regarding sales tax, customs duty and excise duty are presently not applicable to the Company.

and

According to the information and explanations given to us, undisputed dues in respect of provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, goods and service tax, cess and any other material statutory dues applicable to it, which were outstanding, at the yearend for a period of more than six months from the date they became payable are as follows:

(Rs. in lacs)

Name of the statute	Nature of the dues	Amount	Period to which the amount relates	Due Date	Date of Payment
Finance Act, 1994	Service Tax Liability and interest thereon	4.55	April 2010 to March 2012	Various Dates	Not Paid
Finance Act, 1994	Service Tax under Reverse Charge Mechanism	1.04	June 2017	Various Dates	Not Paid
Finance Act, 1994	Krishi Kalyan Cess	0.09	August 2016 to June 2017	Various Dates	Not paid
Finance Act, 1994	Swachh Bharat Cess	0.08	August 2016 to June 2017	Various Dates	Not paid
Finance Act, 1994	Work Contract Tax	0.02	June 2017	July 21, 2017	Not paid
The Maharashtra Value Added Tax Act, 2002	Value Added Tax	0.12	May 2017	June 21, 2017	Not paid
Mumbai Municipal Corporation Act, 1888	Property Tax	368.35	April 2010 to September 2017	Various Dates	Not paid
Wealth Tax Act, 1957	Wealth Tax	9.38	April 2013 to March 2015	Various Dates	Not paid
The Maharashtra Value Added Tax Act, 2002	Value Added Tax	10.06	March 2016	April 21, 2016	Not paid

(b) According to the information and explanation given to us, the dues outstanding with respect to, income tax, sales tax, service tax, value added tax, goods and service tax, on account of any dispute, are as follows:

(Rs. in lacs)

Name of the statute	Nature of dues	Amount	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	39.14	A.Y. 2010-11	Commission of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	627.95	A.Y. 2012-13	Commission of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	290.44	A.Y. 2013-14	Commission of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	170.55	A.Y. 2014-15	Income Tax Appellate Tribunal, Mumbai
Income Tax Act, 1961	Income Tax	1,210.54	A.Y. 2015-16	Commission of Income Tax (Appeals)
Finance Act, 1994	Service Tax	5,419.40*	F.Y. 2011-12 to F.Y. 2015-16	Commission of Service Tax

(*Excluding interest and penalty as the case may be)

(viii) According to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to financial institutions and banks, except for the details given below:

(Rs. In lacs)

Sr No	Particulars	Amount of Default as at 31st March, 2018	Period of Default
1	ICICI Bank Limited		
	Principal	645.98	Since January, 2018
	Interest	203.69	Since July, 2017 Onwards
2	Reliance Home Finance Limited		
	Interest	1,198.47	Since December 2017 Onwards
3	Reliance Commercial Finance Limited		
	Interest	36.20	Since December 2017 Onwards

(ix) In our opinion and according to the information and explanation given to us, the Company has not raised money by way of initial public issue offer / further public offer (including debt instruments) during the year. However, the Company has obtained term loans and, utilized the same for the purposes for which they were raised.

(x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or any fraud on the Company by its officers or employees, noticed or reported

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during the year, nor have we been informed of any such instance by the Management. However, we are informed that during the financial year 2010-2011, the CBI in its charge sheet filed in connection with irregularities in the allotment of 2G telecom license, has accused certain Directors of the Company (in their capacity as promoters of a telecom licensee Company). Two other Management Personnel of the Company have also been charge sheeted in their capacity as Directors of another Company (Refer Note 54) which is alleged to have paid an amount of Rs. 20,000 lacs as illegal gratification in the same connection. As explained to us, the Company is not directly a party to the allegations and Special Court has passed the order acquitting all the accused via order dated 21.12.2018. However, the matter is sub-judice in the Delhi High Court as on reporting date due to appeal filed by CBI against the order of Special court.

Also, the Company is in receipt of summons from Special Court for Prevention of Money Laundering Act (PMLA), Mumbai as one of the accused in connection with a complaint filed by Enforcement Directorate under ECIR No. ECIR/MBZO/07/2015 and ECIR/MBZO/08/2015. The Hon'ble Court has also now summoned two of the Key Managerial Personnel's (KMP) of the Company as accused as per the said complaint. The matter in relation to the Company and the KMPs involves certain advances given by the Company in the ordinary course of its business to another company, which was subsequently refunded fully upon cancellation of the understanding (Refer Note 52).

- (xi) According to the information and explanations given to us, the Company has not paid / provided for managerial remuneration. Accordingly, paragraph 3(xi) of the Order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Therefore, paragraph 3(xii) of the Order is not applicable to the Company.
- (xiii) According to the information and explanation given to us, all transactions entered into by the Company with the related parties are in compliance with Sections 177 and 188 of the Act, where applicable and the details have been disclosed in the Standalone Ind AS Financial Statements etc., as required by the applicable accounting standards.
- (xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore, paragraph 3(xiv) of the Order is not applicable to the Company.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year.
- (xvi) According to the information and explanations given to us and based on legal opinion obtained, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934

For **Haribhakti & Co. LLP**

Chartered Accountants

ICAI Firm Registration No. 103523W/ /W100048

Snehal Shah

Partner

Membership No. 48539

Place: Mumbai

Date: May 28, 2018

ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of D B Realty Limited on the Standalone Ind AS Financial Statements for the year ended March 31, 2018]

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

We have audited the internal financial controls over financial reporting of D B Realty Limited ("the Company") as of March 31, 2018 in conjunction with our audit of the Standalone Ind AS Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI") ("the Guidance Note"). 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 based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing specified under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31, 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For **Haribhakti & Co. LLP**

Chartered Accountants

ICAI Firm Registration No.103523W/W100048

Snehal Shah

Partner

Membership No. 048539

Mumbai: May 28, 2018

D B REALTY LIMITED

(ANNUAL REPORT 2017 - 18)

STANDALONE BALANCE SHEET AS AT MARCH 31, 2018

(Rs. in lacs)

Particulars	Note No.	As at	
		March 31, 2018	March 31, 2017
I. ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	3	345.28	508.36
(b) Intangible assets	4	2.12	1,909.24
(c) Intangible assets under development	4	15.00	-
(d) Investment Property	5	476.25	655.96
(e) Investment in subsidiaries, associates & joint ventures	6	69,262.42	67,581.61
(f) Financial Assets			
(i) Investments	7	126,473.29	116,775.28
(ii) Loans	8	3,538.12	3,045.85
(iii) Others	9	6,128.82	11,268.37
(g) Deferred tax assets (Net)	10	14,435.18	11,938.76
(h) Non current tax asset (Net)	11	596.36	580.38
(i) Other non-current assets	12	5,193.39	5,573.65
		226,466.23	219,837.46
2 Current assets			
(a) Inventories	13	30,693.96	28,839.76
(b) Financial Assets			
(i) Investments	14	29,057.03	9,844.52
(ii) Trade receivables	15	1,579.41	4,316.43
(iii) Cash and cash equivalents	16	427.24	93.30
(iv) Bank balance other than (iii) above	16A	328.85	525.37
(v) Loans	17	64,687.80	91,842.94
(vi) Others	18	174.28	1,794.98
(c) Other current assets	19	6,583.32	13,556.61
TOTAL		359,998.12	370,651.38
II. EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital	20	24,325.88	24,325.88
(b) Other Equity	21	261,334.99	270,237.69
		285,660.87	294,563.57
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Long-term Borrowings	22	17,647.88	11,956.21
(ii) Other financial liabilities	23	-	21.31
(b) Long-term provisions	24	181.47	171.60
		17,829.35	12,149.12
3 Current liabilities			
(a) Financial Liabilities			
(i) Short Term Borrowings	25	30,740.93	15,750.41
(ii) Trade and other payables	26		
- Total outstanding dues to Micro and Small Enterprises		7.10	13.36
- Total outstanding dues to others		2,303.05	2,421.03
(iii) Other financial liabilities	27	22,244.55	44,561.00
(b) Other current liabilities	28	1,070.86	1,040.06
(c) Short-term provisions	29	141.41	152.83
		56,507.90	63,938.69
TOTAL		359,998.12	370,651.38

The accompanying notes 1 to 62 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP**Chartered Accountants**

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board**Shahid Balwa**Vice Chairman & Managing Director
DIN 00016839**Jayvardhan Goenka**Non-Executive Director
DIN 03546392**Snehal Shah****Partner****Membership No. 048539**Place: Mumbai
Date: May 28, 2018**Mahesh Gandhi**Director
DIN 00165638**Asif Balwa**

Chief Financial Officer

Jignesh Shah

Company Secretary

Membership No. A19129

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2018

(Rs. in lacs)

Particulars	Note No.	For the Year ended March 31, 2018	For the Year ended March 31, 2017
I Revenue from Operations	30	405.28	1,800.54
II Other Income	31	11,167.63	13,122.71
III Total Revenue (I+II)		11,572.91	14,923.25
IV Expenses:			
Project expenses	32	2,047.50	703.16
Changes in Inventories of Project Work in Progress, Transferrable Development Rights and Finished Goods	33	(1,854.07)	551.73
Employee benefits expenses	34	1,551.37	1,354.19
Finance costs	35	4,428.69	5,285.37
Depreciation and Amortization Expense	3, 4 & 5	395.93	506.38
Other expenses	36	16,164.14	2,624.64
Total Expenses		22,733.56	11,025.47
V Profit/(Loss) before exceptional items and tax (III-IV)		(11,160.65)	3,897.78
VI Exceptional items		-	-
VII Profit/(Loss) before Tax (V-VI)		(11,160.65)	3,897.78
Tax expense:	38		
Current Tax		-	-
Deferred tax		(2,448.99)	3,514.77
Prior Period Tax Adjustment		-	15.00
VIII Profit / (Loss) for the year		(8,711.66)	368.01
IX Other Comprehensive Income / (Loss) for the year		(191.05)	(3,953.01)
A. Items that will not be reclassified to profit or loss			
(i) Remeasurement of net defined benefit plans		26.00	62.77
(ii) Income tax relating to defined benefit plans that will not be reclassified to profit or loss		(7.57)	(19.40)
(iii) Notional loss on fair value adjustment in the value of investments		(264.50)	(5,033.23)
(iv) Income tax relating to items that will not be reclassified to profit or loss		55.02	1,036.85
X Total Comprehensive Income for the year		(8,902.71)	(3,585.00)
XI Earnings per equity share (Nominal Value Per Share Rs. 10 each (Previous Year Rs. 10)):			
Basic	37	(3.58)	0.15
Diluted	37	(3.58)	0.15

The accompanying notes 1 to 62 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa

Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka

Non-Executive Director
DIN 03546392

Snehal Shah

Partner

Membership No. 048539

Place: Mumbai

Date: May 28, 2018

Mahesh Gandhi

Director

DIN 00165638

Asif Balwa

Chief Financial Officer

Jignesh Shah

Company Secretary

Membership No. A19129

D B REALTY LIMITED

(ANNUAL REPORT 2017 - 18)

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2018**A. Equity Share Capital (Refer Note No. 20)**

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Balance as at the beginning of the year	24,325.88	24,325.88
Changes in equity share capital during the year	-	-
Balance as at the end of the year	24,325.88	24,325.88

B. Other Equity (Refer Note 21)

Particulars	(Rs. in lacs)				
	Retained Earnings	Capital Reserve	Securities Premium Reserve	Other Comprehensive Income	Total
Balance as at March 31, 2016	16,511.13	5,046.31	238,432.90	13,832.35	273,822.70
Profit/(Loss) for the year FY 2016-17	368.01	-	-	-	368.01
Other Comprehensive Income for the year, net of tax	-	-	-	(3,996.38)	(3,996.38)
Remeasurement gains on defined benefit plan, net of tax	43.37	-	-	-	43.37
Total Comprehensive Income for the year	411.38	-	-	(3,996.38)	(3,585.00)
Balance as at March 31, 2017	16,922.51	5,046.31	238,432.90	9,835.97	270,237.69
Profit/(Loss) for the year FY 2017-18	(8,711.64)	-	-	-	(8,711.64)
Other Comprehensive Income for the year, net of tax	-	-	-	(209.49)	(209.49)
Remeasurement gains on defined benefit plan, net of tax	18.43	-	-	-	18.43
Total Comprehensive Income for the year	(8,693.21)	-	-	(209.49)	(8,902.70)
Balance as at March 31, 2018	8,229.29	5,046.31	238,432.90	9,626.48	261,334.99

The accompanying notes 1 to 62 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa

Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka

Non-Executive Director
DIN 03546392

Snehal Shah

Partner

Membership No. 048539

Place: Mumbai

Date: May 28, 2018

Mahesh Gandhi

Director

DIN 00165638

Asif Balwa

Chief Financial Officer

Jignesh Shah

Company Secretary

Membership No. A19129

STANDALONE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED ON MARCH 31, 2018

(Rs in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
A. CASH FLOWS FROM THE OPERATING ACTIVITIES		
NET PROFIT/ (LOSS) BEFORE TAX AND AFTER EXCEPTIONAL ITEMS	(11,160.65)	3,897.78
Adjustments for:		
Depreciation and amortisation expense	395.93	510.33
Impairment Loss	1,686.47	-
Finance cost	4,428.69	5,285.37
Unrealised foreign exchange gain/ (loss)	0.56	(2.44)
Interest Income	(2,806.99)	(8,178.40)
Fair value loss on financial instruments	7,164.67	-
Share of loss from partnership firms	1,381.81	620.30
Fair value gain on financial instruments	(8,180.47)	(4,540.15)
Loss on disposal of property, plant and equipment and investment property	43.37	4.02
Impairment loss in value of investments in subsidiary companies	-	10.88
Loans and Advances written off	1,649.81	496.88
Provision for doubtful debts	2,953.00	234.54
Inventory written off	79.25	-
Liabilities no longer required- written back	(90.81)	(3.00)
Operating Profit Before Working Capital Changes	(2,455.35)	(1,663.90)
Adjustments for:		
(Increase)/ Decrease in Inventories	(456.70)	448.19
(Increase)/ Decrease in Trade Receivables	365.79	(139.95)
Increase/ (Decrease) in Non-Current Financial Assets		
(Increase)/ Decrease in Current Financial Assets	145.52	5.19
Increase/ (Decrease) in Non-Current Assets- Others	145.26	(25,128.10)
(Increase)/ Decrease in Current Assets- Other	3,507.39	130.43
Increase/ (Decrease) in Trade Payable	(33.99)	(203.55)
Increase/ (Decrease) in Other Financial Liabilities	177.17	5,492.64
Increase/ (Decrease) in Other current liabilities	30.81	(226.22)
Increase/ (Decrease) in Provisions	24.45	(83.95)
Cash Generated From Operations	1,450.36	(21,369.22)
Income-tax paid	(15.98)	(22.89)
Net Cash Inflow From Operating Activities	1,434.38	(21,392.11)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investments	(45,794.34)	(2,991.45)
Sale of Investments	4,900.08	643.20
Interest Income	657.21	1,558.60
Redemption of Fixed Deposits	196.52	12.22
Purchase of Fixed Assets (including WIP)	(23.47)	(103.52)
Proceeds from sale of fixed assets	1.16	4.46
Sale /(Purchase) of Investment Property	127.50	(0.70)
Loans and advances to related parties and others (Net)	28,004.76	27,440.13
Net Cash Inflow/(Outflow) From Investing Activities	(11,930.57)	26,562.94

D B REALTY LIMITED

(ANNUAL REPORT 2017 - 18)

STANDALONE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED ON MARCH 31, 2018

Particulars	(Rs in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Finance cost	(4,340.55)	(1,604.91)
Repayment of Long term borrowing	(10,524.82)	(2,693.93)
Proceeds of Long term borrowing	10,705.00	6,870.00
Proceeds from/ (Repayment of) Short Term Borrowings (Net)	15,132.39	(7,970.09)
Net Cash Inflow/(Outflow) From Financing Activities	10,972.02	(5,398.93)
Net (decrease) in cash and cash equivalents	475.82	(228.10)
Cash and cash equivalents at the beginning of the year	(48.58)	179.52
Cash and cash equivalents at the end of the year	427.24	(48.58)
Components of cash and cash equivalents: (Refer Note No. 16)		
a. Balances with banks in current accounts	425.58	92.19
b. Cash on hand	1.66	1.11
	427.24	93.30
Less: Overdraft facility (considered as cash and cash equivalent for cashflow)- Refer Note No. 25	-	(141.87)
	427.24	(48.58)

Explanatory notes to Statements of cashflow:

- Statement of cashflow is prepared in accordance with the format prescribed by Securities and Exchange Board of India and as per IND -AS 7 as notified by Ministry of Corporate Affairs.
- In Part A of the Cashflow Statement, figures in bracket indicates deduction made from the net profit for deriving the net cash flow from operating activities. In Part B and Part C, figures in brackets indicate cash outflows.
- Refer Note No. 59 for reconciliation of liabilities arising from Financing Activities

As per our report of even date.

For Haribhakti & Co. LLP
Chartered Accountants

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board**Shahid Balwa**
Vice Chairman & Managing Director
DIN 00016839**Jayvardhan Goenka**
Non-Executive Director
DIN 03546392**Snehal Shah**
Partner
Membership No. 048539Place: Mumbai
Date: May 28, 2018**Mahesh Gandhi**
Director
DIN 00165638**Asif Balwa**
Chief Financial Officer**Jignesh Shah**
Company Secretary
Membership No. A19129

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

1 Company Overview

D B Realty Limited (the "Company") is engaged primarily in the business of real estate construction, development and other related activities. The Company is public company domiciled in India and was incorporated under the provisions of the Companies Act, 1956. The Company was initially incorporated in 2007 as a Private Limited Company and thereafter listed with National Stock Exchange and Bombay Stock Exchange on February 24, 2010. The Company has its principal place of business in Mumbai and its Registered Office is at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400063. The Company is jointly promoted by Mr. Vinod K. Goenka and Mr. Shahid Balwa.

The Company's standalone financial statements were authorised for issue in accordance with a resolution of the Board of Directors on the 28th May, 2018 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

2 Significant Accounting Policies Accounting Judgements , Estimates and Assumptions:

(A) Significant Accounting Policies

2.1 Basis of Preparation and Measurement

(a) Basis of preparation

These standalone financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The standalone financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the standalone financial statements.

The standalone financial statements are presented in Indian Rupee ("INR"), the functional currency of the Company and all values are rounded to the nearest INR Lakh, except when otherwise indicated. Items included in the standalone financial statements of the Company are recorded using the currency of the primary economic environment in which the Company operates (the 'functional currency').

(b) Basis of measurement

These standalone financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.13 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the standalone financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

2.2 Operating Cycle

An asset is considered 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

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

All other assets are classified as non-current.

A liability is considered as 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.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Accordingly project related assets and liabilities have been classified in to current and non current based on operating cycle of respective project . All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

2.3 Recent Accounting Developments

(a) Standards issued but not yet effective

IND AS 115: Revenue from Contracts with Customers

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying Ind AS 115, 'Revenue from Contracts with Customers'. The Standard is applicable to the Company with effect from 1st April, 2018.

Revenue from Contracts with Customers Ind AS 115 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. Ind AS 115 will supersede the current revenue recognition standard Ind AS 18 Revenue, Ind AS 11 Construction Contracts including guidance note on Real Estate transactions when it becomes effective. The core principle of Ind AS 115 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

Under Ind AS 115, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when 'control' of the goods or services underlying the particular performance obligation is transferred to the customer.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8- Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach).

The effective date for adoption of Ind AS 115 is financial periods beginning on or after April 1, 2018. The Company will adopt the standard on April 1, 2018 by using the cumulative catch-up transition method and accordingly comparatives for the year ending or ended March 31, 2018 will not be retrospectively adjusted. The Company is in process of evaluation of impact due to change in accounting principal of revenue recognition. The effect on adoption of Ind AS 115 is expected to be insignificant at standalone level.

IND AS 21: The Effects of Changes in Foreign Exchange Rates

On March 28, 2018, MCA has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency. This amendment will come into force from April 1, 2018. The Company has evaluated the effect of this on these standalone financial statements and the impact is not material.

2.4 Property, plant and equipment

Property, plant and equipment are recorded at their cost of acquisition, net of modvat/ cenvat, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

Borrowing costs relating to acquisition / construction / development of tangible assets, which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

When significant components of property, plant and equipments are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repair and maintenance costs are recognised in the Statement of Profit and Loss as incurred.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

2.5 Capital Work in Progress and Capital Advances

Expenses incurred for acquisition of capital assets outstanding at each balance sheet date are disclosed under capital work-in-progress. Advances given towards the acquisition of fixed assets are shown separately as capital advances under the head Other Non-Current Assets.

2.6 Depreciation

Depreciation on property, plant and equipment is provided on Straight Line Method in accordance with the provisions of Schedule II to the Companies Act, 2013 including depreciation on new sales office, which is considered as temporary structure and has been amortized over a period of four years on a straight line basis. The Management believes that the estimated useful lives as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.7 Intangible Assets and amortisation thereof

The cost relating to Intangible assets, with finite useful lives, which are capitalised and amortised on a straight line basis up to the period of three to five years, is based on their estimated useful life.

An item of Intangible Asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit and Loss when the asset is derecognised.

The residual values, useful lives and methods of amortisation of Intangible Assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.8 Impairment of Property, plant and equipment and Intangible Assets

Carrying amount of tangible and intangible assets are reviewed at each Balance Sheet date. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged for when an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

2.9 Investment Property

Investment property is property held to earn rentals and / or for capital appreciation and are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Depreciation on Investment Property is provided on Straight Line Method basis in accordance with the provisions of Schedule II to the Companies Act, 2013. The Management believes that the estimated useful life as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

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

The fair values of investment property is disclosed in the notes. Fair value is determined by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

2.10 Inventories

Inventories comprise of: (i) Finished Realty Stock representing unsold premises in completed projects (ii) Project Work-In-Progress representing properties under construction/development (iii) Raw Material representing inventory yet to be consumed and (iv) Transferable Development Rights.

In accordance with the guidance note on Accounting for Real Estate Transaction for entities to whom Ind AS is applicable) issued by ICAI, Inventories other than raw material are valued at lower of cost and net realisable value. Raw Materials are valued at weighted average method. Project work in progress cost includes cost of land/ development rights, materials, services, depreciation on assets used for project purposes and other expenses (including borrowing costs) attributable to the projects. It also includes any adjustment arising due to foreseeable losses.

Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Project Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

2.11 Revenue Recognition

i) Revenue from real estate projects

The Company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the Company on transfer of significant risk & rewards to the buyer.

In accordance with the "Guidance note on Accounting for Real Estate Transactions" (for entities to whom Ind AS is applicable), construction revenue on such projects, measured at the fair value (i.e. adjusted for discounts, incentives, time value of money adjustments etc.) have recognized on percentage of completion method provided the following thresholds have been met:

- All critical approvals necessary for commencement of the project have been obtained;
- At least 25 % of the construction and development costs (excluding land and development cost and borrowing costs capitalised under Ind AS-23) have been incurred;
- At least 25% of the saleable project area is secured by contracts or agreements with buyers; and
- At least 10 % of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity or the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. Further, the total estimated cost of the project is based upon the judgment of management and certified by technical personnel. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

(ii) Revenue from lease rental income

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

(iii) Interest Income

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

(iv) Income from Investment in Partnership Firms & LLP, AOPs

Share of profit/loss in Partnership firms and LLP is recognized when the right to receive is established.

In case of AOPs, share of gain or loss from AOP is recognised once AOP debits/credits Members account.

2.12 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial Assets

Initial Recognition and Measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent Measurement

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

- Financial assets at amortized cost
- Financial assets measured at fair value through other comprehensive income fair value through other comprehensive income (FVOCI)
- Financial assets measured at fair value through profit and loss (FVTPL)

Financial Assets at Amortized Cost

A financial asset is measured at the amortized cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Financial Assets at FVTOCI

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: 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 FVTPL

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All financial assets other than amortised cost and FVTOCI are measured at fair value through profit or loss.

Equity Instruments at FVTOCI

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the company may transfer the cumulative gain or loss within equity.

Investments in associates, subsidiaries and joint ventures

Investments in subsidiaries, associates and joint ventures are carried at cost less accumulated impairment losses, if any.

Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, associates and joint venture, the difference between net disposal proceeds and the carrying amounts are recognized in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Company's statement of financial position) when:

- i) The rights to receive cash flows from the asset have expired, or
- ii) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement and either;
 - a. the Company has transferred substantially all the risks and rewards of the asset, or
 - b. the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposures:

- Financial assets at amortized cost.
- Financial guarantee contracts.

The company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the company does not track changes in credit risk but recognizes impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month expected credit loss(ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the company reverts to recognizing impairment loss allowance based on 12-month ECL.

For assessing increase in credit risk and impairment loss, the company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

ECL is the difference between all contractual cash flows that are due to the company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

(ii) Financial Liabilities**Initial Recognition and Measurement**

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

Subsequent Measurement

This is dependent upon the classification thereof as under:

- (i) At Amortised Cost
- (ii) At Fair value through Profit & loss Account

Borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Derecognition

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

(iii) Offsetting of Financial Instruments:

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realise an asset and settle the liabilities simultaneously.

(iv) Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognized at the amount of the proceeds received, net of direct issue costs.

(v) Compound Financial Instruments

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognized as a liability on an amortized cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognized as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognized in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognized in equity will be transferred to retained earnings and no gain or loss is recognized in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

2.13 Employee Benefits**(i) Short term employee benefits**

Short term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(ii) Post Employment Benefits**Defined contribution plans**

Defined Contribution Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

Defined benefit plans

Provision for Gratuity is recorded on the basis of actuarial valuation certificate provided by the actuary using Projected Unit Credit Method.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Any changes in the liabilities over the year due to changes in actuarial assumptions or experience adjustments within the plans, are recognised immediately in 'Other comprehensive income' and subsequently not reclassified to the Statement of Profit and Loss. Net interest expense / (income) on the defined liability / (assets) is computed by applying the discount rate, used to measure the net defined liability / (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of Profit and Loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other Long Term Employee Benefits

Company's liability towards compensated absences is determined by an independent actuary using Projected Unit Credit Method. Past services are recognised on a straight line basis over the average period until the benefits become vested. Actuarial gains and losses are recognised immediately in the Statement of Profit and Loss as income or expense. Obligation is measured at the present value of the estimated future cash flows using a discounted rate that is determined by reference to the market yields at the Balance Sheet date on Government Bonds where the currency and terms of the Government Bonds are consistent with the currency and estimated terms of the defined benefit obligation.

2.14 Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

As a Lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership is classified as a finance lease.

Finance leases are capitalised at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognised as an expense in the statement of profit and loss on a straight-line basis over the lease term, unless the payments are structured to increase in line with the expected general inflation to compensate the lesser.

As a Lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. 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.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

2.15 Foreign currency transactions and translation

Transactions in foreign currencies are initially recorded at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Differences arising on settlement or translation of monetary items are recognised as income or expenses in the period in which they arise.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

2.16 Borrowing Costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to Statement of Profit and Loss in the year in which they are incurred.

2.17 Taxes on Income

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

(i) Current Income Taxes

Current tax is the expected tax payable/receivable on the taxable income/loss for the year using applicable tax rates at the Balance Sheet date, and any adjustment to taxes in respect of previous years. Interest expenses and penalties, if any, related to income tax are included in finance cost and other expenses respectively. Interest Income, if any, related to Income tax is included in current tax expense.

(ii) Deferred Taxes

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

A deferred tax liability is recognised based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted, or substantively enacted, by the end of the reporting period.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

(iii) Minimum Alternate Tax

Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which give rise to future economic benefits in the form of adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax after the specified years. Accordingly, MAT is recognised as an asset in the Balance Sheet when the asset can be measured reliably and it is probable that the future economic benefits associated with it will flow to the Company.

2.18 Provisions and Contingent Liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

When the Company expects some or all of a provision to be reimbursed, the same is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets are not recognised in the standalone financial statements if the inflow of the economic benefit is probable than it is disclosed in the standalone financial statements.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

2.19 Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

2.20 Cash and Cash Equivalent

Cash and cash equivalent for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

2.21 Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 —Statement of Cash Flows.

The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.22 Commitments

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- (a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for; and
- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

2.23 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

(B) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of Standalone Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/ materialize.

(i) Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the standalone financial statements:

- a) Assessment of the status of various legal claims and other disputes where the company does not expect any material outflow of resources and hence these are reflected as contingent liabilities. (Refer Note No. 45)
 - b) In several cases, assessment of the management regarding executability of the projects undertaken. (Refer Note No. 13.1 and 13.3)
 - c) Assessment of the recoverability of various financial assets.
 - d) Note on "Control" of the Company in Marine Drive Hospitality & Realty Private Limited (MDHRPL):
- i) Total 24,70,600 nos. of ROCCPS Series A and 29,415 nos. of ROCCPS Series C of Marine Drive Hospitality & Realty Private Limited (MDHRPL) held by the Company amounting to Rs 7,367.05 lacs has been attached by an attachment order issued by adjudicating authority under Prevention of Money Laundering Act (PMLA) and therefore, all the rights of the Company as a shareholder have been suspended till the time attachment continues. Therefore, the Company is of the view that the aforesaid shares can not be considered while applying the test of "Control" on MDHRPL.
 - ii) The Company is presently holding 92,600 nos of CCCPS – Series C. The CCCPS - Series C which shall be convertible, in part or full in the ratio of 1:100 viz. 100 (One Hundred) fully paid up new Equity shares of Rs. 10/- each against 1 (one) CCCPS – Series C of Rs. 10/- each held by DBRL. As per existing terms, the latest date of conversion of the aforesaid CCCPS – Series C is July, 2018. However, this being strategic investment the Company has decided not to exercise the option of conversion before maturity date.
 - iii) In addition to the above, the Company is presently holding (i) 1,88,215 nos. of ROCCPS - Series C and (ii) 74,443 nos. of CRCPS, which are having option of either redemption or conversion on different dates up to March, 2021. As on date, the Management has decided not to opt for conversion of aforesaid shares.
 - iv) The Company has not nominated any director on the Board of MDHRPL and as represented to the Company, the Board of MDHRPL is an independent Board comprising of Nominee Director of a Financial Institution shareholder who is exercising power through affirmative voting right on all material decisions pertaining to the business of MDHRPL in accordance with executed Agreement read with existing Article of Association of MDHRPL.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

On the basis of the above facts, the Management is not having effective control over MDHRPL. In view of the same, accounts of MDHRPL along with its subsidiaries, associates and joint ventures are not consolidated as per Ind AS 110. Further, equity instruments of MDHRPL are measured at fair value through other comprehensive income based on irrevocable designation at inception.

(ii) Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) Project estimates

The Company, being a real estate development company, prepares budgets in respect of each project to compute project profitability. The major components of project estimate are 'budgeted costs to complete the project' and 'budgeted revenue from the project'. While estimating these components various assumptions are considered by the management such as (i) Work will be executed in the manner expected so that the project is completed timely (ii) consumption norms will remain same (iii) Estimates for contingencies and (iv) price escalations etc. Due to such complexities involved in the budgeting process, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(b) Useful life and residual value of Property, Plant and Equipment and Intangible Assets

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made when the Company assesses whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

(c) Impairment of Non Financial Assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the assets recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

(d) Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs for impairment calculation. based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(e) Deferred Tax Assets

In assessing the realisability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax Assets, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realize the benefits of those deductible differences.

The Company has not recognised Deferred tax assets on unrealised tax losses and credits, unabsorbed depreciation considering no reasonable certainty on reversal of deferred tax assets on prudence basis in near future.

(f) Defined benefit plans

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(g) Fair value measurements

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

Notes to the Standalone Financial Statements for the year ended March 31, 2018.

3 Property, Plant & Equipment

(Rs. in lacs)

Particulars	Buildings-Flats (Note No. 3.2)	Sales Office-Building	Plant and Equipment	Furniture and Fittings	Vehicles (Note No. 3.1 and 3.3)	Office & Other Equipment	Computer	Total
Gross carrying Amount								
As at April 1, 2016	99.70	139.45	6.87	256.23	443.41	47.09	9.43	1,002.19
Additions	-	-	-	-	-	2.33	4.63	6.96
Disposals	-	-	-	-	(7.63)	(0.85)	-	(8.48)
As at April 1, 2017	99.70	139.45	6.87	256.23	435.78	48.57	14.06	1,000.67
Additions	-	-	-	-	5.75	0.91	-	6.66
Disposals	-	-	-	-	(2.76)	-	(0.47)	(3.22)
As at March 31, 2018	99.70	139.45	6.87	256.23	438.77	49.48	13.60	1,004.11
Accumulated Depreciation								
As at April 1, 2016	1.74	70.65	3.85	62.16	104.28	23.60	2.70	268.98
Depreciation	1.73	52.89	0.47	61.72	95.10	7.94	3.49	223.34
Disposals	-	-	-	-	-	-	-	-
As at April 1, 2017	3.47	123.54	4.32	123.88	199.38	31.54	6.18	492.31
Depreciation	1.83	15.91	0.39	55.34	85.59	6.46	3.49	169.01
Disposals	-	-	-	-	(2.29)	-	(0.19)	(2.49)
As at March 31, 2018	5.31	139.45	4.71	179.22	282.68	38.00	9.48	658.83
Net carrying amount								
As at March 31, 2017	96.23	15.91	2.55	132.35	236.40	17.03	7.88	508.36
As at March 31, 2018	94.39	-	2.17	77.01	156.09	11.48	4.13	345.28

Notes:

3.1 During the year depreciation inventorised Rs. 3.95 lacs (Previous Year - Rs. 3.95 lacs)

3.2 The said flats are attached by Enforcement Directorate under Prevention of Money Laundering Act, 2002. (Refer Note No. 54)

3.3 Property, plant and equipment pledged

carrying amount of property, plant and equipment pledged as security by the Company are as follows:

(Rs. in lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Vehicles	82.74	98.17

4 Intangible Assets

(Rs in lacs)

Particulars	Intangible Asset			Intangible asset under development		
	Computer Software	Beautification-Bandra-Worli Sea Link	Total	Computer Software	Beautification-Bandra-Worli Sea Link	Total
Gross carrying Amount						
As at April 1, 2016	261.25	-	261.25	70.88	1,990.58	2,061.46
Additions	70.88	2,087.14	2,158.02	-	-	-
Disposal	-	-	-	(70.88)	(1,990.58)	(2,061.46)
As at April 1, 2017	332.13	2,087.14	2,419.27	-	-	-
Additions	1.80	-	1.80	15.00	-	15.00
Disposal	-	-	-	-	-	-
As at March 31, 2018	333.93	2,087.14	2,421.08	15.00	-	15.00
Accumulated Depreciation						
As at April 1, 2016	233.76	-	233.76	-	-	-
Depreciation	50.06	226.21	276.27	-	-	-
As at April 1, 2017	283.82	226.21	510.03	-	-	-
Depreciation	47.99	174.46	222.45	-	-	-
Impairment loss (Refer Note 4.1)	-	1,686.47	1,686.47	-	-	-
As at March 31, 2018	331.81	2,087.14	2,418.95	-	-	-
As at March 31, 2017	48.31	1,860.93	1,909.24	-	-	-
As at March 31, 2018	2.12	-	2.12	15.00	-	15.00

4.1 In accordance with Ind AS 36 - "Impairment of Assets" the Company does not expect any future economic benefit from beautification for Bandra-Worli Sea Link as agreements for rendering advertisement rights with group entities have been cancelled and the Company is not expecting future revenue from the said Assets. Hence, the Company has fully impaired the said assets by Rs 1,686.47 Lacs. However, the Company will still have beautification and advertisement rights in the said area till March 2025.

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018**5 Investment property**

Particulars	(Rs in lacs)	
	As at March 31, 2018	As at March 31, 2017
Gross carrying amount		
Opening Balance	677.09	676.39
Addition	-	0.70
Disposals	(177.46)	-
Closing Balance	499.63	677.09
Less : Accumulated Depreciation		
Opening Balance	21.13	10.41
Depreciation charged during the year	8.42	10.72
Disposals	(6.17)	-
Closing Balance	23.37	21.13
Net carrying amount	476.25	655.96

5.1 Amount recognised in Statement of Profit and Loss for investment properties

Particulars	(Rs. in lacs)	
	For the year ended 31st March, 2018	For the year ended 31st March, 2017
Rental income derived from investment properties	24.78	31.54
Less: Depreciation charged during the year	(8.42)	(10.72)
Profit/ (Loss) from investment properties	16.36	20.82

- (a) The Company had executed lease deeds for certain Units forming part of a Project for a period of 25 years. In terms of agreements, the lease rentals shall become due and payable on possession being granted.
- (b) **The future minimum lease receipts are as under:**

Particulars	(Rs. in lacs)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Lease income recognized in the Statement of Profit and Loss, for non- cancellable lease arrangement	22.68	31.08
Future Lease Income		
(a) Not later than one year.	22.68	31.08
(b) Later than one year but not later than five years.	90.72	124.32
(c) Later than five years.	518.22	683.67
Total of future lease income	631.62	839.07

5.2 Fair Value

Particulars	(Rs in lacs)	
	As at March 31 2018	As at March 31 2017
Investment Property#	1,099.45	1,496.49

Estimation of Fair value

In view of the recent sale of investment property and similar assets, the management is of the opinion that the fair value of the investment property can be considered as Level 3 valuation based on market value as per sale deed

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

6 Investment in Subsidiaries, Associates & Joint Ventures

A At Cost

(Rs. in lacs)			
Sr. No.	Particulars	As at March 31, 2018	As at March 31, 2017
I	Investment in subsidiaries		
	(i) Investment in equity shares	21,426.06	21,511.56
	(ii) Investment in partnership firms	10,000.00	10,000.00
	(iii) Others (AOP)	5,011.35	3,202.31
	Total	36,437.42	34,713.87
II	Investment in Associates		
	(i) Investment in equity shares	22,680.30	22,715.30
	Total	22,680.30	22,715.30
III	Investment in Joint ventures		
	(i) Investment in equity shares	9,865.04	9,872.54
	(ii) Investment in partnership firms	35.50	35.50
	(iii) Others	244.16	244.40
	Total	10,144.70	10,152.44
	Grand Total	69,262.42	67,581.61

I Investment in subsidiaries

(i) Investment in equity shares (At cost, trade, fully paid & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Esteem Properties Private Limited (Refer Note No.48)	100	10,000	10,000	3,120.19	3,120.19
2	Goregaon Hotel & Realty Private Limited (Refer Note No. 6.1)	10	10,000	10,000	1.00	1.00
3	NeelKamal Realtors Suburban Private Limited (Refer Note No. 6.2)	10	435,600	435,600	513.76	518.74
4	NeelKamal Shantinagar Properties Private Limited	10	16,000	16,000	1.60	1.60
5	D B Man Realty Limited (Refer Note No.49)	10	12,740,000	12,740,000	719.60	719.60
6	Real Gem Buildtech Private Limited	10	10,000	10,000	15,602.68	15,643.77
7	Saifee Bucket Factory Private Limited	1,000	248	248	701.75	701.75
8	Priya Constructions Private Limited	10	10,000	10,000	1.00	1.00
9	N.A. Estate Private Limited	100	1,000	1,000	-	-
10	Royal Netra Constructions Private Limited	100	75,600	75,600	75.60	75.60
11	Nine Paradise Erectors Private Limited	10	10,000	10,000	1.00	1.00
12	MIG Bandra Realtor & Builder Private Limited (Formerly DB MIG Realtors & Builders Private Limited) (Refer Note No. 6.3)	10	1,903,400	1,903,400	684.88	719.46
13	Spacecon Realty Private Limited(Formerly DB Spacecon Private Limited)	10	10,000	10,000	1.00	1.00
	Less: Provision for Diminution in value of Investment				(1.00)	-
14	Vanita Infrastructure Private Limited	10	10,000	10,000	1.00	1.85
15	DB Contractors & Builders Private Limited	10	10,000	10,000	1.00	1.00
16	DB View Infracon Private Limited	10	10,000	10,000	1.00	4.00
	Total				21,426.06	21,511.56

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(ii) Investments in partnership firms (At cost, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Mira Real Estate Developers	N.A.	N.A.	N.A.	10,000.00	10,000.00
	Total				10,000.00	10,000.00

(iii) Others (At cost, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Conwood - DB Joint Venture (AOP)	N.A.	N.A.	N.A.	1,265.25	-
2	ECC - DB Joint Venture (AOP)	N.A.	N.A.	N.A.	3,721.11	3,177.31
3	Turf Estate Joint Venture (AOP)	N.A.	N.A.	N.A.	25.00	25.00
	Total				5,011.35	3,202.31

II Investment in Associate

(i) Investment in equity shares (At cost, trade, fully paid & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	NeelKamal Realtors Tower Private Limited (Refer Note No. 6.4)	10	1,125,153	1,125,153	6,574.06	6,609.06
2	Sangam City Town Ship Private Limited	10	8,000	8,000	2,530.26	2,530.26
3	D B Hi-Sky Construction Private Limited	10	5,000	5,000	2,094.85	2,094.85
4	Mahal Pictures Private Limited	10	3,600	3,600	8,922.25	8,922.25
5	Shiva Realtors Suburban Private Limited	10	8,885	8,885	852.96	852.96
6	Shiva Buildcon Private Limited	10	8,885	8,885	852.96	852.96
7	Shiva Multitrade Private Limited	10	8,885	8,885	852.96	852.96
	Total				22,680.30	22,715.30

III Investment in Joint ventures

(i) Investment in equity shares (At cost, fully paid & unquoted unless otherwise specified) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	DB (BKC) Realtors Private Limited(Refer Note No.6.5)	10	187,015	187,015	9,865.04	9,872.54
	Total				9,865.04	9,872.54

(ii) Investments in partnership firms (At cost, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	M/s Dynamix Realty (Project II)	N.A.	N.A.	N.A.	2.50	2.50
2	M/s DBS Realty	N.A.	N.A.	N.A.	33.00	33.00
	Total				35.50	35.50

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(iii) Others (At cost, trade & unquoted)

(Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Lokhandwala Dynamix-Balwas JV	N.A.	N.A.	N.A.	243.07	243.31
2	DB Realty and Shreepati Infrastructures Limited Liability Partnership	N.A.	N.A.	N.A.	0.59	0.59
3	Lokhandwala DB Realty LLP (Fixed Capital)	N.A.	N.A.	N.A.	0.50	0.50
Total					244.16	244.40

(Rs. in lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Aggregate amount of quoted investments and its fair value	-	-
Aggregate amount of unquoted investments	69,262.42	67,581.61
Aggregate amount of impairment in value of investments	1.00	-

- 6.1 The Company has pledged its investment of 10,000 (Previous Year: 10,000) equity shares in Goregaon Hotel and Realty Private Limited in favour of Reliance Capital Limited which sanctioned a Term Loan of Rs. 14,000 lacs (Previous Year: Rs.14,000 lacs) to the said subsidiary. (Refer Note No. 42(vii))
- 6.2 The Company has pledged its investment of 435,600 (Previous Year: 435,600) equity shares of Neelkamal Realtors Suburban Private Limited, in favour of Edelweiss Housing Finance Limited which provided term loan of Rs. Nil (Previous Year Rs.Nil) and in favour of ECL Finance Limited which provided term loan of Rs. NIL (Previous Year Rs.Nil) to the said Subsidiary Company. (Refer Note No. 47(iv))
- 6.3 The Company has pledged its investment of 3,000 (Previous Year: 3,000) equity shares of MIG (Bandra) Realtors and Builders Private Limited, in favour of Yes Bank Ltd. which sanctioned a Term Loan of Rs. 60,000 lacs (Previous Year Rs. 60,000 lacs) to the said Subsidiary. (Refer Note No. 47(iii))
- 6.4 The Company has pledged its investment of 986,618 (Previous Year: 986,618) equity shares of Neelkamal Realtors Tower Private Limited, an associate company, in favour of Yes Bank which provided term loan of Rs. 35,000 lacs to the said associate. The said loan has been fully repaid and release of pledged investments is in process.
- 6.5 The Company has pledged 0% (Previous Year: 88.79% of its investment in equity & 54.53% of its investment in ROCCPS) of DB (BKC) Realtors Private Limited joint venture, in favour of banks which sanctioned term loans of Rs. Nil lacs (Previous Year: 7,500 lacs) to the said joint venture.

6.6 Details of investment in Partnership Firms:

(i) M/s Dynamix Realty *

(Rs. in lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
DB Realty Limited	50.00	2.50	50.00	2.50
Conwood Constructions and Developers Private Limited	-	2.50	-	2.50
Eversmile Construction Company	50.00	2.50	50.00	2.50
Total Capital	100.00	7.50	100.00	7.50

*DB Realty Ltd. is only a partner in Project II of Dynamix Realty

(ii) M/s DBS Realty

(Rs. in lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
DB Realty Ltd.	33.33	33.00	33.33	33.00
Bharat Shah	16.67	16.50	8.33	8.25
Manakchand Loonkar	8.33	8.25	8.33	8.25
Mahendra Loonkar	8.33	8.25	-	-
Real Street Developers	16.67	16.50	16.67	16.50
Vision Finstock Limited	16.67	16.50	16.67	16.50
Ramesh Shah	-	-	16.67	16.50
Total Capital	100.00	99.00	100.00	99.00

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(iii) M/s Mira Real Estate Developers (Rs. in lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
DB Realty Limited	99.00	10,000.00	99.00	10,000.00
DB View Infracon Pvt Ltd.	1.00	-	1.00	-
Total Capital	100.00	10,000.00	100.00	10,000.00

7 Non-current investments

Sr. No.	Particulars	(Rs. In lacs)	
		As at March 31, 2018	As at March 31, 2017
A	At Amortised cost		
I	Investment in subsidiaries		
	(i) Investment in preference shares	2,069.97	1,785.32
	Total	2,069.97	1,785.32
B	At Fair Value Through Profit and Loss		
I	Investment in subsidiary		
	(i) Investment in debentures	-	-
II	Investment in Associate		
	(i) Investment in preference shares	1,097.26	1,224.68
III	Investment in Joint venture		
	(i) Investment in preference shares	32,879.14	16,807.27
IV	Investment in Others		
	(i) Investment in preference shares	51,551.40	57,818.00
	Total	85,527.81	75,849.96
C	Fair Value Through Other Comprehensive Income		
I	Investment in others		
	(i) Investment in equity shares	11,392.18	38,218.00
	(ii) Investment in preference shares	27,483.34	922.00
	Total	38,875.51	39,140.00
	Total (A+B+C)	126,473.29	116,775.28

A At Amortised cost

I Investment in subsidiaries

(i) Investment in Preference Shares (At cost, trade, fully paid & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	NeelKamal Realtors Suburban Private Limited (10.50% Redeemable Cumulative Preference Shares)	100	1,050,000	1,050,000	905.17	780.32
2	Real Gem Buildtech Private Limited (0.01% Redeemable Cumulative Preference Shares)	10	13,500,000	13,500,000	1,164.80	1,005.00
	Total				2,069.97	1,785.32

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B Fair Value through Profit and Loss

I Investment in subsidiaries

(i) Investments in Debentures (Fully paid, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	N.A. Estate Private Limited (Interest free fully and compulsory convertible unsecured debentures)	100	70,000	70,000	-	-
	Total				-	-

II Investment in Associates

(i) Investments in Preference Shares (Fully paid, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	NeelKamal Realtors Tower Private Limited (0.002% Redeemable Optionally Convertible Cumulative Preference Shares)	10	660,918	660,918	1,097.26	1,224.68
	Total				1,097.26	1,224.68

III Investment in Joint Venture

(i) Investments in Preference Shares (Fully paid, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	DB (BKC) Realtors Private Limited					
	i) 0.001% Redeemable Optionally Convertible Cumulative Preference Shares (Refer Note No. 6.5)	10	304,518	304,518	8,909.48	8,914.09
	ii) 0.001% Compulsory Convertible Cumulative Preference Shares	10	336,359	70,652	23,969.66	7,893.18
	Total				32,879.14	16,807.27

IV Investment in others

(ii) Investments in Preference Shares (Fully paid, trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Konarc Realtech Private Limited (0.01% Redeemable Optionally Convertible Preference Shares)	10	1,163,739	1,163,739	1,106.25	2,601.42
2	Marine Drive Hospitality Private Limited (Formerly DB Hospitality Private Limited)- Refer Note No.7.2)					
	i) Series C- 0.002% Redeemable Optionally Convertible Cumulative Preference Shares- (Refer Note No. 7.3)	10	217,630	217,630	224.44	641.31
	ii) Series A- 0.002% Redeemable Optionally Convertible Cumulative Preference Shares- (Refer Note No.7.3)	10	2,470,600	2,470,600	2,547.90	7,280.36
	iii) Cumulative Redeemable Convertible Preference Shares	10	74,443	74,443	47,672.81	47,294.91
	Total				51,551.40	57,818.00

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C Fair Value Through Other Comprehensive Income

I Investment in others

(i) Investment in Equity Instruments (Fully paid, non trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Marine Drive Hospitality & Realty Private Limited (Formerly DB Hospitality Private Limited (Refer Note No. 7.1)	10	3,838,382	3,838,382	11,392.18	38,218.00
	Total				11,392.18	38,218.00

(ii) Investments in Preference Shares (Fully paid, non trade & unquoted) (Rs. in lacs)

Sr. No.	Name of the Body Corporate	Nominal Value per share	No. of Shares		Amount	
			As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
1	Marine Drive Hospitality Private Limited (Formerly DB Hospitality Private Limited)- Refer Note No.7.2 i) 0.002% Compulsory Convertible Cumulative Preference Shares	10	92,600	92,600	27,483.34	922.00
	Total				27,483.34	922.00

(Rs. In lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Aggregate amount of quoted investments and its fair value	-	-
Aggregate amount of unquoted investments	126,473.29	116,775.28
Aggregate amount of impairment in value of investments	-	-

7.1 The Company had pledged its investment of 3,838,382 (Previous Year: 3,838,382) equity shares of Marine Drive Hospitality & Realty Private Limited., in favour of IL & FS Financials Services Limited which provided term loan of Rs.9,500 Lacs (Previous Year: Rs.9,500 Lacs) to the Company.

7.2 There is no return on investments in preference shares of Marine Drive Hospitality & Realty Private Limited("MDH") during the year. In view of the management, these investments in this entity is considered strategic and long term in nature and the market value and future prospects of these investment are significantly in excess of carrying value of Company's investment in MDH.

7.3 2,470,000 (Previous Year: 2,470,000) shares Series A 0.002% ROCCPS and 29,415 (Previous Year: 29,415) shares of Series C 0.002% ROCCPS of Marine Drive Hospitality & Realty Private Limited which are held by the Company have been handed over to Enforcement Directorate (ED) under Prevention of Money Laundering Act, 2002 case. (Refer Note No. 54)

8 Non-current financial assets: Loans

(Rs. in lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Loans and advances to related parties (Unsecured, considered good)		
Project Advances to Associates (Refer Note No. 58)	3,538.12	3,045.85
Total	3,538.12	3,045.85

There are no Loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

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9 Non-current financial assets: Others

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a. Security Deposits (Unsecured, considered good)		
Security Deposits		
To Related Parties (Refer Note No. 9.2 and 58)	5,211.32	9,439.66
Others (Refer Note No. 9.2)	917.50	1,828.71
Total	6,128.82	11,268.37

9.1 There are no loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

9.2 Security deposits includes Rs. 6,476.33 lacs (Previous Year Rs.11,381.70 lacs) given to the various parties for acquisition of development rights. The Company or land owner is in process of obtaining necessary approvals with regard to the said properties and the said properties are having current market value significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of these projects.

10 Deferred Tax Asset (Net)

Component and Movement in Deferred Tax Assets (Net)

Particulars	(Rs. in lacs)			
	As at March 31, 2017	Recognised in Profit and Loss	Recognised in OCI	As at March 31, 2018
Disallowance under section 43B of the Income Tax Act, 1961	152.38	1,009.39	-	1,161.76
Related to Depreciation	446.29	269.19	-	715.48
Fair value adjustment of Financial Instruments	12,346.76	926.10	55.02	13,327.87
Unwinding of financial liabilities	(966.01)	244.31	-	(721.69)
Other adjustments	(40.67)	-	(7.57)	(48.24)
Total	11,938.76	2,448.98	47.45	14,435.18

Particulars	(Rs. in lacs)			
	As at March 31, 2016	Recognised in Profit and Loss	Recognised in OCI	As at March 31, 2017
Disallowance under section 43B of the Income Tax Act, 1961	205.63	(53.25)	-	152.38
Related to Depreciation	481.25	(34.96)	-	446.29
Fair value adjustment of Financial Instruments	14,541.88	(3,231.96)	1,036.85	12,346.76
Unwinding of financial liabilities	(1,138.59)	172.59	-	(966.01)
Other adjustments	(12.08)	(9.19)	(19.40)	(40.67)
MAT credit entitlement/reversal	358.00	(358.00)	-	-
Total	14,436.08	(3,514.77)	1,017.45	11,938.76

The Company has not recognised deferred tax assets of Rs.5,332 lacs (Previous Year: Rs.3,838.27 lacs) on unabsorbed depreciation and carry forward losses on prudence basis.

11 Non current tax asset

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Advance payment of Tax (Net of Provision)	596.36	580.38
Total	596.36	580.38

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12 Other Non current assets

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a. Advances other than capital advances (Unsecured, considered good, unless otherwise stated)		
Security Deposits		
To Related Parties (Refer Note No. 9.2, 12.1 and 58)	750.00	755.00
To Others considered good(Refer Note No. 9.2)	443.39	818.65
To Others considered doubtful	235.00	-
Less: Allowance for bad and doubtful advance	(235.00)	-
Other Advances		
Advance against Share Purchase (Refer Note No. 47)	4,000.00	4,000.00
Total	5,193.39	5,573.65

12.1 Loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Private Company and Firms in which director is a member or director or partner	-	5.00
Total	-	5.00

13 Inventories (Valued at cost or net realisable value whichever is lower)

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a. Project Work in Progress	30,584.05	28,619.92
b. Finished Goods	109.92	219.84
Total	30,693.96	28,839.76

13.1 All projects are under initial stage of development & expected to have net realisable value greater than the cost based on initial plans and projections.

13.2 Refer Note No. 42 for projects given as security by the Company.

13.3 Refer Note No. 50 for projects under litigation.

13.4 Recognition of Income and Expenses for on-going projects are based upon actual sales value, estimated costs and work completion status. The work completion status is determined based on the actual costs incurred vis-a-vis the estimated cost of the project. The estimated costs of every project are reviewed periodically and revised whenever required. The consequential effect of such revision is considered in the year of revision and in the balance future period of the project.

14 Current Investments

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a. Investments in Partnership Firms	12,658.34	-
b. Other Current Investments	16,398.69	9,844.52
Total	29,057.03	9,844.52

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Sr. No.	Name of the Body Corporate	(Rs. in lacs)	
		As at March 31, 2018	As at March 31, 2017
a.	Investments in partnership firms		
	Mira Real Estate Developers	3,803.47	-
	Dynamix Realty	8,854.87	-
	Total (a)	12,658.34	-
b.	Other Current Investments		
	Turf Estate Joint Venture (AOP)	15,691.34	9,138.90
	DB Realty and Shreepati Infrastructures LLP	644.55	642.80
	Lokhandwala DB Realty LLP	62.80	62.82
	Total (b)	16,398.69	9,844.52
	Total (a+b)	29,057.03	9,844.52

15 Trade Receivables

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Unsecured, considered good		
Dues from related party- Refer Note No. 58	-	282.59
Others	1,579.41	4,033.84
Unsecured, considered doubtful		
Others	2,520.93	234.54
Less: Allowance for bad and doubtful debts	(2,520.93)	(234.54)
Total	1,579.41	4,316.43

16 Cash and Cash equivalents

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a. Balances with banks in current accounts	425.58	92.19
b. Cash on hand	1.66	1.11
Total	427.24	93.30

16A Bank Balances other than cash and cash equivalents

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Fixed Deposits with bank (Note No. 16.1)	328.85	525.37
Total	328.85	525.37

16.1 Fixed Deposit having maturity more than 3 months but less than 12 months kept, as security for guarantees/ other facilities with banks.

17 Current Financial Assets-Loans

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Unsecured, Considered Good, unless stated otherwise		
Loan to subsidiaries (Refer Note No. 17.1 and 58)	64,283.60	90,170.95
Loan to other related parties (Refer Note No.58)	180.15	1,656.99
Loan to others Considered good	224.05	15.00
Unsecured, Considered Doubtful	123.26	123.26
Less: Allowance for bad and doubtful loans	(123.26)	(123.26)
Total	64,687.80	91,842.94

17.1 Loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

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Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Other Officers	-	5.00
Total	-	5.00

18 Other Financial assets

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Security deposit to related party (Refer Note No. 18.2 and 58)	5.00	-
Interest Accrued	-	1,501.88
Other Receivable		
Receivable from related party (Refer Note No.58)	0.34	98.69
Others - Considered good-(Note No. 18.1)	168.94	189.87
Others Considered Doubtful	15.82	47.07
Less: Allowance for bad and doubtful debts	(15.82)	(42.51)
Total	174.28	1,794.98

18.1 During the financial year 2013-2014, the Directorate of Enforcement has taken physical possession of bank balance of Rs. 68.93 lacs against which the Company had written a letter to convert the amount so recovered into Fixed Deposits, till date Directorate of Enforcement has not entertained this request. In view of the same, the said balance is shown as part of other receivable. (Refer Note No. 54)

18.2 Loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Private Companies in which director is a member or director	5.00	-
Total	5.00	-

19 Other Current Assets

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Unsecured, considered good unless stated otherwise		
a. Advances other than capital advances		
Mobilisation Advance to related parties (Refer Note No. 19.1)	-	1,131.60
Advance for TDR purchase		
To Related Parties (Refer Note No.58)	2,774.33	2,774.33
To Others	2,900.00	2,900.00
Advance to Related Parties (Refer Note No.58)	-	24.13
Other Advances Considered Good	603.90	6,411.44
Other Advances Considered Doubtful	558.31	100.00
Less: Allowance for bad and doubtful debts	(558.31)	(100.00)
Balance with government authorities	286.95	299.23
Prepaid Expenses	18.13	15.87
Total	6,583.32	13,556.61

19.1 Loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Private Companies in which director is a member or director	-	1,131.60
Total	-	1,131.60

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

20 Share Capital

(Rs. in lacs)

Particulars	As at March 31, 2018		As at March 31, 2017	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of Rs. 10/- each	270,000,000	27,000	270,000,000	27,000
8% Redeemable Preference shares of Rs. 10/- each	75,000,000	7,500	75,000,000	7,500
Total		34,500		34,500
Issued, Subscribed & Fully Paid up				
Equity Shares of Rs. 10/- each	243,258,782	24,325.88	243,258,782	24,325.88
Total	243,258,782	24,325.88	243,258,782	24,325.88

20.1 Reconciliation of the equity shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2018		As at March 31, 2017	
	Number	Rs. in lacs	Number	Rs. in lacs
Shares outstanding at the beginning of the year	243,258,782	24,325.88	243,258,782	24,325.88
Shares Issued / (bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	243,258,782	24,325.88	243,258,782	24,325.88

20.2 Rights, preferences and restriction attached to shares

Equity Shares:

Equity shares have equal rights to dividend and voting rights pro rata their holdings. The Company has only one class of Equity Shares having a par value of Rs. 10/- per share.

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

20.3 Details of equity shares held by shareholders holding more than 5% shares in the Company

Name of Shareholder	As at March 31, 2018		As at March 31, 2017	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Neelkamal Tower Construction LLP	80,314,871	33.02%	80,314,871	33.02%
Walkinson Investment Limited	13,038,650	5.36%	13,662,731	5.62%
Vinod Goenka*	15,364,216	6.32%	15,364,216	6.32%
Sanjana Vinod Goenka	22,382,108	9.20%	22,382,108	9.20%
Aseela Vinod Goenka	14,769,958	6.07%	14,769,958	6.07%

*Out of the said above shareholding 13,732,108 shares (5.64%) are jointly held by Vinod Goenka and Aseela Goenka.

20.4 The Company has paid up capital in the form of 71,755,740 8% Redeemable Cumulative Preference Shares of Rs. 10/- each which have been considered as part of "Borrowings".

21 Other Equity

(Rs. in lacs)

Particulars	As at	As at
	March 31, 2018	March 31, 2017
a. Capital Reserve	5,046.31	5,046.31
b. Securities Premium Reserve	238,432.90	238,432.90
c. Retained Earnings		
Opening balance	16,922.51	16,511.13
Movement during the year		
Employee Benefit (Net of Tax)	18.44	43.37
Net Profit / (Loss) for the Current Year	(8,711.66)	368.01
Closing Balance	8,229.29	16,922.51
d. Other Comprehensive Income		
Opening balance	9,835.98	13,832.35
Movement during the year	(209.49)	(3,996.38)
Closing Balance	9,626.49	9,835.97
Total	261,334.99	270,237.69

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21.1 Capital Reserve

Capital Reserve is created on account of merger of Gokuldharm Real Estate Development Co. Pvt. Ltd. (erstwhile subsidiary) into the Company.

21.2 Securities Premium Reserve

Securities Premium Reserve is used to record premium on issue of shares. The reserve can be utilised as per the provisions of the Act.

21.3 Retained Earnings

Retained Earnings represent the surplus/ accumulated earnings of the Company and are available for distribution to shareholders.

21.4 Other Comprehensive Income

Other Comprehensive Income consists of income that will not be reclassified to Profit and Loss.

22 Long Term Borrowings

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
I. Secured		
(a) Term Loans		
From Bank		
ICICI Bank Limited	-	990.15
(Default: Interest amount of Rs. 203.69 lacs since July 2017 and Principal amount of Rs. 645.98 lacs from January 2018; Previous year default: Interest Rs. 77.47 lacs and Principal amount of Rs.223.27 lacs from January 2017)		
(Refer Note No. 22.1 for terms of the said loan)		
From Others		
Reliance Home Finance Limited	-	6,670.00
(Default: Interest amount of Rs. 1,198.47 lacs since December 2017, Previous year default: Interest Rs. Nil)		
(Refer Note No. 22.2 for terms of the said loan)		
Reliance Commercial Finance Limited	-	200.00
(Default: Interest amount of Rs. 36.20 lacs since December 2017, Previous year default: Interest Rs. Nil)		
(Refer Note No. 22.3 for terms of the said loan)		
Reliance Commercial Finance Limited	10,705.00	-
(Refer Note No. 22.4 for terms of the said loan)		
LIC Housing Finance Limited	2,222.40	-
(Default Nil, Previous Year: Default: Interest of Rs.641.77 lacs since December 2015 and Principal of Rs.3,063.04 lacs from February 2015)		
(Refer Note No. 22.5 for terms of the said loan)		
(b) Vehicle Loans		
Vehicle Loans from Banks	23.24	46.72
(Refer Note No. 22.6 for terms of the said loan)		
II. Unsecured		
Preference Shares		
8% Redeemable Preference shares of Rs. 10/- each	4,697.24	4,049.34
(Refer Note No. 22.7 for terms of the preference shares)		
Total	17,647.88	11,956.21

22.1 The said loan was received for the purpose of financing the cost of constructions of the project DB Skypark, Sahar, Andheri - East a joint venture in which the Company is a venturer and carries floating effective interest rate of 13.35%- 13.75% p.a. linked to I-Base, payable monthly. The loan is repayable in 12 quarterly instalments commencing from April 1st 2016. The loan has been reclassified into current maturities of long term debts. The loan is secured by :-

1. Exclusive charge on the land situated at project of one of the subsidiary, DB Skypark, Sahar, Andheri East which is a property of co-venturer (Eversmile Construction Company Pvt Ltd) including all the structures thereon both present and future.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

2. First pari-passu charge over Bacchuwadi property, Mumbai Central.
 3. Corporate guarantee from YJ Realty & Aviation Pvt Limited backed by first pari-passu charge over Dynamix Mall, Juhu.
 4. Corporate guarantee from Milan Theatres Pvt Ltd.
 5. Personal Guarantee of one of the Managing Directors.
- 22.2 The said loan was received for general purpose and carry interest rate of 18% p.a. Loan is repayable in 24 months with bullet repayment at the end of the loan tenure. Interest to be paid annually. The Managing Directors of the Company are co-borrowers along with the Company. The loan has been reclassified into current maturities of long term debts. The said loan is secured by :-
1. An exclusive charge on the project land of Orchid Golf View at Pune situated at S.No. 191A/2A/1/2, Plot No.2 Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
 5. Personal Guarantee of both the Managing Directors.
- 22.3 The said loan was received for general purpose and carry interest rate of 18% p.a. Loan is repayable in 24 Months with bullet repayment at the end of the loan tenure. Interest to be paid annually. The Managing Directors of the Company are co-borrowers along with the Company. The loan has been reclassified into current maturities of long term debts. The said loan is secured by :-
1. An exclusive charge on the project land of Orchid Golf View Park S.No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
- 22.4 The said loan was received in the current year for general purpose and carry interest rate of 15% p.a. Loan is repayable in 24 Months with bullet repayment at the end of the loan tenure. The Managing Directors of the Company are co-borrowers along with the Company. Interest to be paid at the end of the loan tenure. The said loan is secured by :-
1. An exclusive charge on the project land of Orchid Golf View Park S. 3No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be).
 5. Hypothecation of future receivables from sale of proposed residential development project " Orchid Golf View Park S.No 191A/2A/1/2, Plot No 2 at Yerawada, Pune
 6. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
 7. Registered Mortgage of Residential development Project Orchid Golf View Park S.No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune
 8. Personal Guarantee of both the Managing Directors.
- 22.5 The said loan was received for the purpose of financing the costs of construction and other project implementation costs in subsidiary companies and jointly controlled companies and carries floating interest rate of 13.5% p.a. linked to LHPLR, payable monthly. The loan was repayable in six structured quarterly installments ending on August, 2013 and the outstanding balance was due in August, 2013. The said loan has been restructured on November 23, 2013 ,on April 27, 2015 and again in October 2017. The loan tenure has been extended by 36 months and hence the outstanding balance due on October 31, 2017 will carry interest rate 13.20% p.a. The Loan is guaranteed by personal guarantees of both the Managing Directors of the Company and corporate guarantee of Esteem Properties Private Limited, a wholly owned subsidiary company, which has also mortgaged its land at Sahar, Andheri in this regard.

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22.6 Terms of Vehicle Loan

Vehicle loans are secured by way of hypothecation of vehicles purchased.

A certain portion of the loan of Rs. 25.02 lacs has been reclassified into current maturities of long term debt.

(Rs. in lacs)				
Sr. No.	Particulars	No. of EMI's Payable from 31/03/2018	No. of EMI's Payable from 31/03/2017	EMI Amount
1	Bank Of India (BMW)	22	34	1.57
2	OBC (Skoda)	27	39	0.61

22.7 Rights, preferences and restriction attached to shares

Preference Shares:

- (i) The Non Cumulative Redeemable Preference Shares shall carry coupon rate of 8% per annum, if declared. The said shares shall be redeemed at par at the end of the five years from the date of allotment, 6th February, 2016. The company has option to redeem the Preference Shares at any time after the end of one year from the date of allotment at par with dividend if any declared. The preference shares have no other rights attached except dividend if any declared.

- (ii) Details of preference shares held by shareholders holding more than 5% shares in the Company

Particulars	As at March 31, 2018		As at March 31, 2017	
	Number	% of Holding	Number	% of Holding
Konark Realtech Private Limited	71,750,000	99.99	71,750,000	99.99

- (iii) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2018		As at March 31, 2017	
	Number	Amount	Number	Amount
Shares outstanding at the beginning of the year	71,755,740	7,175.57	71,755,740	7,175.57
Shares Issued / (bought back) during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	71,755,740	7,175.57	71,755,740	7,175.57

- (iv) Aggregate number of shares issued for consideration other than cash and shares brought back during the period of five years immediately preceding previous year.

Particulars	As at March 31, 2018 (Number)	As at March 31, 2017 (Number)
Fully paid up preference shares issued pursuant to Merger in FY 2015-2016	71,755,740.00	71,755,740.00

23 Other Financial Liabilities

(Rs. in lacs)		
Particulars	As at March 31, 2018	As at March 31, 2017
Deposits	-	21.31
Total	-	21.31

24 Long Term Provisions

(Rs. in lacs)		
Particulars	As at March 31, 2018	As at March 31, 2017
Provision for Employee Benefits (Refer Note No.39)		
Gratuity (unfunded)	100.98	88.66
Compensated Absences (Unfunded)	80.50	82.94
Total	181.47	171.60

- 24.1 During the year, some of the employees of the Company have been transferred from the Company to various group companies. Gratuity and Compensated Absences related to these employees is transferred from the Company to the transferee companies.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

25 Short Term Borrowings

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Secured		
Loan from Banks		
Overdraft Facility from Oriental Bank of Commerce (Refer Note No.25.1)	-	141.87
Unsecured		
Loans from related parties		
Interest Free (Refer Note No. 25.2 and 58)	6,053.39	5,105.64
Loans from Subsidiaries		
Interest Free (Refer Note No. 25.2 and 58)	24,387.54	10,199.18
Loans from Others	300.00	303.72
Total	30,740.93	15,750.41

25.1 Secured by lien on fixed deposit of Rs. 140 lacs placed by Neelkamal Realtors & Builders Private Limited with Oriental Bank of Commerce.

25.2 All short term borrowings are repayable on demand

26 Trade Payables

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Trade Payables		
(a) Dues outstanding of micro and small enterprises (Refer Note No. 26.1)	7.10	13.36
(b) Others- Dues to related parties	167.74	318.73
Others- Dues to others	2,135.31	2,102.30
Total	2,310.15	2,434.39

26.1 The Company has sent confirmation to suppliers for their registration as MSME. However, the Micro and Small Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 have been determined based on the information available with the company and the required disclosures are given below:

Description	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
a) Principal amount remaining unpaid as at year end	4.57	12.60
b) Interest due thereon as at year end	-	0.76
c) Interest paid by the Company in terms of section 16 of Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during the year.	-	-
d) 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 Micro, Small and Medium Enterprises Development Act, 2006.	2.53	-
e) Interest accrued and remaining unpaid as at year end	2.53	0.76
f) 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.	-	-
Total	7.10	13.36

27 Other Financial Liabilities

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Current maturities of long-term debt (Refer Note No. 22.1, 22.2, 22.3, 22.5 and 22.6)	9,659.24	13,688.02
Interest accrued on borrowings	1,785.89	3,180.45
Other payables:		
Amount Refundable on Cancellation of Flats	13.02	39.03
Book overdraft	44.82	-
Employee benefits payable	670.80	626.85
Payables for purchase of fixed assets (Other than Micro and small Enterprises)	99.96	153.13

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Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Tenancy rights & Hardship Compensation payable	999.22	764.25
Expenses payable	1,151.76	1,416.32
Other payables (Refer Note No. 50b and 58)	1,217.94	949.71
Other payables-Dues to related parties (Refer Note No. 50b and 58)	46.20	33.91
Current Account balance with Partnership Firms & LLP's	6,555.71	23,709.33
Total	22,244.55	44,561.00

28 Other Current Liabilities

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
(a) Revenue received in advance		
Advance received from Customers	87.71	80.57
Advance Income Received for advertisement (Refer Note No. 58)	-	33.33
(b) Other advances		
Advance Received for Development Rights (Refer Note No. 58)	747.50	747.50
(c) Other payables		
Statutory Liabilities	235.65	178.65
Total	1,070.86	1,040.06

29 Short Term Provisions

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
(a) Employee benefit obligation(Refer Note No.39)		
Gratuity (Unfunded)	66.99	61.56
Compensated Absences (Unfunded)	65.05	81.90
(b) Others		
Provision for Wealth Tax	9.38	9.38
Total	141.41	152.83

30 Revenue from Operations

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
(a) Revenue from sale of Products		
Sale of Flats (Refer Note No. 30.1)	313.06	1,120.22
Sale of Transferable Development Right	-	617.85
	313.06	1,738.08
(b) Other operating Revenues		
Lease rental income (Refer Note No. 41)	84.78	31.54
Interest on Delayed Payments from Allottees	7.45	30.92
	92.23	62.46
Total (a+b)	405.28	1,800.54

30.1 During the year, following omission are observed which relates to previous year. As per the requirement of Ind As-8 "Accounting Policies, Changes in Accounting Estimates and Errors", impacts of these errors are given in the comparative financial statement and the financial preceding prior to the previous financial year. Impact of such transactions and other details are as described hereunder:

As required by Ind AS 18 – "Revenue Recognition" Revenue is recognized when it is probable that future economic benefits will flow to the entity and these benefits can be measured reliably. During FY 2016-17 sale of flat of Rs 422.63 lacs was omitted to be included in the financial of that year. Now, the same has been included in the comparative results of FY 2016-17 by restating the required figures and affected line items of the financial statement. Hence, sales and trade receivable has been increased by Rs 422.63 lacs; inventories has been decreased by Rs 197.31 lacs and changes in inventories have been increased by Rs. 197.31 lacs in 2016-17 profit before tax and retained earnings for that year has been increased by Rs. 225.32 lacs.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

31 Other Income

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Interest Income on		
Bank Deposits measured at amortised cost	26.64	39.34
Financial assets measured at amortised cost (Refer Note No. 58)	2,780.35	8,139.06
Fair value gain		
Net Gain/ (Loss) on financial assets measured at Fair value through Profit or Loss	-	195.21
Net Gain on investments measured at Fair value through Profit or Loss	8,180.47	4,344.94
Other Income		
Liabilities no longer required payable written back	90.81	3.00
Advertisement Income (Refer Note No. 58)	33.33	316.67
Miscellaneous Income	56.03	84.49
Total	11,167.63	13,122.71

32 Project Expenses

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Cost of Civil Construction	-	96.39
Hardship Compensation (Refer Note No. 32.1)	1,753.77	541.89
Project Salaries, Wages and Bonus	59.77	144.85
Depreciation (Refer Note No. 3.1)	3.95	3.95
Other construction expenses #	230.01	(83.92)
Total	2,047.50	703.16

32.1 During the year, the Company has inventoried hardship compensation lying in advances against development rights amounting to Rs.1,472.80 Lacs as all the rights related to tenancy have been transferred and there is no performance obligation which are pending by the Company and the tenants.

Other Construction Expenses

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Construction and Site Development Expenses	2.23	(16.05)
Rates & Taxes	166.60	(252.09)
Rent	32.13	33.63
Finance Cost	1.55	5.72
Legal and Professional Fees	0.75	20.97
Electricity Expenses	0.59	2.95
Security Charges	13.12	29.18
Repairs & Maintenance	7.75	3.41
Printing and Stationery and Telephone Charges	-	31.95
Travelling and Conveyance Expenses	0.08	33.15
Insurance Expenses	-	8.17
Commission & Brokerage	-	7.00
Miscellaneous Expenses	5.21	8.10
Total	230.01	(83.92)

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018**33 Changes in Inventories of Project Work in Progress, Transferrable Development Rights and Finished Goods**

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
(a) Project Work in Progress		
Opening Inventory	28,619.93	27,862.46
Add/(Less): Raw Material Purchase During the year	0.13	-
Add/(Less): Amount of New Project	-	150.00
Closing Inventory	(30,584.05)	(28,619.93)
(Increase) / Decrease in Project Work in Progress (a)	(1,963.99)	(607.47)
(b) Transferrable Development Rights		
Opening Inventory	-	617.85
Closing Inventory	-	-
(Increase) / Decrease in Transferrable Development Rights (b)	-	617.85
(c) Finished Goods:		
Opening Inventory	219.84	761.18
Closing Inventory	(109.92)	(219.84)
(Increase) / Decrease in Finished Goods (c)	109.92	541.35
Total Changes in Inventories (a+b+c)	(1,854.07)	551.73

34 Employee Benefit Expenses

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Salaries and wages (Refer Note No. 39)	1,503.17	1,285.14
Contribution to Provident and other funds (Refer Note No. 39)	14.00	19.81
Staff welfare expenses	34.21	49.24
Total	1,551.37	1,354.19

35 Finance Cost

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Interest expense	4,344.60	5,240.08
Other borrowing costs	84.10	45.29
Total	4,428.69	5,285.37

36 Other Expenses

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Share of Loss from Investment in Partnership Firms & LLP (Net) (Refer Note No. 46)	1,381.81	620.30
Impairment loss of investments in subsidiary companies	-	10.88
Loss on fair value on financial assets	7,164.67	-
Impairment loss (Refer Note No. 5.1)	1,686.47	-
Loans and advances written off	1,649.81	496.88
Provision for allowance for bad and doubtful debts	2,953.00	234.54
Rent (Refer Note No. 41)	121.41	258.68
Repairs and Maintenance - others	14.16	13.02
Legal and Professional Charges (Refer Note No. 36.1)	345.89	353.26
Donations	0.03	1.21
Corporate Social Responsibility (Refer Note No.56)	7.58	56.36
Advertisement and Publicity	2.92	15.59
Business Promotion Expenses	68.98	49.44

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Books, Periodicals, Subscription & Membership Fees	31.17	27.39
Directors Sitting Fees	9.00	10.20
Printing and Stationery and Telephone Charges	39.39	13.33
Travelling and Conveyance Expenses	70.84	16.90
House Keeping Expenses	12.85	8.83
Electricity Expenses	31.87	19.68
Insurance	10.79	2.69
Security Charges	7.77	21.26
Commission & Brokerage	14.21	7.65
Net Loss/ (Gain) on sale of Property Plant and Equipment	(0.42)	4.02
Loss on sale of Investment Property	43.79	-
Foreign Exchange Loss (net)	0.21	(2.44)
Rates and Taxes	36.11	-
Fees towards beautification and advertisement rights	306.53	149.00
Miscellaneous Expenses	153.30	235.98
Total	16,164.14	2,624.64

36.1 Auditor's Remuneration

Payment to auditors - (exclusive of GST and service tax)	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
a) Audit Fee (including Limited Review)	47.50	47.50
b) For other services (Certification and other services)	-	0.69
c) For reimbursement of expenses	0.99	0.60
Total	48.49	48.79

37 Earning Per Share

Basic and diluted earnings/ loss per share is calculated by dividing the profit/ loss attributable to equity holders of the Company by the weighted average of equity shares outstanding during the year.

a) Reconciliation of earning used in calculating EPS

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Basic earning per share		
Profit attributable to the equity shareholders of the company used in calculating basic earning per share		
- From continuing operations	(8,711.66)	368.01
	(8,711.66)	368.01
Diluted earning per share		
Profit attributable to the equity shareholders of the company used in calculating basic earning per share		
- From continuing operations	(8,711.64)	368.01
	(8,711.64)	368.01

b) Weighted average number of shares

Particulars	As at March 31, 2018	As at March 31, 2017
Weighted average number of shares used for calculating basic earning per share	243,258,782	243,258,782
Weighted average number of shares used for calculating diluted earning per share	243,258,782	243,258,782

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c) Basic and Diluted earning per share

Particulars	As at March 31, 2018	As at March 31, 2017
Basic and Diluted earning per share	(3.58)	0.15

38 Income Tax

(a) Income tax expense is as follows:

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Statement of Profit and Loss		
<i>Current tax:</i>		
Tax for the year	-	-
Prior period tax adjustment	-	15.00
Total current tax expense	-	15.00
<i>Deferred tax:</i>		
Deferred tax expense	(2,448.99)	3,514.77
Total deferred tax expense	(2,448.99)	3,514.77
Income tax expense	(2,448.99)	3,529.77
Other comprehensive Income		
<i>Deferred tax related to OCI items:</i>		
Fair value adjustment of Investments	(55.02)	(1,036.85)
Net loss/ (gain) on remeasurements of defined benefit plans	7.57	19.40
	(47.45)	(1,017.45)

(b) Reconciliation of tax expense and the accounting profit computed by applying the Income tax rate:

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Profit before tax	(11,160.65)	3,897.78
Tax Rate	27.82%	34.61%
Tax at the Indian tax rate	(3,104.89)	1,348.94
Tax effect on amounts which are not deductible (taxable) in calculating taxable income:		
Non-deductible expenses as per Income tax Act	1,350.88	305.78
Deduction as per Income Tax Act	(33.84)	-
Depreciation and notional income not chargeable to tax	-	-
Unabsorbed Depreciation Loss	1,968.03	2,562.97
Adjustment of current tax for prior periods	-	15.00
Difference on account of change in income tax rate	(590.70)	(639.42)
Other adjustments	(2,038.47)	(421.50)
MAT credit entitlement/reversal	-	358.00
Income tax expense	(2,448.99)	3,529.77
Effective Tax Rate (%)	21.94	90.56

Above workings are based on provisional computation of tax expense and subject to finalisation including that of tax audit or otherwise in due course.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

39 As per Indian Accounting Standard-19 "Employee Benefits", the disclosures of Employee Benefits as defined in the Indian Accounting Standard are given below:

A Defined Contribution Plan:

The Company makes contributions towards provident fund, superannuation fund and other retirement benefits to a defined contribution retirement benefit plan for qualifying employees. Under the plan, the Company is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

The Company has recognised the following amounts in Statement of Profit and Loss which are included under Contributions to Funds under Employee Benefit Expenses (Refer Note No. 34)

(Rs. in lacs)

Particulars	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Employer's Contribution to Provident Fund and Allied Funds	12.78	18.88
Employer's Contribution to ESIC and MLWF	1.22	0.93
Total	14.00	19.81

B Defined Benefit Plan:

The Company provides gratuity benefits to its employees as per the statute. Present value of gratuity obligation (Non-Funded) based on actuarial valuation done by an independent valuer using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

I. Reconciliation of opening and closing balances of Defined Benefit obligation.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Defined Benefit obligation at the beginning of the year	150.22	236.62
Acquisition Adjustment	-	0.57
Transfer in/(out) #	(7.58)	-
Interest Cost	9.18	17.93
Past Service Cost *	42.40	(63.96)
Current Service Cost	23.14	39.43
Settlement Cost/(Credit)	-	(6.45)
Benefits paid	(24.00)	(10.54)
Impact of transfer of employees	0.61	(0.61)
Actuarial (gain)/loss	(26.00)	(62.77)
Defined Benefit obligation at the end of the year	167.97	150.22
Net Liability		
- Current	66.99	61.56
- Non-Current	100.98	88.66

15 employees have been transferred in and 1 employee transferred out to group entities

* Cap on Gratuity changed from Rs.10 lacs to Rs.20 lacs

II. Recognized in Statement of Profit and Loss

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Current Service Cost	23.14	39.43
Past Service Cost	42.40	(63.96)
Settlement Cost	-	(0.53)
Interest Cost	9.18	17.93
Other Impact	-	-
Acquisition adjustment	-	0.06
Expense recognized in Statement of Profit and Loss	74.71	(7.07)

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018**III. Recognised in Other Comprehensive Income**

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Experience (Gain) / Loss on plan liabilities	(25.13)	(67.81)
Demographic (Gain) / Loss on plan liabilities	5.86	1.26
Financial (Gain) / Loss on plan liabilities	(6.72)	3.77
Actuarial (gain)/loss	(26.00)	(62.77)

IV. Actuarial assumptions.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Mortality table	IALM(2006-08) ult	IALM (2006-08) ult.
Discount Rate	7.70%	6.80%
Rate of Escalation in Salary	10.00%	10.00%
Expected Average remaining working lives of Employees (in years)	7.41	3.44
<u>Withdrawal Rate</u>		
Age upto 30 years	10.00%	26.00%
Age 31-40 years	10.00%	26.00%
Age 41-50 years	10.00%	26.00%
Age above 50 years	10.00%	26.00%

The estimates of rate of escalation in salary considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is extracted from the report obtained from Actuary.

V. Expected Future Benefit Payments.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Within the next 12 months (next annual reporting period)	66.99	61.56
Between 2 and 5 years	78.02	90.98
Between 6 and 10 years	91.94	52.32

VI. Experience Adjustments

(Rs. in lacs)

Particulars	As at 31 March, 2018	As at 31 March, 2017	As at 31 March, 2016	As at 31 March, 2015	As at 31 March, 2014
Present value of defined benefit obligation	167.97	150.22	236.62	219.77	43.88
Fair value of plan asset	-	-	-	-	-
Experience Adjustments on actuarial (gain)/loss	(25.13)	(67.81)	(29.55)	(44.14)	(7.68)
Plan liabilities (gain)/loss	-	-	-	-	-
Plan assets (gain)/loss	-	-	-	-	-
Other	(0.86)	5.04	35.72	(48.39)	15.26

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

VII. Quantitative sensitivity analysis for significant assumption is as below

Sensitivity analysis indicates the influence of a reasonable change in certain significant assumptions on the outcome of the Defined Benefit Obligations (DBO) and aids in understanding the uncertainty of reported amounts. Sensitivity analysis is done by varying one parameter at a time and studying its impact.

1 Present value of defined benefits obligation on account of change in assumptions: (Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
One percentage point increase in discount rate	161.21	146.45
One percentage point decrease in discount rate	175.48	154.23
One percentage point increase in salary rate	172.30	152.07
One percentage point decrease in salary rate	163.69	148.33
One percentage point increase in withdrawal rate	167.83	150.13
One percentage point decrease in withdrawal rate	168.09	150.30

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

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

3 Sensitivity analysis is done by varying one parameter at a time and studying its impact.

VIII. Risk Exposure and Asset Liability Matching

Provision of a defined benefit scheme poses certain risks, some of which are detailed hereunder, as companies take on uncertain long term obligations to make future benefit payments.

1 Liability Risks

a. Asset-liability Mismatch Risk -

Risk which arises if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the Company is successfully able to neutralize valuation swings caused by interest rate movements. Hence companies are encouraged to adopt asset-liability management.

b. Discount Rate Risk -

Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practise can have a significant impact on the defined benefit liabilities.

c. Future Salary Escalation and Inflation Risk -

Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to uncertainties in estimating this increasing risk.

2 Unfunded Plan Risk

This represents unmanaged risk and a growing liability. There is an inherent risk here that the Company may default on paying the benefits in adverse circumstances, Funding the plan removes volatility in company's financials and also benefit risk through return on the funds made available for the plan.

Notes:

1 The obligation towards Gratuity is unfunded and therefore, the following disclosures are not given:

- Reconciliation of Opening and Closings Balance of fair value of plan assets.
- Details of Investments

c. Other Long Term Employee Benefits

The obligation of Leave Encashment is provided for on actuarial valuation by an independent valuer and the same is unfunded. The amount debited / (recognized) in the Statement of Profit and Loss for the year is (Rs. 2.85 lacs)* (Previous Year (Rs. 26.98 lacs)*).

* The amount are shown as negative due to excess recovery from group entities on account of transfer of employees

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018

40 Segment Reporting:

A Basis of Segment

Factors used to identify the entity's reportable segments, including the basis of organization For management purposes, the Company has only one reportable segments namely , Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B Geographical Information

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

C Information about major customers

Customers for the year ended March 31, 2018 Rs. 313.06 lacs and March 31, 2017 Rs. 860.82 lacs constituted 10% or more of the total revenue of the Company.

41 Operating Lease:

As per Ind AS -17 'Leases', the disclosure of transactions with the respect to lease of premises is disclosed as follows:

A Assets taken on Operating Lease :

- (i) The Company has taken commercial premises on Operating Lease and lease rent of Rs. 121.41 lacs (Previous Year Rs. 258.68 lacs) has been debited to Statement of Profit and Loss and Rs. 32.13 lacs (Previous Year Rs. 33.53 lacs) has been inventorised for the current year. In case of one vendor, the Company is in the process of negotiating and finalizing the signed lease agreement and hence provision for such lease is made on past experience.
- (ii) The Company does not have any contingent lease rental expenses/ income.

B Assets given on Operating Lease :

- (i) The Company had executed lease deeds for certain units forming part of the Project for a period of 5-25 years and the lease rentals shall become due and payable on possession being granted. The lease rental is subject to escalation. Lease rent recognized during the year in the statement of Profit & Loss amount of Rs. 84.78 lacs (Previous Year: Rs. 31.54 lacs). Accordingly, the future lease rentals are disclosed based on the Management's estimate of the amounts that it would receive.
- (ii) The future minimum lease payments are as under:

Particulars	(Rs. in lacs)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Future Lease Payments		
(a) Not later than one year.	82.68	31.08
(b) Later than one year but not later than five years.	282.72	127.43
(c) Later than five years.	518.22	638.02
Total of future lease payments	883.62	796.52

42 Financial Instruments

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial assets and financial liabilities are disclosed in note 2.12 of the Ind AS financial statements.

42.1 Financial assets and liabilities:

The carrying value of financial instruments by categories as of March 31, 2018 were as follows:

Particulars	See Note	Fair Value through Profit and Loss	Fair Value through OCI	Amortised Cost	(Rs. in lacs)
					Carrying amount As at March 31, 2018
Financial assets:					
Non-current		-			
Other investments	7	85,527.81	38,875.51	2,069.97	126,473.29
Loans	8			3,538.12	3,538.12
Other financial assets	9			6,128.82	6,128.82
		85,527.81	38,875.51	11,736.91	136,140.23

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

(Rs. in lacs)

Particulars	See Note	Fair Value through Profit and Loss	Fair Value through OCI	Amortised Cost	Carrying amount As at March 31, 2018
Current					
Investments	14	-	-	29,057.03	29,057.03
Trade receivables	15	-	-	1,579.41	1,579.41
Cash and cash equivalents	16	-	-	427.24	427.24
Bank balance other than above	16A	-	-	328.85	328.85
Loans	17	-	-	64,687.80	64,687.80
Other financial assets	18	-	-	174.28	174.28
				96,254.62	96,254.62
Total		85,527.81	38,875.51	107,991.53	232,394.85
Financial liabilities:					
Non- current					
Borrowings	22	-	-	17,647.88	17,647.88
Other financial liability	23	-	-	-	-
				17,647.88	17,647.88
Current					
Borrowings	25	-	-	30,740.93	30,740.93
Trade and other payables	26	-	-	2,310.15	2,310.15
Other financial liabilities	27	-	-	22,244.55	22,244.55
				55,295.62	55,295.62
Total		-	-	72,943.50	72,943.50

The carrying value of financial instruments by categories as of March 31, 2017 were as follows:

(Rs. in lacs)

Particulars	See Note	Fair Value through Profit and Loss	Fair Value through OCI	Amortised Cost	Carrying amount As at March 31, 2017
Financial assets:					
Non-current					
Other investments	7	75,849.96	39,140.00	1,785.32	116,775.28
Loans	8	-	-	3,045.85	3,045.85
Other financial assets	9	-	-	11,268.37	11,268.37
		75,849.96	39,140.00	16,099.54	131,089.50
Current					
Investments	14	-	-	9,844.52	9,844.52
Trade receivables	15	-	-	4,316.43	4,316.43
Cash and cash equivalents	16	-	-	93.30	93.30
Bank balance other than above	16A	-	-	525.37	525.37
Loans	17	-	-	91,842.94	91,842.94
Other financial assets	18	-	-	1,794.98	1,794.98
				108,417.55	108,417.55
Total		-	-	124,517.10	239,507.05
Financial liabilities:					
Non- current					
Borrowings	22	-	-	11,956.21	11,956.21
Other financial liability	23	-	-	21.31	21.31
				11,977.52	11,977.52
Current					
Borrowings	25	-	-	15,750.41	15,750.41
Trade and other payables	26	-	-	2,434.39	2,434.39
Other financial liabilities	27	-	-	44,561.00	44,561.00
				62,745.80	62,745.80
Total		-	-	74,723.32	74,723.32

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Fair Value Hierarchy

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are whether observable or unobservable and consists of the following three levels:

Level	Nature of Inputs
Level 1	Inputs are quoted prices (unadjusted) in active markets for identical assets and liabilities.
Level 2	Inputs are other than quoted prices included within level 1 that are observable for the asset or liability either directly (i.e. prices) or indirectly (i.e. derived from prices).
Level 3	Inputs are not based on observable market data unobservable inputs. Fair value are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

Note: The investment included in Level 3 of fair value hierarchy has been valued using the cost approach to arrive at their fair value. The cost of unquoted investment approximate the fair value because there is a wide range of possible fair value measurements and the cost represents estimate of fair value within that range.

The following table summarizes financial assets and liabilities measured at fair value on a recurring basis and financial assets that are not measured on fair value on recurring basis (but fair value disclosure are required)

(Rs. in lacs)				
Particulars	See Note	Level	As at March 31, 2018	As at March 31, 2017
Financial assets:				
Non-current				
Other investments	7	Level 3	126,473.29	116,775.28
Loans	8	Level 2	3,538.12	3,045.85
			130,011.41	119,821.13
Current				
Investments	14	Level 2	29,057.03	9,844.52
Loans	17	Level 2	64,687.80	91,842.94
			93,744.83	101,687.46
Total			223,756.25	221,508.60
Financial liabilities:				
Non-current				
Borrowings (including current Maturity)	22	Level 2	27,307.12	25,644.23
			27,307.12	25,644.23
Current				
Borrowings	25	Level 2	30,740.93	15,750.41
			30,740.93	15,750.41
Total			58,048.04	41,394.64

Carrying amounts of financial instruments such as cash and cash equivalents, other bank balances, trade receivables, trade payables and other financial assets and liabilities at March 31, 2018 and March 31, 2017 reasonably approximate their respective fair values.

Level 3 Fair values

Reconciliation of Level 3 Fair values

The following tables shows a reconciliation of the opening and closing balance of Level 3 fair values

(Rs. in lacs)	
Particulars	Securities
Opening Balance (April 01, 2016)	117,227.94
Net change in fair values (unrealised)	452.66
Closing balance (March 31, 2017)	116,775.28
Opening Balance (April 01, 2017)	116,775.28
Add: Purchase of preference shares	1,496.38
Add: Net change in fair values (unrealised)	8,201.63
Closing balance (March 31, 2018)	126,473.29

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

42.2 Financial Risk Management:

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

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises three types of risk: interest rate risk, credit and default risk and liquidity risk. Financial instruments affected by market risk include investments, loans, trade receivables, borrowings, trade payables and other financial liabilities.

(A) Interest Risk:

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's debt obligations with floating interest rates.

The interest rate profile of the Company's interest bearing financial instruments is as follows:

Exposure to Interest Rate Risk

(Rs. in lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Financial Liability		
Variable rate Instrument		
Long Term Borrowings	2,222.40	990.15
Short Term Borrowings	-	141.87
Current Maturity of Long Term Debt	2,764.22	4,809.71
Fixed Rate Instruments		
Long Term Borrowings	15,425.48	10,966.06
Current Maturity of Long Term Debt	6,895.02	8,878.31
Total	27,307.12	25,786.11
Financial Assets		
Fixed Rate Instruments		
Fixed Deposit	328.85	525.37
Loans and advances to related parties	64,463.75	91,827.94
Loans to others	224.05	15.00
Project Advance	3,538.12	3,045.85
Security Deposit (Related Parties)	5,216.32	9,439.66
Security Deposit (Others)	917.50	1,828.71
Total	74,688.59	106,682.54

Interest Rate Sensitivity:

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax and carrying amount of project work in progress (which will have subsequent impact on the profit or loss of future period depending upon the revenue which would be recognised based on the percentage of completion as indicated in Accounting Policy for revenue recognition mentioned in Note 2) is affected through the impact on floating rate borrowings, as follows:

(Rs. in lacs)

Particulars	100 BP Increase	100 BP Decrease
March 31, 2018		
Financial Liabilities		
Variable Rate Instruments		
Borrowings	(49.87)	49.87
March 31, 2017		
Financial Liabilities		
Variable Rate Instruments		
Borrowings	(25.97)	25.97

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(B) Credit risk and default risk:

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).

Trade Receivables

Considering the inherent nature of business of the Company, Customer credit risk is minimal. The Company generally does not part away with its assets unless trade receivables are fully realised.

Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required, other than those made in the accounts. Also the Company does not have any significant concentration of credit risk.

The ageing of Trade Receivable (Gross) is as follows:

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
More than 6 months	4,031.81	3,877.89
Others	68.53	673.08
Total	4,100.34	4,550.97

The movement in the expected credit loss allowances on Trade Receivables is as follows:

Particulars	(Rs. in lacs)
	Amount
Balance as on March 31, 2016	-
Expected credit loss recognised in FY 16-17	234.54
Amounts written off/(back)	-
Balance as on March 31, 2017	234.54
Expected credit loss recognised in FY 17-18	2,286.39
Amounts written off/(back)	-
Balance as on March 31, 2018	2,520.93

Loans

The loans and advances are in the nature of advances for project in SPVs where the Company is a stakeholder and hence the risk is minimal. Based on the above factors and historical data, loss on collection of receivables is not material and hence no additional provision was made apart from provisions for impairment in respect of certain specific loans.

Details of Loans are as follows -

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Loans- Non-Current	3,538.12	3,045.85
Loans- Current	64,687.80	91,842.94
Total	68,225.92	94,888.79

The movement in the expected credit loss allowances on Loans is as follows:

Particulars	(Rs. in lacs)
	Amount
Balance as on March 31, 2016	-
Impairment Loss recognised in FY 16-17	123.26
Amounts written off/(back)	-
Balance as on March 31, 2017	123.26
Impairment Loss recognised in FY 17-18	-
Amounts written off/(back)	-
Balance as on March 31, 2018	123.26

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Outstanding Financial Guarantees		(Rs. in lacs)	
Particulars	As at March 31, 2018	As at March 31, 2017	
A. Guarantees and Securities provided to banks and financial institutions (in India and overseas) against credit facilities extended to:			
a) Subsidiaries			
Real Gem Buildtech Private limited (Guarantee for Rs. 45,000 lacs and Security for Rs. 30,000 lacs Given) Refer Note 42 (i)	45,000.00	45,000.00	
Real gem Buildtech Private Limited (Guarantee Given) (Refer Note 42 (ii))	154.00	154.00	
MIG (Bandra) Realtors & Builders Private Limited(Guarantee & Security Given) (Refer note 42 (iii))	60,000.00	60,000.00	
Neelkamal Realtors Suburban Private Limited ((Guarantee & Security Given)(Refer note 42 (iv))	2,600.00	2,600.00	
Neelkamal Realtors Suburban Private Limited ((Guarantee & Security Given)(Refer note 42 (v))	4,400.00	4,400.00	
DB View Infracon Private Limited. (Security Given) (Refer note 42 (vi))	3,000.00	3,000.00	
Goregaon Hotels & Realty Private Limited (Security given) (Refer Note 42(vii))	14,000.00	14,000.00	
Vanita Infrastructure Private Limited (Guarantee and security given) (Refer Note 42(viii))	3,500.00	3,500.00	
Vanita Infrastructure Private Limited (Guarantee Given)(Refer Note 42(ix))	4,500.00	-	
Sub Total (a)	137,154.00	132,654.00	
b) Associates			
Milan Theatres Private Limited (Guarantee and security given) (Refer Note 42(x) below)	17,450.00	17,450.00	
Neelkamal Realtors Tower Private Limited (Guarantee & Security provided)	-	35,000.00	
Sub Total (b)	17,450.00	52,450.00	
c) Jointly Controlled Entities (Guarantees given)			
DB (BKC) Realtors Private Limited (Guarantees given & Securities provided)	-	7,500.00	
Sub Total (c)	-	7,500.00	
d) Companies under the same management			
YJ Realty & Aviation Private Limited ((Guarantee given and Securities provided)	-	8,500.00	
Majestic Infracon Private Limited (Refer Note 42(xi) below) (Guarantee and security provided for Rs. 42,500 lacs and further guarantee provided for Rs. 42,800 lacs)	85,300.00	85,300.00	
Pune Buildtech Private Limited (Refer Note 42(xii) below) (Guarantee given & security provided)	22,500.00	22,500.00	
BD&P Hotels (India) Private Limited (Refer Note 42(xii) below)	6,500.00	6,500.00	
Bamboo Hotel and Global Centre (Delhi) Private Limited (Guarantee given)(Refer Note 42(xiii))	27,500.00	27,500.00	
Sub Total (d)	141,800.00	150,300.00	
e) Others			
Delux Hospitality Limited, Mauritius (Term Loan of USD 138 Million) & YJ Realty & Aviation Private Limited (Stand by Letter of Credit of USD 65 Million) (Overall Guarantee of the Company of USD 138 million and security for USD 65 million) (Refer 42(xiv) below)	89,760.86	89,443.87	
Indo Global Soft Solutions & Technologies Pvt. Ltd.(Guarantee Given)(Refer 42(xv))	70,000.00	-	
Sub Total (e)	159,760.86	89,443.87	
Grand Total (a+b+c+d+e)	456,164.86	432,347.87	

- (i) The Company has granted guarantee and security to Housing Development Finance Corporation Limited for securing the financial assistance of Rs. 30,000.00 lacs granted to Real Gem Buildtech Private Limited, a subsidiary company. During financial year 2015-16, the Company had given Corporate Guarantee in respect of additional loan availed by a subsidiary company from HDFC Limited for Rs. 15,000.00 lacs. The loan is primarily secured by Mortgage of the subsidiary Company assets, scheduled receivables, pledge of 4,000,000 shares of the Company held by the Neelkamal Tower Construction LLP. The security has been granted by way of Mortgage of specified flats together with proportionate undivided share, right, title and interest in the common area and in the underlying land on

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

which the Project is constructed and personal guarantee of Mr. Vinod Goenka. The outstanding principal amount of the loan whose principal amount is of Rs.30,000.00 lacs in the books of Real Gem Buildtech Private Limited as of March 31, 2018 is Rs. 27,480.62 lacs (Previous Year Rs. 27,390.28 lacs). The outstanding principal amount of the loan whose principal amount is of Rs.15,000.00 lacs in the books of Real Gem Buildtech Private Limited as of March 31, 2018 is Rs. 14,912.56 lacs (Previous Year Rs. 14,589.94 lacs).

- (ii) The Company has given "Guarantee" to Daimler Financial Services India Private Limited against the car finance facility of Rs. 154.00 lacs sanctioned to Real Gem Buildtech Private Limited, a subsidiary company. The same is secured against hypothecation of respective vehicle. The outstanding principal amount of the facility in the books of Real Gem Buildtech Private Limited as of March 31, 2018 is Rs. 26.00 lacs (Previous year Rs. 55.01 lacs)
- (iii) During financial year 2015-16, the Company had given Corporate Guarantee and pledged its holding in the subsidiary Company, MIG (Bandra) Realtors & Builders Private Limited in respect of loan from Yes Bank Limited for Rs. 60,000.00 lacs. The loan is primarily secured by Mortgage of the subsidiary Company assets, its scheduled receivables, extension of charge on the Grand Hyatt, Goa, and personal guarantee of Mr. Vinod Goenka and Shahid Balwa. The outstanding principal amount of the facility in the books of MIG (Bandra) Realtors & Builders Private Limited is Rs.43,049.95 lacs. (Previous year Rs. 40,333.65 lacs)
- (iv) The Company had given Corporate Guarantee on behalf of Neelkamal Realtors Suburban Private Limited, the subsidiary Company. The Company had also pledged entire shares of Neelkamal Realtors Suburban Private Limited. The loan is secured by (i) Exclusive charge on the land owned by the Subsidiary Company; (ii) All movables and fixed assets of the Subsidiary Company; (iii) Exclusive charge on the receivables of the project; the Escrow Accounts, together with money lying in Escrow Accounts. (iv) Personal Guarantee of the Mr. Vinod Goenka and Mr. Shahid Balwa. The outstanding principal amount of the facility in the books of Neelkamal Realtors Suburban Private Limited is Rs.Nil (Previous year Rs.Nil).
- (v) During financial year 2015-16 the Company had extended Corporate Guarantee on behalf of Neelkamal Realtors Suburban Private Limited. The Company had also extended its pledge of entire shares of Neelkamal Realtors Suburban Private Limited for a loan sanctioned by Edelweiss Housing Finance Limited for an amount of Rs. 4,400 lacs which was reduced to Rs.380,809,936/- as on the date of Guarantee. The said loan is secured by (i) Extension of charge on the land owned by the Subsidiary Company; (ii) All moveables and fixed assets of the Subsidiary Company; (iii) Extension of charge on the receivables of the project; (iv) pledge of 66% share holding (v) Personal Guarantee of the Mr. Vinod Goenka and Mr. Shahid Balwa, The outstanding principal amount of the facility in the books of Neelkamal Realtors Suburban Private Limited is Rs. Nil (Previous year Rs. Nil).
- (vi) The Company has provided security of the Company's properties admeasuring 80,934 sq meters at Malad (East), Mumbai and Resham Bhavan located at Churchgate, Mumbai. The subsidiary company, DB View Infracon Private Limited has repaid the loan and the present outstanding is Rs.Nil in the books of the said company, however, the said Company is still in process of satisfaction of charge. The Company does not expect any outflow of resources. The outstanding principal amount of the facility in the books of DB View Infracon Private Limited is Rs.Nil (Previous year Rs. Nil).
- (vii) During the year, the Company has extended security on behalf of Goregaon Hotels & Realty Private Limited, the subsidiary company and pledged its entire holding in the subsidiary Company in respect of loan from Reliance Capital Limited of Rs. 14,000 lacs. The loan is primarily secured by (i) An exclusive charge on the scheduled receivables under the documents entered into with customers by the Borrower, all such proceeds both present and future, (ii) An exclusive charge over all rights, titles, interest, claims , benefits, demands under the Project documents both present and future, (iii) An exclusive charge on the escrow account , all monies credited/ deposited therein and all investments in respect thereof (in whatever form they may be), (iv) Registered Mortgage on residential units falling under the share of Goregaon Hotels & Realty Private Limited in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West), (v) Hypothecation of receivables from sale of residential units falling under the share of Goregaon Hotels & Realty Private Limited in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West). The outstanding principal amount of the facility in the books of Goregaon Hotels & Realty Private Limited is Rs. Nil (previous year Rs. 5,686.47 lacs)
- (viii) During the year, the Company has extended Corporate Guarantee and security on behalf of Vanita Infrastructure Private Limited, the subsidiary Company in respect of loan from IL &FS Financial Services Limited (IFIN) of Rs. 3,500 lacs. The loan is primarily secured by (i) First ranking hypothecation and escrow of balance receivables from all the units in DB Woods Project of the Company, (ii) Mortgage of 5 units of MIG Bandra Realtors & Builders Pvt. Ltd. backed up Corporate Guarantee of MIG (Bandra) Realtors & Builders Pvt. Ltd, (iii) Pledge of 22 million fully paid up, de-materialised, unencumbered, freely transferable equity shares of the Company held by Neelkamal Tower Construction LLP, (iv) Personal guarantee of Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding principal amount of the facility in the books of Vanita Infrastructure Private Limited is Rs. Nil.(previous year Rs. 5,686.47 lacs)
- (ix) During the year, the Company has granted Corporate Guarantee and security on behalf of Vanita Infrastructure Private Limited, the subsidiary Company in respect of loan from IL &FS Financial Services Limited (IFIN) of Rs. 4,500 lacs. The loan is primarily secured by (i) First and exclusive mortgage on immovable property arnd 7,682 Sq.ft. On Ten - BKC (ii) Pledge of 22 mn shares of DB Realty (iii) Hypothecation of receivables of Ten-BKC mortgaged area (iv) CG of MIG (Bandra) Realtors & Builders Pvt. Ltd. (v) Personal Guarantee of Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding principal amount of the facility in the books of Vanita Infrastructure Private Limited is Rs. Nil as the facility of loan has not been availed yet.
- (x) The Company has given corporate guarantee to ECL Finance Limited on behalf of Milan Theatres Private Limited. The said facility is secured by (i) Pledge of 20,000,000 shares of D B Realty Limited.; (ii) First Mortgage and Charge on the land admeasuring 3,442.20 Sq mtr. situated at Santacruz, Mumbai; (iii) First Mortgage and Charge on the land admeasuring 72,000 sq. yards situated at S. No. 92,

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Mahajan wadi, Thane; (iv) First charge on the existing and future receivables; (v) Pledge of 66.67% shares of Milan Theatres Private Limited.; (vi) Corporate Guarantee of Conwood Construction & Developers Private Limited; and (vii) Personal Guarantee of Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding balance of loan as on March 31, 2018 is Rs.Nil (Previous year Rs. 17,653.60 lacs)

- (xi) In earlier years, the Company had given corporate guarantee on behalf of Majestic Infracon Private Limited in which some of the directors of the Company are interested for facility availed from Punjab National Bank, Mumbai and Bank of India, Mumbai, for an amount aggregating Rs. 85,300 lacs (Previous Year Rs. 85,300 lacs). The Company has also provided collateral securities of the Company's property admeasuring 80,934 sq meters at Malad (East), Mumbai (forming part of Inventory) with including all development rights, unutilized Floor Space Index (FSI) / or such other FSI that may be granted in future for Rs. 42,500 lacs out of total loan amounting to Rs. 85,300 lacs.

The said facility is also secured by (a) pledge of Majestic Infracon Private Limited shareholding consisting of 45,934,000 equity shares in Etisalat DB Telecom Private Limited; (b) a pari passu charge on the property consisting of Hotel Hilton, Mumbai. (c) Together with collateral securities of the Company's property admeasuring 80,934 sq meters at Malad (East), Mumbai with including all development rights, unutilized Floor Space Index (FSI) / or such other FSI that may be granted in future.

The liability towards Punjab National Bank is Rs. Nil and Bank of India is Rs. 6,252 lacs as on March 31, 2018 (Previous Year Rs.6,811.47 lacs) . The Company is confident that this company would fulfill the obligations under the credit facilities and does not expect any outflow of resources.

- (xii) The Company has given corporate guarantees and has given collateral securities of the Company's property DB Hill Park admeasuring 80,934 Sq meters at Malad (East), Mumbai and Resham Bhavan located at Churchgate, Mumbai (forming part of Inventory), on behalf of BD&P Hotels (India) Private Limited and Pune Buildtech Private Limited which is not a part of DB consolidated group.

The said facilities are also secured by (i) Charge on Fixed Assets both present and future of the respective projects other than project land (ii) charge on all current assets including receipt of all the receivables related to the respective project (iii) charge on all bank accounts, insurance contracts of respective company along with the following common securities (iv) a pari passu charge on its property consisting of Hotel Hilton, Mumbai. The outstanding balance of loan as on March 31, 2018 is Rs. 25,697 lacs (Previous Year Rs.3,765.50 lacs)

- (xiii) During the year, the Company has given corporate guarantee in respect of facilities availed by Bamboo Hotel and Global Centre (Delhi) Private Limited from Reliance Commercial Finance for Rs. 27,500 lacs. The loan is primarily secured by (i) charge on all buildings and structures, (ii) charge on the scheduled receivables, both present and future, (iii) charge over all the rights, titles, interest, claims, benefits, demands under the Project, both present and/future, (iv) charge on the escrow account, all monies credited/ deposited therein and all investments in respect thereof, (v) charge on the Transferrable Development Rights till the same is loaded on the project, (vi) mortgage on the assets proposed and located at Asset Area 13, Aerocity Delhi, (vii) Hypothecation of receivables from assets proposed and located at Asset Area 13, Aerocity Delhi, (viii) Charge over security deposit of Rs. 26,800 lacs s paid by Heaven Star Hotels (Delhi) Private Limited to DIAL. The outstanding balance of loan as on March 31, 2018 is Rs. 24,600 lacs (Previous year Rs. 27,500 lacs).

- (xiv) The Company has given corporate guarantee in respect of facilities availed by Delux Hospitality Limited, Mauritius ('DBH, Mauritius') & YJ Realty & Aviation Private Limited from ICICI Bank UK PLC and ICICI Bank Limited respectively of USD 138 millions – Rs. 89,760.86 lacs as at the year end March 31, 2018 (Previous Year Rs. 89,443.87 lacs) and security in respect of Bacchuwadi Property of the Company against stand by letter of credit issued by ICICI Bank Limited as an integral part of the arrangement of USD 65 millions. The current outstanding of the loan is USD 127 lacs as on March 31, 2018 (Previous year USD 199.73 lacs) in ICICI Bank UK PLC. For the purpose of the said corporate guarantee, the Company has received in its favour irrevocable and unconditional personal guarantees from the two interested directors covering the entire amount of guarantee issued by the Company.

The said facilities are secured by (a) mortgage of its property consisting of Dynamix Mall in YJ Realty & Aviation Private Limited and (b) pledge of its entire shareholding of Marine Drive Hospitality & Realty Private Limited in DBH, Mauritius (being a wholly owned subsidiary of DBHPL) and (c) Pledge of 50,409,641 shares of the Company held by Neelkamal Tower Construction LLP (Previous year 33,997,818), one of the Managing Director and his relatives (16,411,823 shares).

For all the above Contingent Liabilities the Company is confident that these companies will fulfill their obligations under the credit facilities and does not expect any outflow of resources.

- (xv) During the year 2017-2018, the Company has granted Corporate Guarantee and security on behalf of Indo Global Soft Solutions & Technologies Private Limited which is not a part of D B Consolidated group, in respect of loan from Dewan Housing Finance Corporation Limited (DHFL) of Rs. 70,000 lacs. The loan is primarily secured by (i) Exclusive charge on lease hold land admeasuring 19,434.10 sq.mt along with the structures thereon pertaining to the free sale area (ii) Exclusive charge by way of hypothecation on present and future receivables excluding few units (iii) CG of NRTPL and DB Realty Limited (iv) Personal Guarantee of Mr. Sanjay Chhabria, Mrs. Ritu Chhabria, Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding principal amount of the facility in the books of Indo Global Soft Solutions & Technologies Private Limited is Rs. 65,000 lacs as at the year end March 31, 2018.

The outstanding loan figures as on the reporting date of the entities to whom guarantees are given are provided by the Management and relied upon by the auditors.

The Company is in the process of releasing the security and guarantee wherever there is no loan outstanding as on reporting date.

In case of financial guarantee given by the Company to various entities, there are few defaults by borrowers . However the Company is not expecting any liability as security given by the borrower is on higher side as per best estimation of the Management. Hence the Company has not made any provision for expected credit loss.

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Cash and Bank Balances

The Company held cash and bank balance with credit worthy banks of Rs.756.09 lacs at March 31, 2018 (March 31, 2017 Rs. 618.67 lacs) . The credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks where credit risk is largely perceived to be extremely insignificant.

C) Liquidity Risk:

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. The Company's management regularly reviews expected future cash inflows and outflows. Accordingly, based on the projections, the management takes necessary steps for raising fresh debt and recovery from existing financial assets to meet its obligations. The amounts are gross and undiscounted, and include contractual interest payments.

(Rs. in lacs)

Particulars	Amount payable during below period				
	As at March 31, 2018	Within 1 year	1-2 years	2-5 years	More than 5 years
Long Term Borrowings:					
I. Secured					
Reliance Commercial Finance Limited	10,705.00	-	13,916.50	-	-
LIC Housing Finance Limited	2,222.40	-	1,494.00	995.12	-
Short Term Borrowings:					
II Unsecured					
Inter-Corporate Deposits from realted parties	6,053.39	6,053.39	-	-	-
Loans from Subsidiaries	24,387.54	24,387.54	-	-	-
Loans from Others	300.00	300.00	-	-	-
Current Maturities of long term borrowings					
LIC Housing Finance Limited	1,118.52	1,494.00	-	-	-
ICICI Bank Limited	1,645.70	1,966.48	-	-	-
Reliance Commercial Finance	200.00	272.20	-	-	-
Reliance Home Finance Ltd	6,670.00	9,069.07	-	-	-
Reliance Capital Ltd			-	-	-
Bank of India	19.01	21.92	-	-	-
OBC Bank Ltd.	6.01	7.87	-	-	-
(b) Vehicle Loans					
Vehicle Loans from Banks	23.24	-	23.60	2.23	-
II. Unsecured					
Liability of preference shares					
8% Redeemable Preference shares of Rs. 10/- each	4,697.24	-	-	4,697.24	-
Current					
Trade and other payables	2,310.15	2,310.15	-	-	-
Other financial liabilities	22,222.75	22,222.75	-	-	-

(Rs. in lacs)

Particulars	Amount payable during below period				
	As at March 31, 2017	Within 1 year	1-2 years	2-5 years	more than 5 years
Long Term Borrowings:					
I. Secured					
ICICI Bank Limited	990.15	-	1,110.46	-	-
Reliance Home Finance Ltd	6,670.00	1,317.32	7,570.45	-	-
Reliance Commercial Finance	200.00	45.20	227.00	-	-
Short Term Borrowings:					
Overdraft Facility from Oriental Bank of Commerce	141.87	141.87	-	-	-

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(Rs. in lacs)

Particulars	Amount payable during below period				
	As at March 31, 2017	Within 1 year	1-2 years	2-5 years	more than 5 years
II Unsecured					
Inter-Corporate Deposits from realted parties	4,923.13	5,105.64	-	-	-
Loans from Subsidiaries	10,199.18	10,199.18	-	-	-
Loans from Others	303.72	303.72	-	-	-
Current Maturities of long term borrowings					
Indiabulls Housing Finance Limited	523.34	550.96	-	-	-
LIC Housing Finance Limited	3,063.04	3,704.81	-	-	-
ICICI Bank Limited	1,223.33	1,816.41	-	-	-
Reliance Capital Ltd	8,858.28	11,488.80	-	-	-
Bank of India	18.79	18.79	-	-	-
OBC Bank Ltd.	7.83	7.83	-	-	-
(b) Vehicle Loans					
Vehicle Loans from Banks	53.71	-	29.42	24.29	-
II. Unsecured					
Liability of preference shares					
8% Redeemable Preference shares of Rs. 10/- each	4,049.34	-	-	4,049.34	-
Non Current					
Trade Payables					
Other financial liabilities	21.31	-	-	-	21.31
Current					
Trade and other payables	-	-	-	-	-
Other financial liabilities	44,561.00	44,561.00	-	-	-

(D) Foreign Risk

The following table shows foreign currency exposures in USD on financial instruments at the end of the reporting period.

(USD in lacs)

Particulars	Foreign Currency Exposure (amount in USD) (unhedge)	
	31-Mar-18	31-Mar-17
Retention Money-Liabilities	2.71	2.71

Sensitivity analysis of 1% change in exchange rate at the end of reporting period:

(Rs. in lacs)

Particulars	Foreign Currency Exposure (Amount)	
	31-Mar-18	31-Mar-17
1% Depreciation in INR		
Impact on Profit and Loss/Equity	(1.76)	(1.76)
1% Appreciation in INR		
Impact on Profit and Loss/Equity	1.76	1.76

The Company has not hedged its foreign currency liabilities as risk related to outstanding exposure is very insignificant.

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43 Capital Management:

For the purposes of the Company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the Company's Capital Management is to maximise shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants. The Company believes in lower debt equity ratio.

The debt equity ratio of the Company is as follows:

	(Rs. in lacs)	
Particulars	31 March, 2018	31 March, 2017
Equity Capital	24,325.88	24,325.88
Capital Reserve	5,046.31	5,046.31
Securities Premium Reserve	238,432.90	238,432.90
Retained Earnings	8,229.29	16,922.51
Other Comprehensive Income	9,626.49	9,835.97
Equity	285,660.87	294,563.57
Long Term Borrowings	17,647.88	11,956.21
Short Term Borrowings	30,740.93	15,750.41
Current maturities of long term borrowing	9,659.24	13,688.02
Less: cash and cash equivalents	427.24	93.30
Adjusted net debt	57,620.80	41,301.35
Debt to Equity	0.20	0.14

The Company has not declared any dividend during the year.

44 Disclosure as per Guidance Note on " Accounting for Real Estate Transactions"

	(Rs. in lacs)	
Particulars	As at March 31, 2018	As at March 31, 2017
The amount of project revenue recognized as revenue during the year	-	-
The amount of advances received	57.50	57.50
The amount of work in progress	30,584.05	28,619.93

Note: DB Woods project had been completed in FY2015-16. Hence, the same has not been considered for the disclosure of advances received, cost incurred to date and profit recognised to date.

45 Contingent Liabilities and commitments:

	(Rs. in lacs)	
Particulars	As at March 31, 2018	As at March 31, 2017
Contingent Liabilities:		
Claims against the company not acknowledged as debt		
Disputed demand of income tax for Assessment Year 2010-11	24.14	-
Disputed demand of income tax for Assessment Year 2012-13	662.64	275.49
Disputed demand of income tax for Assessment Year 2013-14	289.37	217.52
Disputed demand of income tax for Assessment Year 2014-15	398.25	170.55
Disputed demand of income tax for Assessment Year 2015-16	1,604.12	-
Disputed Demand of Service Tax for the period April 2011 to March 2016 (Interest and penalty are not ascertainable)	5,419.40	5,419.40
Other money for which the company is contingently liable:-		
i) Contingent payments to the holders of Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS), Compulsory Convertible Preference Shares (CCPS) and Equity shares subscribed by other shareholders of an entity (in which the Company has joint control) – representing the amount payable or adjustable by the Company on exercise of various exit options by such other holders based on agreement entered with them.	Amount unascertainable	Amount unascertainable

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
ii) Provisional attachment of assets under Prevention of Money Laundering Act, 2002 for: D B Realty Limited (Refer Note 54) Dynamix Realty (Refer Note 46A(iii)1)	Amount unascertainable	Amount unascertainable
iii) Property tax for various projects	Amount unascertainable	Amount unascertainable
iv) Interest on delay in payment of dues of service tax upto March 2012	-	127.68
v) Interest on delay in payment of dues of service tax from March 2012 to March 2017	-	Amount unascertainable
vi) Contingent payments to subsidiary as per MOU for non-recovery of trade receivables	317.00	-

The Company is a party to various legal proceedings 33 Nos.(Previous year 32 Nos.) in the normal course of business and does not expect the outcome of these proceedings to have any adverse effect on its financial conditions, results of operations or cash flows.(Refer Note 47 to 52 & 54)

The Company is contesting the demands and the Management believes that its position will likely be upheld in the appellate process. No tax expense has been accrued in the standalone financial statements for the tax demand raised. The Management believes that the ultimate outcome of this proceeding will not have a material adverse effect on the Company's financial position and results of operations.

Commitments

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Estimated amount of contracts remaining to be executed on Intangible Assets under Development	11.80	20.46
	11.8	20.46

- 46** Share of loss (net) from investments in partnership firms ("the firms") and investments in the firms is based on financial statements of the firms as audited by respective auditors. The audited financial statements/the auditors' report on the financial statements of the partnership firms viz. Dynamix Realty ("Dynamix"), DBS Realty and Mira Real Estate Developers (formerly known as Mira Salt Works Company) in which the Company is a partner have reported certain significant matters as under (Refer note 36).

A. Dynamix Realty:

- i. Notes to financial statements regarding to property tax liability:

The Firm has disputed its liability for property tax on the land on which it has constructed the Project as the said land was conveyed to the Municipal Corporation of Greater Mumbai (MCGM), though it provided for such property tax as upto March 31, 2012 and accordingly, has not paid Rs. 102.34 lacs (Previous year Rs.102.34 lacs). Without prejudice to the same, in any view of the matter, in terms of the agreement with Slum Rehabilitation Authority as well as with MCGM, the Firm is not liable for property tax effective April 2012. Accordingly, the amounts of Rs. 33.74 lacs (Previous Year Rs. 33.74 lacs)paid under protest on or after April 2012 are carried forward as recoverable from MCGM. Adjustment entries shall be passed once the outcome is finalized.

- ii. Notes to Financial statements relating to procedures regarding direct confirmations:

Balances of trade receivables and payables are subject to confirmation and reconciliation, wherever applicable, if any.

- iii. Notes to financial statements and reference in Auditors' report regarding a matter which is sub-judice:

- The Firm had granted Loan to Kusegaon Realty Private Limited aggregating to Rs. 20,925 lacs, (the said loans) as upto 31.03.2010 which as of 31.03.2016, along with interest thereon stands recovered. Central Bureau of Investigation Anti-corruption Branch, New Delhi (CBI) in the Supplementary (First) charge sheet RC.DAI.2009.A.0045 (2G Spectrum Case) has alleged that out of the said loans, through the Firm, Rs. 20,000 lacs is paid as illegal gratification to M/s Kalaingar TV Private Limited (Kalaingar) through Kusegaon Realty Private Limited and M/s Cineyug Films Pvt. Ltd., in lieu of the undue favours by accused public servants to Swan Telecom Private Limited (SWAN) in 2G Spectrum Case. The CBI have alternatively alleged in the said charge sheet that even if the said transaction of Rs. 20,000 lacs is accepted as genuine business transaction, the said loans obtained by Kalaingar for a consideration which being known as inadequate, constitutes commission of offence. The Firm is not an accused in the 2G Spectrum Case. The CBI Special Court in the 2G trial case passed an order on December 21, 2017 whereby all parties have been acquitted.

Further, consequent to above, a complaint was filed under the Prevention of Money Laundering Act, 2002 (the PML Act) (Money Laundering Case) and the Adjudicating Authority vide Order dated 10.01.2012 has confirmed the Provisional Attachment Order (the Order). The Firm being included as one of the defendant, properties in the form of bank balances and sundry debtors aggregating to Rs. 13,389 lacs (Previous Year Rs. 13,389 lacs) were provisionally attached, out of which, trade receivable of Rs. 4,971 lacs (Previous year Rs.4,971 lacs) are realised by the firm. An appeal has been preferred against the Order before the Appellate Tribunal under the PML Act. The Directorate of Enforcement has taken physical possession of bank balance of Rs. 35.99 lacs (Previous

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Year Rs. 35.99 lacs) and has realised the trade receivable (The Phonix Mills Limited) of Rs. 3,451 lacs (Previous Year Rs. 3,451 lacs). Against such recoveries the Firm has made a representation to convert the amount so recovered into fixed deposits to be held by them in trust, which is pending. These recoveries by Directorate of Enforcement are shown as receivable from Directorate of Enforcement in the firm's financial statements.

Further, on 24.04.2014, the Directorate of Enforcement has filed a complaint before the Hon'ble Special Court in connection with the Prevention of Money Laundering Case relating to the 2G Spectrum Case against 19 accused including the Firm and its partners. The Hon'ble Special Court by an Order have framed charges against the accused persons, including the Firm. The Firm has been alleged to have paid illegal gratification of Rs. 20,000 lacs to Kalaingar on behalf of an accused public servant, through the process of layering and received back the same again through the process of layering from Kalaingar as Rs. 22,355 lacs. Thus, the Firm is alleged to be involved as also alleged to have committed an offence of money laundering under section 3 of the PML Act, which is punishable under section 4 of the PML Act.

After completion of both the cases by two separate orders dated 21.12.2017, the Special Court in CBI as well as Prevention of Money Laundering Act, 2002 Case has passed the Orders acquitting all the Accused. By the Order dated 21.12.2017 in Prevention of Money Laundering Act, 2002 Case, the Special Court has also given Order for release of properties attached by the Directorate of Enforcement including of the Firm - "after the period of appeal is over". Against the said Orders, CBI as well as the Directorate of Enforcement have filed Criminal Leave Petitions before the Hon' Delhi High Court which are pending for admission. Further, the Directorate of Enforcement has also filed petition for stay against Order of release of the attached properties for which "status-quo" has been granted by Hon' Delhi High Court vide Order dated March 21, 2018.

In the opinion of the Firm, though the aforesaid cases are sub-judiced, as legally advised favourable outcome are expected and hence it would realised the attached assets.

- 2 The Firm has not made provision for contested income tax liability of Rs. 2,911.63 lacs (Previous Year: Rs. Nil) since based on the interpretation of law being supported by decisions of the appellate authorities, the Management of the Firm is of the opinion that the demands shall be deleted.
- 3 Trade Receivables, considered good outstanding more than 6 Months of Rs 272.29 lacs (Previous year Rs 366.40 lacs) (net of provision for expected credit loss) attached under the PML Act. The Firm has filed legal cases against these parties before the Hon' High Court of Bombay for recovery of outstanding amounts along with interest thereon, which are pending. The Firm is confident that the outcome of these cases would be in its favour and hence, the outstanding amount shall stand realised in the due course of time. Under the circumstances, provision for doubtful debts, if any, is not considered necessary to be provided for.

B. DBS Realty:

- i. Notes to financial statement regarding property tax liabilities:

During the earlier years, the firm has received special notice from Municipal Corporation of Greater Mumbai (M.C.G.M) with regard to payment of property tax. In response to said notice the firm has filed complaint to M.C.G.M stating that the said property belongs to Government of Maharashtra and therefore the assessment for property tax made on the firm is bad in law and void.

- ii. During the earlier year, Airport Authority of India (AAI) had disputed the height of the SRA Buildings which is being constructed by the Firm and had denied the permission for further construction. AAI had ordered to demolish the floors beyond permissible height in order to conduct Aeronautical Studies. The Firm had filed an appeal before the Hon'ble Delhi High Court against the said order of AAI.

The Hon'ble Delhi High Court vide its order dated 30.01.2018 has directed the AAI to conduct Aeronautical Studies of the SRA Project without demolishing the structure and to grant further permissions based on Aeronautical Studies.

Accordingly, the firm is awaiting final report of Aeronautical Studies from AAI for grant of additional height clearance for SRA buildings and subsequent to which the firm can start the construction activity of the SRA project.

- iii. Certain Trade Payables, Contractors' Retention Money and Mobilization Advance in the Financial Statements are subject to confirmation.

C. Mira Real Estate Developers:

- i. Notes to financial statements regarding a matter which is sub-judice:

The Salt Department, Union of India has filed a petition and the partnership firm has filed cross petitions towards their respective claim for exclusive title over the salt pan land. Though the matter is sub-judice, the firm is of opinion that it has a rightful claim over the ownership of the salt pan land and will be in a position to defend its title.

- ii. Notes to Financial statements relating to procedures regarding direct confirmations:

Certain Trade Payables, Contractors' Retention Money and Mobilisation Advance in the Financial Statements are subject to confirmation.

- 47 During an earlier year, the Company acquired 1/3rd stake in Mahal Pictures Private Limited by paying Rs. 8,922 Lacs by and under a Share Purchase Agreement dated December 2, 2010, the Company agreed to purchase additional 1/3rd stake from another shareholder vide a Share Purchase Agreement and paid advance of Rs. 4,000 Lacs. However, as per the said agreement, such purchase is subject to settlement of a suit which is pending at the High Court of Judicature at H'ble Bombay High Court. The Company has become a party to the said suit on account of demise of that Shareholder. The Company, based on legal advice is confident of a favorable resolution in getting the matter resolved favorably and accordingly the said advance paid is considered to be good of recovery.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

- 48 One of the subsidiary Company has plans to construct/ develop/ market project/s on its land, which are delayed due to title dispute concerning the previous landlords. The subsidiary Company has filed a special leave petition before the Supreme Court of India which is pending and a status quo order has been passed by the Supreme Court of India. The Company considers its investment in the said subsidiary as long term and strategic in nature. As of March 31, 2018, the Company's investment in and Loan to this subsidiary aggregate Rs. 3,120.19 lacs (Previous year Rs. 3,120.19 lacs) and Rs. 11,305.03 lacs (Previous year Rs. 11,301.15 lacs) respectively. The subsidiary Company has been legally advised that the outcome of the petition before the High Court of Bombay against the reversed order & that of the Supreme Court of India against the order of the Bombay High Court in PIL can be in favor & accordingly the management is confident about the positive outcome and does not believe that there is any diminution in the value of its investments and considers the loan given as good of recovery.
- 49 One of the Company's wholly owned subsidiary, DB Man Realty Private Limited has not written off the inventory amount though LOA stands cancelled, as the said company expects positive outcome from the writ petition. As of March 31, 2018, the Company's investment in and loan to this subsidiary aggregate Rs. 719.60 lacs (Previous year Rs. 719.60 lacs) and Rs 4.47 lacs (Previous year Rs.4.44 lacs) respectively. The Management is confident about the positive outcome and does not believe that there is any diminution in the value of its investments and considers the loan given as good of recovery.
- 50 a) The Company has incurred a sum of Rs.1,753.58 lacs (Previous Year Rs. 1,767.62 lacs) towards acquisition of development rights pertaining to a SRA redevelopment project, which is the subject matter of litigation. There are six litigations pending regarding the same. Based on legal advice, the Company believes that it has a good chance of getting the project and is confident of commencement of redevelopment activities shortly and accordingly the said amount is considered as good of recovery.
- b) In respect of project under development having a value of Rs. 3,517.59 Lacs (Previous Year Rs. 3,515.86 lacs) (forming a part of inventory) the Bombay High Court has ordered payment of money under the award as and by way of part compensation of Rs. 723.88 lacs (Previous Year Rs. 723.88 Lacs) towards land acquisition (included under current liabilities). The Company has moved to Supreme Court against such order of the High Court seeking further compensation of Rs. 2,168.14 lacs (Previous Year 2,168.14 Lacs). The Company also expects to recover amounts paid to other parties towards the project. Pending outcome of the matter, no adjustment have been made in the accounts in this regard.
- 51 The Company has investments in certain subsidiaries, jointly controlled entities and associates aggregating Rs. 27,354.56 lacs (Previous year Rs. 25,850.50 lacs) and loans and advances outstanding aggregating Rs. 60,826.93 lacs (Previous year Rs. 62,525.99 lacs) as at March 31, 2018. While such entities have incurred losses during the year and have negative net worth as at the year end, the underlying projects in such entities are in the early stages of real estate development and are expected to achieve adequate profitability on substantial completion and/ or have current market values of certain properties which are in excess of the carrying values. The Company considers its investments in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities and for expected credit losses in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
- 52 The Company has received summons from Special Court for Prevention of Money Laundering Act (PMLA), Mumbai as one of the accused in connection with a complaint filed by Enforcement Directorate under ECIR No. ECIR/MBZO/07/2015 & ECIR/MBZO/08/2015. The Hon'ble Court had also summoned two of the KMP's of the Company as one of the accused as per the said complaint. The matter in relation to the Company and the KMP involves certain advances given by the Company in the ordinary course of its business to another company, which was subsequently refunded fully upon cancellation of the understanding. The Company does not expect any financial liability.
- 53 **Managerial remuneration:**
- a) In view of inadequate profit during the current and previous year, the Company has not paid any managerial remuneration to any managing director in both years.
- b) Sitting fees amounting to Rs. 9.00 lacs (Previous Year Rs. 10.20 lacs) have been paid to the independent directors.
- 54 Dynamix Realty ("Partnership Firm") in which the holding Company is a partner, had granted Loan to Kusegaon Realty Private Limited aggregating to Rs. 20,925 lacs (the said loan) as upto 31st March 2010. As of March 31, 2018, the outstanding balance due from Kusegaon Realty Private Limited is Rs. Nil (Previous year Nil). Central Bureau of Investigation (Anti-corruption Branch, New Delhi) in the Supplementary (First) charge sheet RC.DAI.2009.A.0045 (2G Spectrum Case) has alleged that out of the said loans granted, Rs. 20,000 lacs was paid as illegal gratification to M/s Kalaignar TV Private Limited through Kusegaon Realty Private Limited and M/s Cineyug Films Private Limited, in lieu of the undue favours by accused public servant to Swan Telecom Private Limited in 2G Spectrum Case. The Central Bureau of Investigation has alternatively alleged in the said charge sheet that even if the said transaction of Rs. 20,000 lacs is accepted as genuine business transaction, the interest charged is being inadequate is a favour to a government servant, hence, it constitutes commission of offence. The firm is not an accused in the 2G Spectrum Case. The CBI Special Court in the 2G Trial case passed an order on December 21, 2017 whereby all the partners have been acquitted..

Further, The Deputy Director Enforcement vide his attachment order No: 01/2011 dated 30th August, 2011 has provisionally attached Company's bank account number 05211011001053 maintained with Oriental Bank of Commerce, Goregaon (East), having Bank Balance of Rs. 68.93 lacs . The Enforcement Directorate has also attached two flats belonging to the Company situated at Goregaon (East). The Combined value of these two flats as shown in Company's financial statement is Rs. 107.65 lacs at the time of attachment (WDV as on 31st March, 2018 is Rs. 94.39 lacs (Previous year Rs.96.23 lacs)). Also, a loan amounting to Rs. 5,039.63 lacs (at the time of attachment) advanced to Goan Hotels & Clubs Private Limited (now Goan Hotels & Realty Pvt. Ltd.) has also been provisionally attached. However, the above loan was converted into the Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS) of Marine Drive Hospitality & Realty Private Limited ("MDHRPL") holding Company of Goan Hotels & Clubs Private Limited, before the provisional attachment order via tripartite confirmation. This fact has been brought to the notice of Enforcement Directorate vide Office Letter dated September 20, 2011.

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This provisional attachment order has been upheld by adjudicating authority vide order number 116/2011 dated January 10, 2012. Appeal has been filed on 19th March, 2012 with Appellate Tribunal under Prevention of Money Laundering Act (PML Act). The said appeal is sub-judice.

In an earlier year, the Directorate of Enforcement had taken physical possession of bank balance of Rs. 68.93 lacs against which the Company has written a letter to convert the amount so recovered into Fixed Deposits. Till date Directorate of Enforcement has not entertained this request. In view of the same, the said balance is shown as part of Other financial assets. . (Note No. 18.1)"

Further, on April 24, 2014, the Directorate of Enforcement has filed a complaint before the Hon'ble Special Court in connection with the Prevention of Money Laundering Case relating to the 2G Spectrum Case against 19 accused including the Firm and its partners. The Hon'ble Special Court by an Order have framed charges against the accused persons, including the Firm. The Firm has been alleged to have paid illegal gratification of Rs. 20,000 lacs to Kalaighar on behalf of an accused public servant, through the process of layering and received back the same again through the process of layering from Kalaighar as Rs. 22,355 lacs. Thus, the Firm is alleged to be involved as also alleged to have committed an offence of money laundering under section 3 of the PML Act, which is punishable under section 4 of the PML Act. During the year 2014, 2,470,000 Series A ROCCPS shares of the value of Rs. 2547.90 lacs in lieu of loan advanced to Goan Hotels & Club Pvt. Limited., held by the Company have been handed over to Enforcement Directorate by letter dated 28th October, 2014 (Note No. 7.3). During the year 2015-16, 29,415 ROCCPS shares of the value of Rs.30.34 lacs in lieu of loan advanced to Marine Drive Hospitality & Realty Private Limited, held by the Company have been handed over to Enforcement Directorate vide letter dated September 28, 2015.

After completion of both the cases by two separate orders dated 21.12.2017, the Special Court in CBI as well as PMLA Case has passed the Orders acquitting all the Accused. By the Order dated 21.12.2017 in PMLA Case, the Special Court has also given Order for release of properties attached by the Directorate of Enforcement including of the Firm after the period of appeal is over. Against the said Orders, CBI as well as the Directorate of Enforcement have filed Criminal Leave Petitions before the Hon'ble Delhi High Court. Further, the Directorate of Enforcement has also filed petition for stay against Order and also release of the attached properties for which "status-quo" has been granted by Hon'ble Delhi High Court vide Order dated March 21, 2018.

55 In respect of company's investment in Association of Person (AOP), each executing a single project, the Company's share in the uninventorised expenses of such projects and shown as accumulated losses, is recognized only when such loss will be debited to members account in the books of such AOPs. As per the projections of the management, each of such projects is expected to make a good profit on completion.

56 Corporate Social Responsibility:

Disclosure as required under Section 135 of Companies Act, 2013, read with Companies (Corporate Social Policy) Rules, 2014 is as under:

a) Gross amount required to be spent by the Company during the year Rs. 7.58 lacs (Previous year Rs. 56.36 lacs)

b) CSR expenditure incurred during the year: (Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the Year ended 31st March, 2017
	(Amount)	(Amount)
i) On construction/acquisition of any asset	0.00	0.00
ii) On purposes other than (i) above	7.58	56.36

57 Details of Foreign Currency Transactions:

(Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the Year ended 31st March, 2017
	(Amount)	(Amount)
Earnings in Foreign Currency	-	-
Expenditure in Foreign Currency		
Foreign Travel	18.16	5.59
Business Promotion	5.90	-

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

58 Related Party Disclosure:

(i) Disclosures as required by the Indian Accounting Standard 24 (Ind AS-24) "Related Party Disclosures" are given below:

(a) List of related parties where control exists.

Sr No	Name of the Related Parties
	Subsidiary Companies
1	Neelkamal Realtors Suburban Private Limited
2	Neelkamal Shantinagar properties Private Limited
3	DB View Infracon Private Limited
4	Goregaon Hotel And Realty Private Limited
5	MIG (Bandra) Realtors & Builders Private Limited
6	Nine Paradise Erectors Private Limited
7	Real Gem Buildtech Private Limited
8	N A Estates Private Limited
9	Priya Constructions Private Limited
10	Esteem Properties Private Limited
11	Saifee Bucket Factory Private Limited
12	Spacecon Realty Private Limited
13	Vanita Infrastructure Private Limited
14	D B Contractors & Builders Private Limited
15	DB Man Realty Private Limited
16	Royal Netra Constructions Private Limited
17	Horizontal Realty & Aviation Private Limited(earlier known as Eon Aviation Private Limited) (w.e.f 02.01.2017) (Stepdown subsidiary)
18	Shree Shantinagar venture (Stepdown subsidiary)
19	Turf Estate JV (AOP in which Company is a member)
20	Mira Real Estate Developers (Partnership Firm)
21	Conwood DB JV (AOP in which Company is a member)
22	ECC DB JV (AOP in which Company is a member)
23	Evergreen Industrial Estate (Stepdown subsidiary)
	Jointly Controlled Entities
24	Sneh Developers (Partnership Firm in which Subsidiary Company is partner)
25	DB Realty and Shreepati Infrastructure LLP
26	Dynamix Realty (Partnership Firm)
27	Lokhandwala Dynamix Balwas Joint Venture
28	Lokhandwala DB Realty LLP
29	National Tiles (Partnership Firm)
30	Suraksha DB Realty
31	DBS Realty (Partnership Firm)
32	Om Metal Consortium (Partnership Firm in which Subsidiary Company is partner)
33	DB (BKC) Realtors Private Limited

(b) Related parties with transaction have taken place during the year & relationship thereof:

	Associate Companies
34	Sangam City Township Private Limited
35	Mahal Pictures Private Limited
36	DB Hi-Sky Constructions Private Limited
37	Shiva Buildcon Private Limited
38	Shiva Multitrade Private Limited
39	Shiva Realtors Suburban Private Limited
40	Neelkamal Realtors Towers Private Limited
41	Milan Theatres Private Limited (Associate of Step Down Subsidiary w.e.f 10.07.2017)

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	Entity in respect of which the company is an Associate
42	Neelkamal Tower Construction LLP
	Key Management Personnel (KMP)
43	Vinod Goenka (Chairman & Managing Director)
44	Shahid Balwa (Vice Chairman & Managing Director)
45	A. Anil Kumar (CFO) resigned w.e.f 15.11.2017
46	Asif Balwa (CFO) appointed w.e.f 14.02.2018
47	Mahesh Manilal Gandhi (Non Executive Director)
48	Sundaram Rajagopal (Non Executive Director)
49	Devendra Vasal (Non Executive Director)
50	Jagat Killawala (Non Executive Director)
51	Sunita Goenka (Non Executive Director)
52	Janak Ishwarbhai Desai (till 14.09.2017) (Non Executive Director)
53	Nasir Mahumad Rafique (Non Executive Director)
54	Jayavardhan Vinod Goenka (Non Executive Director)
55	Salim Usman Balwa (Non Executive Director)
	Relatives of KMP
56	Aseela V Goenka (Wife of Chairman)
57	Sanjana V Goenka (Daughter of Chairman)
58	Pramod Goenka (Brother of Chairman)
59	Shanita D Jain (Sister of Chairman)
60	Usman Balwa (Father of Vice Chairman)
61	Sakina U Balwa (Mother of Vice Chairman)
62	Shabana Balwa (Wife of Vice Chairman)
63	Arshad S Balwa (Son of Vice Chairman)
64	Aaliya S Balwa (Daughter of Vice Chairman)
65	Wahida Asif Balwa (Wife of CFO) (w.e.f 14.02.2018)
66	Ishaq Balwa (Brother of CFO) (w.e.f 14.02.2018)
67	Mohammed Balwa (Brother of CFO) (w.e.f 14.02.2018)
	Enterprises where individuals i.e. KMP and their relatives have significant influence
68	Pune Buildtech Private Limited
69	Hotels Balwas Private Limited
70	Mystical Constructions Private Limited (formerly known as Nihar Construction Private Limited)
71	Neelkamal Realtors & Builders Private Limited
72	YJ Realty And Aviation Private Limited
73	Conwood Construction & Developers Private Limited
74	Dynamix Clubs And Resorts Private Limited
75	Dynamix Contractors & Builders Private Limited
76	Eversmile Construction Company Private Limited
77	K G Enterprises
78	Goenka & Associates Medical Research Centre
79	Balwas Charitable Trust
80	Goenka Family Trust
81	Vinod Goenka HUF
82	Bamboo Hotel and Global Centre (Delhi) Private Limited(formerly known as Heaven Star Hotels (Delhi) Private Limited)
83	BD&P Hotels (India) Private Limited
84	Goan Hotels & Realty Private Limited
85	Majestic Infracon Private Limited
86	Marine Drive Hospitality & Realty Private Limited
87	Deluxe Hospitality Limited, Mauritius
88	Neelkamal Realtors and Hotels Private Limited (w.e.f 14.02.2018)

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

(c) Details of transactions & balance outstanding as per Ind AS 24.

Description						(Rs. in lacs)
	Subsidiaries	Associates	Entities under Joint Control of Company/ Step down JV	Enterprises over which KMP and their relatives have significant influence	KMP and their Relatives	Total
Balance Outstanding As At Year Ended						
Loans Granted						
Current Year	64,283.60	180.00	-	0.15	-	64,463.75
Previous Year	90,118.62	1,312.81	0.08	344.10	-	91,775.61
Loan Taken						
Current Year	24,387.54	1,895.42	1,840.15	2,317.82	-	30,440.93
Previous Year	10,199.18	-	1,891.00	3,215.60	-	15,305.78
Project Advance						
Current Year	-	3,538.12	-	-	-	3,538.12
Previous Year	-	3,045.85	-	-	-	3,045.85
Security Deposits						
Current Year	-	95.18	-	5,871.13	-	5,966.32
Previous Year	-	172.41	-	10,022.24	-	10,194.66
Investment in Debenture*						
Current Year	70.00	-	-	-	-	70.00
Previous Year	70.00	-	-	-	-	70.00
Other Receivable						
Current Year	11.27	-	0.42	-	-	11.69
Previous Year	11.23	82.36	-	5.10	-	98.69
Provision for other receivable						
Current Year	11.27	-	-	-	-	11.27
Previous Year	-	-	-	-	-	-
Interest Receivable						
Current Year	-	-	-	-	-	-
Previous Year	871.31	-	-	620.81	-	1,492.11
Advances Granted						
Current Year	-	-	-	-	-	-
Previous Year	-	-	24.13	-	-	24.13
Advance For Transferable Development Rights						
Current Year	-	-	2,101.83	-	672.50	2,774.33
Previous Year	-	-	2,101.83	-	331.25	2,433.08
Mobilisation Advance						
Current Year	-	-	-	-	-	-
Previous Year	-	-	-	1,131.60	-	1,131.60
Preference share issued						
Current Year	-	-	-	0.57	-	0.57
Previous Year	-	-	-	0.57	-	0.57
Employee benefit payable						
Current Year	-	-	-	-	-	-
Previous Year	-	-	-	-	26.17	26.17
Trade Payables						
Current Year	16.78	-	-	150.78	0.18	167.74
Previous Year	1.59	-	-	317.14	-	318.73

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Description	Subsidiaries	Associates	Entities under Joint Control of Company/ Step down JV	Enterprises over which KMP and their relatives have significant influence	KMP and their Relatives	(Rs. in lacs)
						Total
Advance For Development Rights						
Current Year	747.50	-	-	-	-	747.50
Previous Year	747.50	-	-	-	-	747.50
Interest Payable						
Current Year	-	-	-	-	-	-
Previous Year	335.56	-	-	-	-	335.56
Advertisement Income received in advance						
Current Year	25.00	-	-	8.33	-	33.33
Previous Year	-	-	-	-	-	-
Other Payable						
Current Year	46.20	-	-	-	-	46.20
Previous Year	25.51	-	-	8.40	-	33.91

Note : * The fair value of the debenture is NIL as on 31st March 2018.

Description	Subsidiaries	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	(Rs. in lacs)
						Total
Transactions during the year						
Loans Granted						
Current Year						
Given during the year	62,723.53	759.57	-	84.90	5.00	63,573.01
Returned during the year	88,558.55	1,883.44	-	428.85	5.00	90,875.85
Written off during the year	-	-	0.08	-	-	0.08
Previous Year						
Given during the year	55,139.10	10,421.61	-	14,093.06	-	79,653.76
Returned during the year	28,173.02	9,288.80	-	18,131.55	-	55,593.37
Loan Taken						
Current Year						
Taken during the year	23,602.56	4,790.72	2.45	2,122.65	-	30,518.38
Repaid during the year	9,414.20	4,255.02	53.30	1,660.84	-	15,383.36
Previous Year						
Given during the year	4,115.43	-	24.29	3,915.95	-	8,055.66
Returned during the year	351.25	-	-	905.44	-	1,256.70
Project advances						
Current Year						
Given during the year	-	9.94	-	-	-	9.94
Returned during the year	-	1.00	-	-	-	1.00
Interest Income	-	483.33	-	-	-	483.33

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

(Rs. in lacs)						
Description	Subsidiaries	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Previous year						
Given during the year	-	9.91	-	-	-	9.91
Returned during the year	-	-	-	-	-	-
Interest Income	-	414.16	-	-	-	414.16
Security Deposits						-
Current Year						
Given during the year		-		-		-
Returned during the year		-		-		-
Interest Income		31.01		1,666.61		1,697.62
Previous year						
Given during the year	-	-	-	-	-	-
Returned during the year	-	-	-	-	-	-
Interest Income	-	23.78	-	1,278.24	-	1,302.02
Investment in Partnership Firm & Jointly controlled entities						
Current year						
Contribution	19,863.28	-	24,593.55	-	-	44,456.83
Withdrawal	448.00	-	4,452.09	-	-	4,900.08
Share of profit /(loss)	(194.98)	-	(1,186.84)	-	-	(1,381.81)
Previous year						
Contribution	8,631.91	-	1,768.56	-	-	10,400.47
Withdrawal	14,321.51	-	2,793.48	-	-	17,114.99
Share of profit /(loss)	(578.21)	-	(42.09)	-	-	(620.30)
Other Receivable						
Current Year						
Given during the year	0.04	-	0.42	-	-	0.46
Received during the year	-	82.36	-	5.10	-	87.46
Provision for Doubtful Debts	11.27	-	-	-	-	-
Balances Written off	-	-	24.13	-	-	24.13
Previous Year						
Given during the year	0.03	-	-	-	-	0.03
Returned during the year	-	-	-	-	-	-
Mobilisation advance						
Current Year						
Given during the year	-	-	-	-	-	-
Received during the year	-	-	-	1,131.60	-	1,131.60
Previous Year						
Given during the year	-	-	-	-	-	-
Returned during the year	-	-	-	-	-	-
Other Payables						
Current Year						
Expenses on behalf of the Company	61.06	-	-	-	-	61.06
Income recognised during the year	-	-	-	8.33	-	8.33
Payments made during the year	40.37	-	-	0.07	-	40.44

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Description						(Rs. in lacs)
	Subsidiaries	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Previous Year						
Given during the year	25.51	-	-	-	-	25.51
Returned during the year	-	-	-	-	-	-
Advance Received against sale of flats						
Current Year	-	-	-	-	-	-
Previous Year	-	-	-	-	15.74	15.74
Advertisement Income						
Current Year	25.00	-	-	8.33	-	33.33
Previous Year	258.33	-	-	58.33	-	316.67
Balances written back						
Current Year	-	-	-	-	0.01	0.01
Previous Year	-	-	-	-	-	-
CSR Expenditure						
Current Year	-	-	-	7.58	-	7.58
Previous Year	-	-	-	-	-	-
Rent Paid						
Current Year	-	-	-	72.69	-	72.69
Previous Year	-	-	-	225.25	-	225.25
Director Sitting Fees						
Current Year	-	-	-	-	1.40	1.40
Previous Year	-	-	-	-	1.00	1.00
Remuneration to KMP #						
Current Year	-	-	-	-	79.30	79.30
Previous Year	-	-	-	-	74.63	74.63
Interest Expense						
Current Year	328.25	-	-	-	-	328.25
Previous Year	335.56	-	-	-	-	335.56
Reimbursement on behalf of others						
Current Year	0.04	-	-	-	3.94	3.98
Previous Year	0.03	-	-	-	-	0.03
Reimbursement of expenses to others						
Current Year	-	-	-	-	0.79	0.79
Previous Year	25.51	-	-	-	-	25.51
Sale of Flat						
Current Year	-	-	-	-	-	-
Previous Year	-	-	-	-	306.30	306.30
Provision for diminution in value of investment/Investments Written off						
Current Year	1.00	-	-	-	-	1.00
Previous Year	1.00	-	-	-	-	1.00

As the liabilities for gratuity and leave encashment are provided on an actuarial basis for the Company as a whole, the amounts pertaining to key managerial personnel and relative of key managerial personnel are not included above.

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Guarantee/ Securitites given by the Company to the lenders on behalf of various entities. (Refer note 42)

(Rs. in lacs except specifically mention)

Description	Subsidiary	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	
Opening Balance as on 1st April 2017	132,654.00	35,000.00	7,500.00	USD 1,380 lacs and Rs. 167,750.00 lacs	-
	(115,154.00)	(35,000.00)	(7,500.00)	(USD 1380 lacs and Rs. 140,250.00 lacs)	(-)
Given during the year	4,500.00	17,450.00	-	-	-
	(17,500.00)			(27,500.00)	(-)
Released during the year	-	35,000.00	7,500.00	25,950.00	-
	(-)	(-)	(-)	(-)	(-)
Closing Balance as on March 31, 2018	137,154.00	17,450.00	-	USD 1380 lacs and Rs. 14,180.00 lacs	-
	(132,654.00)	(35,000.00)	(7,500.00)	(USD 1,380 lacs and Rs. 167,750.00 lacs)	(-)
Irrevocable and unconditional personal guarantee by each Managing Director to the Company (Refer Note 42(xiv))	-	-	-	(USD 138 million)	-
	(-)	(-)	(-)	(USD 138 million)	(-)

Guarantees and securities received by the Company for Loans taken from lenders

(Rs. in lacs)

Name	Relation	Opening Balance as on 1st April, 2017	Received during the year	Released during the year	Closing Balance as on 31st March, 2018
Dynamix Realty	Joint Venture	(-)	-	-	(-)
Vinod Goenka	KMP				
Shahid Balwa	KMP				
		(3,500.00)	(-)	(3,500.00)	(-)
Marine Drive Hospitality and Realty Private Limited	Enterprises where individuals i.e. KMP and their relatives have significant interest	-	-	-	-
Dynamix Realty	Joint Venture				
N.A.Estate Private Limited	Subsidiary				
Shahid Balwa	KMP				
Vinod Goenka	KMP				
		(6,000.00)	(-)	(6,000.00)	(-)
Neelkamal Realtors & Builders Private Limited	Enterprises where individuals i.e. KMP and their relatives have significant interest	290.00	-	290.00	-
		290.00	(-)	(-)	290.00
Sanjana Goenka (7,000,000 Shares of the Company)	Relative of KMP	3,000.00	-	3,000.00	-
Vinod Goenka	KMP				
		(3,000.00)	(-)	(-)	(3,000.00)

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Name	Relation	Opening Balance as on 1st April, 2017	Received during the year	Released during the year	Closing Balance as on 31st March, 2018
Eversmile Construction Company Private Limited	Enterprises over which KMP and their relatives have significant influence.	3,000.00	-	-	3,000.00
YJ Realty & Aviation Private Limited	Enterprises over which KMP and their relatives have significant influence.				
Milan Theatre Private Limited	Enterprises over which KMP and their relatives have significant influence.				
Shahid Balwa	KMP				
		(3,000.00)	(-)	(-)	(3,000.00)
Esteem Properties Private Limited	Subsidiary	20,000.00	-	-	20,000.00
Vinod Goenka	KMP				
Shahid Balwa	KMP				
		(20,000.00)	(-)	(-)	(20,000.00)
Vinod Goenka	KMP	6,750.00	-	-	6,750.00
Shahid Balwa	KMP				
		(6,750.00)	(-)	(-)	(6,750.00)
Vinod Goenka	KMP	8,975.00	-	8,975	-
Shahid Balwa	KMP				
		(8,975.00)	(-)	(-)	(8,975.00)
Vinod Goenka	KMP	-	10,705.00	-	10,705.00
Shahid Balwa	KMP				
		(-)	(-)	(-)	(-)
Vinod Goenka	KMP	200.00	-	-	200.00
Shahid Balwa	KMP				
		(200.00)	(-)	(-)	(200.00)
Vinod Goenka	KMP	6,550.00	-	-	6,550.00
Shahid Balwa	KMP				
		(-)	(6,550.00)	(-)	(6,550.00)
Neelkamal Tower Construction LLP (The LLP has given 13,117,020 shares of the Company as security to various lenders)	Entity in respect of which the Company is an Associate	-	-	-	-
		(4,200.00)	(-)	(4,200.00)	(-)

Disclosure under Regulation 34(3) of SEBI (Listing Obligation and Disclosure Requirements, 2015)

Loans and Advances to Subsidiaries					(Rs. in lacs)	
Name	Op. Balance	Given during the year	Returned during the year	Closing Balance	Maximum Balance Outstanding	
D B Man Realty Limited	4.44 (4.23)	0.04 (0.21)	- -	4.48 (4.44)	4.48 (4.44)	
D B View Infracon Private Limited	22,383.28 (25,694.46)	43.22 (10.72)	1.00 (3,321.90)	22,425.50 (22,383.28)	22,425.50 (25,694.46)	

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Loans and Advances to Subsidiaries					(Rs. in lacs)
Name	Op. Balance	Given during the year	Returned during the year	Closing Balance	Maximum Balance Outstanding
Esteem Properties Private Limited	11,301.16 (11,296.15)	3.87 (5.00)	- -	11,305.03 (11,301.16)	11,305.03 (11,301.16)
N. A. Estate Private Limited	793.60 (793.43)	0.06 (0.17)	- -	793.66 (793.60)	793.66 (793.60)
Neelkamal Shantinagar Properties Private Limited	1,393.58 (1,043.31)	434.66 (350.27)	1,010.50 -	817.74 (1,393.58)	1,507.53 (1,393.58)
Nine Paradise Erectors Private Limited	6,938.37 (1,339.85)	11,934.25 (5,598.56)	8,538.00 (0.04)	10,334.62 (6,938.37)	16,780.37 (6,938.37)
Priya Construction Private Limited	2,244.72 (2,669.87)	0.09 (90.30)	31.00 (515.46)	2,213.81 (2,244.72)	2,244.78 (2,670.12)
Royal Netra Construction Private Limited	4,216.29 (4,041.29)	192.30 (175.00)	- -	4,408.59 (4,216.29)	4,408.59 (4,216.29)
Saifee Buckets Factory Private Limited	11.65 (11.62)	1.15 (1.03)	- (1.00)	12.80 (11.65)	12.80 (12.65)
Spacecon Realty Private Limited	1,771.60 (5,771.38)	0.85 (0.12)	1,772.45 (3,999.90)	0.00 (1,771.60)	1,771.60 (5,771.50)
MIG (Bandra) Realtors & Builders Private Limited	33,667.51 (5,892.61)	20,005.47 (37,540.18)	43,592.05 (9,765.28)	10,080.94 (33,667.51)	34,163.51 (33,796.51)
Goregaon Hotels & Realty Private Limited	2,767.33 (6,510.71)	15,938.71 (1,669.59)	18,706.04 (5,412.96)	- (2,767.33)	11,641.26 (6,510.71)
Vanita Infrastructure Private Limited	565.49 (397.99)	12,113.43 (3,795.57)	12,356.00 (3,628.07)	322.92 (565.49)	4,714.41 (3,159.21)
Neelkamal Realtor Suburban Private Limited	2,059.60 (2,359.86)	2,055.43 (1,528.41)	2,551.50 (5,947.87)	1,563.53 (2,059.60)	2,059.60 (5,947.87)

Loans and Advances to Associates					(Rs. in lacs)
Name	Op. Balance	Given during the year	Returned during the year	Closing Balance	Maximum Balance Outstanding
Mahal Pictures Private Limited	180.00 (180.00)	- -	- -	180.00 (180.00)	180.00 (180.00)
Neelkamal Realtors Tower Pvt Ltd	1,132.81 -	749.64 (10,421.61)	1,882.44 (9,288.80)	- (1,132.81)	1,132.81 (10,421.61)
Sangam city township Private Limited	3,652.00 (3,650.00)	- (2.00)	- -	3,652.00 (3,652.00)	3,652.00 (3,652.00)
D.B.Hi-Sky Construction Private Limited	3,251.66 (3,243.75)	9.94 (7.91)	1.00 -	3,260.59 (3,251.66)	3,260.59 (3,251.66)

Loans given to Enterprises over which KMP and their relatives have significant influences					(Rs. in lacs)
Name	Op. Balance	Given during the year	Repaid during the year	Closing Balance	Maximum Balance Outstanding
Y. J. Realty & Aviation Private Limited	399.33 -	308.00 (409.33)	594.81 (10.00)	112.52 (399.33)	633.83 (402.33)
Marine Drive & Realty Hospitality Private Limited	- -	102.15 -	- -	102.15 -	102.15 -
Neelkamal Realtors & Builders Private Limited	1,456.75 (2,708.20)	1,712.50 (895.44)	1,066.03 (2,146.90)	2,103.22 (1,456.75)	2,125.87 (3,355.50)
Majestic Infracon Pvt. Ltd.	30,510,131 (30,510,131)	- -	30,000,000 -	510,131 (30,510,131)	30,510,131 (30,510,131)
Pune Buildtech Private Limited	- -	15,000 -	- -	15,000 -	15,000 -

D B REALTY LIMITED

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Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Mobilization Advances					(Rs. in lacs)	
Name	Op. Balance	Given during the year	Repaid during the year	Closing Balance	Maximum Balance Outstanding	
Majestic Infracon Private Limited	1,131.60	-	1,131.60	-	1,131.60	
	(1,131.60)	-	-	(1,131.60)	(1,131.60)	

59 Reconciliation of Liabilities arising from Financial Liabilities

(Rs. in lacs)					
Particulars	As at March 31, 2017	Cash movement	Fair value Changes	Others	As at March 31, 2018
Long Term Borrowings	25,644.24	180.18	661.77	820.93	27,307.12
Short Term Borrowings	15,608.54	15,132.39	-	-	30,740.93
Total	41,252.78	15,312.57	661.77	820.93	58,048.04

(Rs. in lacs)					
Particulars	As at March 31, 2016	Cash movement	Fair value Changes	Others	As at March 31, 2017
Long Term Borrowings	20,899.14	4,176.07	569.02	-	25,644.23
Short Term Borrowings	23,578.62	(7,970.09)	-	-	15,608.54
Total	44,477.76	(3,794.02)	569.02	-	41,252.77

These cash movements are included within the following lines in the Statement of Cash Flows:

- Proceeds from Long-term Borrowings
- Repayment of Long-term Borrowings
- Increase/ (Decrease) in Short-term Borrowings

60 The Company carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees of the Company. The bankers/ financial institutions provide a restrictive covenant while lending, not to charge guarantee commission for the financial guarantees provided by the Company. As per Ind AS 109 – Financial Instruments there has to be fair valuation of the financial guarantees and subsequent measurements thereof as per expected credit loss method. However, considering the restrictive covenants and its model of execution of the projects through such entities, the Management is of the opinion that there cannot be fair valuation of the financial guarantees issued aggregating to Rs. 456,164.86 lacs as at March 31, 2018. (Previous Year Rs. 432,381.27 lacs).

61 In compliance with Ind AS 27 " Separate Financial Statements" the required information is as under:

Name of entity	Principal place of business/ country of origin	subsidiary/ associate/ Joint Venture	Percentage of ownership	
			Interest as on	
			As at 31 March, 2018	As at 31 March, 2017
			%	%
Conwood DB Joint Venture	India	Subsidiary	90.00	90.00
DB Contractors & Builders Private Limited	India	Subsidiary	100.00	100.00
DB Man Realty Limited	India	Subsidiary	91.00	91.00
DB View Infracon Private Limited	India	Subsidiary	100.00	100.00
ECC DB Joint Venture	India	Subsidiary	75.00	75.00
Esteem Properties Private Limited	India	Subsidiary	100.00	100.00
Goregaon Hotel and Realty Private Limited	India	Subsidiary	100.00	100.00
MIG (Bandra) Realtors and Builders Private Limited	India	Subsidiary	100.00	100.00
Mira Real Estate Developers#	India	Subsidiary	99.00	99.00
NA Estate Private Limited	India	Subsidiary	100.00	100.00
Neelkamal Realtors Suburban Private Limited	India	Subsidiary	66.00	66.00
Neelkamal Shantinagar Properties Private Limited	India	Subsidiary	100.00	100.00
Nine Paradise Erectors Private Limited	India	Subsidiary	100.00	100.00
Priya Constructions Private Limited	India	Subsidiary	100.00	100.00
Real Gem Buildtech Private Limited	India	Subsidiary	100.00	100.00

Notes to the Standalone Financial Statements for the year ended 31st March, 2018

Name of entity	Principal place of business/ country of origin	subsidiary/ associate/ Joint Venture	Percentage of ownership	
			Interest as on	
			As at 31 March, 2018	As at 31 March, 2017
			%	%
Royal Netra Construction Private Limited	India	Subsidiary	50.40	50.40
Saifee Bucket Factory Private Limited	India	Subsidiary	100.00	100.00
Spacecon Realty Private Limited	India	Subsidiary	74.00	74.00
Turf Estate Joint Venture	India	Subsidiary	66.67	66.67
Vanita Infrastructure Private Limited	India	Subsidiary	100.00	100.00
Evergreen Industrial Estate	India	Step down subsidiary	66.67	66.67
Horizontal Realty and Aviation Private Limited	India	Step down subsidiary	62.86	62.85
Shree Shantinagar Venture	India	Step down subsidiary	100.00	100.00
DB (BKC) Realtors Private Limited	India	Joint Venture	57.17	40.80
DB Realty and Shreepati Infrastructures LLP	India	Joint Venture	60.00	60.00
DBS Realty	India	Joint Venture	33.33	33.33
Dynamix Realty	India	Joint Venture	50.00	50.00
Lokhandwala Dynamix Balwas JV	India	Joint Venture	50.00	50.00
D B HI-SKY Constructions Private Limited	India	Associate	50.00	50.00
Mahal Pictures Private Limited	India	Associate	33.33	33.33
Neelkamal Realtors Tower Private Limited	India	Associate	42.81	42.81
Sangam City Township Private Limited	India	Associate	26.67	26.67
Shiva Buildcon Private Limited	India	Associate	44.43	33.75
Shiva Multitrade Private Limited	India	Associate	44.43	33.75
Shiva Realtors Suburban Private Limited	India	Associate	44.43	33.75

Remaining 1% stake is held by DB View Infracon Pvt Ltd

62 Figures of the previous year have been regrouped/ reclassified wherever necessary to conform to the presentation of the current year.

The accompanying notes 1 to 62 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP
Chartered Accountants

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa
Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka
Non-Executive Director
DIN 03546392

Snehal Shah
Partner
Membership No. 048539

Mahesh Gandhi
Director
DIN 00165638

Asif Balwa
Chief Financial Officer

Jignesh Shah
Company Secretary
Membership No. A19129

Place: Mumbai
Date: May 28, 2018

CONSOLIDATED FINANCIAL STATEMENTS

INDEPENDENT AUDITOR'S REPORT

To the Members of D B Realty Limited

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying Consolidated Ind AS Financial Statements of D B Realty Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures comprising of the Consolidated Balance Sheet as at March 31, 2018, the Consolidated Statement of Profit and Loss, Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Ind AS Financial Statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these Consolidated Ind AS Financial Statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the Consolidated financial position, Consolidated financial performance including other comprehensive income, Consolidated changes in equity and Consolidated statement of cash flows of the Group including its associates and joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with relevant rules issued thereunder. The respective Board of Directors of the companies included in the Group and its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associates and joint ventures and for preventing and detecting frauds and other irregularities; the 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 Consolidated Ind AS Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Consolidated Ind AS Financial Statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Ind AS Financial Statements, the respective Board of Directors of the Companies included in the Group and of its associates and joint ventures are responsible for assessing the ability of the Group, and of its associates and joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management either intends to liquidate the Group and its associates and joint ventures or to cease operations, or has no realistic alternative but to do so.

Auditors' Responsibility

Our responsibility is to express an opinion on these Consolidated Ind AS Financial Statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Ind AS Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Ind AS Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the Consolidated Ind AS Financial Statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the Consolidated Ind AS Financial Statements.

We are also responsible to conclude on the appropriateness of the 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 ability of the Group and of its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the Consolidated Ind AS Financial Statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their report referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit qualified audit opinion on the Consolidated Ind AS Financial Statements.

Basis for Qualified Opinion

- a. As stated in Note 59, regarding non recognition/ re-measurement of financial guarantees aggregating Rs. 319,010.86 lacs issued to banks/ financial institutions on behalf of various entities at fair value as required under Ind AS 109 – "Financial Instruments". In absence of measurement of financial guarantees at fair value, we are unable to comment on the effects on the loss for the year.
- b. As stated in Note 2(B)(i)(d) the financial statements of one of the subsidiary companies and its subsidiaries/associates/joint ventures have not been Consolidated in the Consolidated financial statements. The Holding Company controls the subsidiary company in terms of Ind AS 110. In absence of the availability of the consolidated financial statements of such subsidiary company, we are unable to quantify the effects on the Consolidated Ind AS Financial Statements of the Group and its associates and joint ventures.
- c. As stated in Note 2(B)(i)(d) the Holding Company has measured its investments in equity instruments of one of its subsidiary company at fair value through other comprehensive income which the Management has not considered as a subsidiary. Had it been treated as a subsidiary, then as per accounting policy, it should be measured at cost. Consequently, investments in these instruments and other equity (other comprehensive income) are higher by Rs 12,154.65 lacs and Rs. 9,626.48 lacs (net of tax) and deferred tax asset is lower by Rs 2,528.17 lacs respectively.
- d. As stated in Note 52 the Holding Company has not evaluated whether any impairment provision is required for expected credit losses in accordance with Ind AS 109 – "Financial Instruments" for loans and advances aggregating Rs. 1,800.07 lacs and Investments aggregating Rs. 4,653.73 lacs respectively on March 31, 2018 to certain associates which have incurred losses and have negative net worth as on March 31, 2018.

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Opinion

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate Ind AS Financial Statements and on the other financial information of the subsidiaries, associates and joint ventures, the aforesaid Consolidated Ind AS Financial Statements give the information required by the Act in the manner so required and except for the possible effects of the matters described in Basis for Qualified Opinion paragraph above, the aforesaid Consolidated Ind AS Financial Statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the Consolidated state of affairs of the Group, its associates and joint ventures as at March 31, 2018, their Consolidated loss, Consolidated changes in equity and their Consolidated statement of cash flows for the year ended on that date.

Emphasis of Matter

We draw attention to the following matters in the notes to the Consolidated Ind AS Financial Statements:

- (i) Note 50(b) regarding no adjustment having been made in the value of inventory, pending outcome of the matter referred by the Holding Company to the Supreme Court.
- (ii) Note 8.2 regarding return on investments held by Holding Company of Rs. 77,928.49 lacs in preference shares in a subsidiary company as on March 31, 2018 as explained by the Management, such investments are considered strategic and long term in nature and the current market value and future prospects of such investments are significantly in excess of the Holding Company's investment in the investee company. The said subsidiary has not been consolidated in Ind AS Financial Statements.
- (iii) Note 10.2 regarding security deposits held by Holding Company aggregating Rs. 6,476.33 lacs as on March 31, 2018, given to various parties for acquisition of development rights, as explained by the Management, the Company is in process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of such projects.
- (iv) Note 14.1 regarding status of inventory consisting of projects of the Holding Company having aggregate value of Rs. 30,584.05 lacs as on March 31, 2018 and the opinion framed by the Management of the Holding Company about realizable value of the cost incurred, being a technical matter, has been relied upon by us.
- (v) Note 49, 51(B)(xiii), and 51(B)(viii) regarding loans and advances aggregating Rs. 4,000 lacs and the project cost carried in inventory aggregating Rs. 12,479.86 lacs held by Group as on March 31, 2018 are under litigation and are sub-judice. Based on assessment done by the Management of the Holding Company, no adjustments are considered necessary in respect of recoverability of these balances. The impact, if any, of the outcome is unascertainable at present.
- (vi) Note 57 regarding certain allegations made by the Enforcement Directorate against the Holding Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage.
- (vii) Note 54 regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Holding Company's assets amounting to Rs. 2,741.56 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 lacs and Investment in Redeemable Optionally Convertible Cumulative Preference Shares – Series A and Series C of a subsidiary company of Rs. 2,578.24 lacs in earlier years. The impact of the matter, if any, of its outcome is currently unascertainable.
- (viii) As stated in Note 51(A)(i), 51(A)(ii) and 51(A)(iii), the Audited Financial Statements of a Firm where the Holding Company is one of the partners has following disclosures:
 - a. As regards recoverability of Trade Receivables of Rs. 2,722.98 lacs, the Partners of the Firm had taken effective steps for recovery and are not expecting any short realisation. In the event of shortfall in realisation, the same shall increase the debit balance of the partners.
 - b. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002.
These matters are sub-judice and the impact, if any, of its outcome is currently unascertainable.
 - c. As regards pending dispute towards liability of property tax of the Firm with Municipal Corporation of Greater Mumbai / Slum Rehabilitation Authority.
 - d. As regards non-provision of disputed income tax liability of Rs. 2,911.63 lacs.
- (ix) Note 51(A)(ix)(b) regarding order passed by Hon'ble Delhi High Court in one of the Partnership Firm where the Holding Company is a partner directing the Airport Authority of India to conduct Aeronautical Studies without demolishing the structure of SRA buildings. In the opinion of the Management, the firm is hopeful for favourable outcome and hence it does not expect any financial outflow in this matter.
- (x) Note 51(B)(iv) with respect to work in progress with carrying value of Rs. 7,550.20 lacs in a subsidiary, a writ filed by Jijamata Nagar Sankalp Co-Operative Housing Society against designating the land under the Draft Development Plan 2034 (Draft DP 2034) dated 25th February 2015, is now being shown as designated for reservation of Public Open Space and Dispensary/Health Post as opposed to existing status of the plot which is partly in residential zone and partly in road and partly reserved for playground, vide letter of Intent (LOI) issued by Slum Rehabilitation Authority dated 15th April, 2009. Draft Development Plan 2034 (Draft DP 2034) dated 25th February 2015 has not been finalized and many changes are done by the Government Authorities in the said draft plan in recent times. The Management is constantly observing the changes and progress to the Draft DP 2034 and is confident that the Final Plan would remove all the anomalies.
- (xi) Note 14.5 regarding the mode deployed by a Subsidiary Company for completing the Project and the financial implications arising there from which inter-alia include claim of interest on the said subsidiary company of Rs. 3,433.24 lacs which has not been accepted.
- (xii) Note 30.6(i) in case of a Subsidiary Company, the classification of amount received from Yes Bank Limited as short term borrowing resulting on account of cancellation of units allotted to parties to whom in principle the loans were granted.
- (xiii) Note 21.4 to 21.7 in respect of Group, interest free refundable security deposits of Rs. 3,821.00 lacs were paid to the aggregators for acquiring land. The Management is confident that the transaction shall materialise and if not, is of the opinion that the deposit so granted shall be repaid back.

- (xiv) Note 48(A)R, 51(B)(ii), 51(B)(xvii) and 51(B)(xviii) as regards a Subsidiary Company following notes as regards cross securitization provided/loans granted:
- a. Cross securitization for Goan Hotels & Realty Private Limited to a bank.
 - b. Loans granted to related parties/group concerns.
 - c. The opinions framed by the Management that granting of cross securitization will not have any financial implications on the subsidiary company and loans granted are good for recovery.
- (xv) As stated in note 56 the status of various ongoing projects, recognition of expense and income and the realizable value of the cost incurred, are as per the judgment of Management of the respective entity and certified by their technical personnel and being of technical nature, have been relied upon by us.
- (xvi) As stated in Note 19.6 a subsidiary company has acquired debts by way of assignment from Yes Bank Limited amounting to Rs. 25,033.19 lacs including related matters and in the opinion framed by the Management of the Subsidiary Company that the debts are good for recovery.
- (xvii) Note 30.5 and 31.2 with regards to the status of the amounts due to Housing Development Infrastructure Limited amounting to Rs. 3,100.00 lacs by one of the subsidiary companies.
- (xviii) Note 51(B)(xix) in case of a subsidiary company, the status of the cluster development project as also the opinions/ judgments with respect to the amounts advanced in the preceding years in relation to the said project.
- (xix) Note 51(B)(ix) in case of a subsidiary company, as regards the status of the case pending before the Hon'ble High Court of Bombay against the arbitrary cancellation of Tender by P.W. Department.
- (xx) Note 51(B)(xxiii) as regards the status of land owned by the subsidiary company as well as the opinion of the holding company with respect to its value and other related matters.
- (xxi) Note 51(B)(xxii) as regards the implications, if any, of outstanding dues from a debtor to whom a unit was sold consequent to the arrangement entered into by a subsidiary company with the Holding Company.
- (xxii) Note 21.8 as regards accrual of revenue in respect of a subsidiary company, on execution of Memorandum of Understanding for granting development rights of land and other consequential matters thereto.
- (xxiii) Note 35.2 in case of a subsidiary company, as regards the state of affairs of the subsidiary company's project "DB Ozone", the Management re-evaluated the estimated project cost and revised the same. Consequently, there is a reversal of Rs. 2,055.91 lacs. Therefore, based on the percentage of work completion and keeping in view the amount of profits/ losses recognised in the preceding years, the subsidiary company has recognised loss of Rs. 8,845.87 lacs.
- (xxiv) Note 51(B)(xv) in case of a joint venture, the financial statements are signed by only one member of the entity and that, the present arrangement between the partners is under reconsideration.
- (xxv) Note 19.5 in case of a subsidiary company which has granted loan aggregating Rs. 5,153.13 lacs to a related party for which no provisions for bad and doubtful loan have been made though such related party has incurred losses and has negative net worth as per latest audited financial statements for the year ended as at March 31, 2017. As explained in the said note, the subsidiary company considers above loan as good for recovery based on current values of a property held by the said related party which is in excess of its carrying value and which can generate adequate cash flow to enable the said related party to repay the loan. Accordingly, the said loan is considered good and recoverable by the Management.
- (xxvi) Note 60(C)(II)4.4 in case of a step down subsidiary company, the Management's decision of acquiring equity shares of Milan Theatres Private Limited and providing for permanent diminution in value thereof.
- (xxvii) Note 19.9 in case of a step down subsidiary company, granting of loans which includes loan to a third party subject to confirmation as also to the opinion of the Management that all the loans are goods for recovery.
- (xxviii) Note 48(A)B in case of a step down subsidiary company, non-provision of disputed service tax demand of Rs. 1,843.78 lacs.
- (xxix) Note 48(A)A in case of a step down subsidiary company, non-provision of disputed income tax demand of Rs. 79.05 lacs.
- (xxx) Note 48(A)S as regards an associate, the notice received from land owner in respect for cancellation of Development Agreement.
- (xxxi) Note 51(A)(v) as regards advances granted by a Joint Venture for acquiring occupancy rights to various parties including associates amounting to Rs. 5,805.87 lacs in the Consolidated financial statements.
- (xxxii) As stated in Note 51(A)(vii) in case of a joint venture as regards compensation to occupants aggregating Rs. 169.00 lacs with whom execution of agreements for obtaining of release of rights in their premises and possession thereof and/ or obtaining possession, is pending.
- (xxxiii) As stated in Note 51(A)(viii) with respect to project work in progress of Rs. 6,448.97 lacs in an associate company where such company is currently under process of resolving the internal disputes amongst the partners of the firm vis-a-vis the Development Agreement, for which appeals have been filed. The Management of associate company expects favorable outcome in the matter and accordingly, is of the opinion that the land shall be available to such associate company for development.

Our opinion is not modified in respect of these matters.

Other Matters

- (a) We did not audit the Ind AS Financial Statements of twenty three subsidiaries (including three step down subsidiaries), included in the Consolidated Ind AS Financial Statements, whose Ind AS Financial Statements reflects total assets of Rs. 441,554.30 lacs as at March 31, 2018, net assets of Rs. 19,757.44 lacs, total revenues of Rs. 11,556.93 lacs and total loss (including other comprehensive income) after tax of Rs. 23,515.08 lacs and net cash flows of Rs. 1,402.64 lacs for the year ended on that date, as considered in the Consolidated Ind AS Financial Statements. The Consolidated Ind AS Financial Statements also include Group's share of net loss (including other comprehensive income) of Rs. 1,108.65 lacs for the year ended March 31, 2018, as considered in the Consolidated Ind AS Financial Statements, in respect of six associates and eight joint ventures (including 4 step down joint ventures), whose Ind AS Financial Statements have not been audited by us. These Ind AS Financial Statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the Consolidated Ind AS Financial Statements, in so far as it relates to the amounts and disclosures included in

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respect of these subsidiaries, joint ventures and associates, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, joint ventures and associates, is based solely on the reports of the other auditors.

- (b) The Consolidated Ind AS Financial Statements also include Group's share of net loss (including other comprehensive income) of Rs. 58.67 lacs for the year ended March 31, 2018, as considered in the Consolidated Ind AS Financial Statements, in respect of one associate and one joint venture, whose Ind AS Financial Statements have not been audited by us. These Ind AS Financial Statements are unaudited and have been furnished to us by the Management of the Holding Company and our opinion on the Consolidated Ind AS Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these joint venture and associate, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid joint venture and associate is based solely on such unaudited Ind AS Financial Statements. In our opinion and according to the information and explanations given to us by the Management of the Holding Company, these Ind AS Financial Statements are not material to the Group including its associates and joint ventures.

Our opinion on the Consolidated Ind AS Financial Statements and our report on the Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Ind AS Financial Statements certified by the Management of the Holding Company.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, we report as under, to the extent applicable, 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 of the aforesaid Consolidated Ind AS Financial Statements except for the matters described in the Basis for Qualified Opinion paragraph;
- b. Except for the matters described in the Basis for Qualified Opinion paragraph in our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Ind AS Financial Statements have been kept by the Group including its associates and joint ventures so far as it appears from our examination of those books and the reports of the other auditors;
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and the Consolidated Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Ind AS Financial Statements;
- d. Except for the possible effects of the matters described in the Basis for Qualified paragraph above, in our opinion, the aforesaid Consolidated Ind AS Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with relevant rules issued thereunder;
- e. The matters described in the Basis for Qualified Opinion paragraph above, in our opinion, may have an adverse effect on the functioning of the Group including its associates and joint ventures;
- f. On the basis of written representations received from the directors of the Holding Company as on March 31, 2018 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies, associate companies and joint ventures incorporated in India, none of the directors of the Group companies, its associate companies and joint ventures incorporated in India is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act;
- g. The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above;
- h. With respect to the adequacy of the internal financial controls over financial reporting of the the Group, its associates and joint ventures and the operating effectiveness of such controls, we give our separate Report in the "Annexure".
- i. 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 Consolidated Ind AS Financial Statements disclose the impact of pending litigations on the Consolidated financial position of the Group, its associates, and joint ventures – Refer Note 48 to the Consolidated Ind AS Financial Statements;
 - (ii) The Group, its associates and joint ventures did not have any material foreseeable losses on long term contracts including derivative contracts;
 - (iii) There has been no delays in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies, associate companies and joint ventures incorporated in India.

For **Haribhakti & Co. LLP**
Chartered Accountants
ICAI Firm Registration No.103523W/W100048

Snehal Shah
Partner
Membership No. 048539
Mumbai: May 28, 2018

ANNEXURE TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of D B Realty Limited on the Consolidated Ind AS Financial Statements for the year ended March 31, 2018]

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

In conjunction with our audit of the consolidated financial statements of D B Realty Limited ("the Holding Company") as of and for the year ended March 31, 2018, we have audited the internal financial controls over financial reporting of the Group, its associate companies and joint ventures, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the of the Group, its associate companies and joint ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI) ("the Guidance Note"). 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 the respective 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Group's including its associates and joint ventures incorporated in India' internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Consolidated Ind AS Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Group's, including its associates and joint ventures' internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Group, its associate companies and jointly controlled companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

Other Matters

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to 16 subsidiary companies, 3 associate companies and 1 joint venture, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W / W100048

Snehal Shah

Partner

Membership No. 048539

Mumbai: May 28, 2018

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CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2018

(Rs. In lacs)

Particulars	Note No.	As at March 31, 2018		As at March 31, 2017	
I ASSETS					
1 Non-current Assets					
(a) Property, Plant and Equipment (net)	3	3,893.68		9,358.24	
(b) Goodwill on Consolidation	4	30,971.33		31,162.16	
(c) Other Intangible Assets	5	4.11		1,911.48	
(d) Intangible Assets under Development	5	15.00		-	
(e) Investment Property	6	476.25		655.96	
(f) Investment in Associates and Joint Ventures	7	35,583.45		35,569.16	
g) Financial Assets					
(i) Investments	8	126,720.00		119,319.41	
(ii) Loans	9	3,650.35		3,167.87	
(iii) Others Financial Assets	10	13,671.65		17,138.37	
(h) Deferred Tax Assets (net)	11	19,393.25		20,022.33	
(i) Income Tax Assets (net)	12	923.74		965.52	
(j) Other Non-Current Assets	13	6,151.59	241,454.40	13,807.89	253,078.39
2 Current Assets					
(a) Inventories	14	273,300.23		232,156.51	
(b) Financial Assets					
(i) Investments	15	9,570.01		712.84	
(ii) Trade Receivables	16	5,604.22		7,831.45	
(iii) Cash and Cash Equivalents	17	2,128.43		438.16	
(iv) Bank Balance other than (iii) above	18	527.72		728.12	
(v) Loans	19	87,315.32		131,781.02	
(vi) Other Financial Assets	20	1,184.30		1,608.42	
(c) Other Current Assets	21	40,479.80		22,826.19	
(d) Assets Held for Sale	22	1,760.91	421,870.94	-	398,082.71
Total			663,325.34		651,161.10
II EQUITY AND LIABILITIES					
1 Shareholders' Funds					
(a) Share Capital	23	24,325.88		24,325.88	
(b) Other Equity	24	220,120.36		253,105.39	
Equity Attributable to Owners of the Parent		244,446.24		277,431.27	
Non Controlling Interest		(10,744.39)	233,701.85	(9,396.93)	268,034.34
2 Non-Current Liabilities					
(a) Financial Liabilities					
(i) Borrowings	25	118,411.29		111,184.83	
(ii) Trade Payable (other than payable to Micro and small enterprises)	26	560.64		636.06	
(ii) Other Financial Liabilities	27	11,403.33		17,540.48	
(b) Provisions	28	341.56		374.11	
(c) Other Non-Current Liabilities	29	1,000.00	131,716.80	1,000.00	130,735.48
3 Current Liabilities					
(a) Financial Liabilities					
(i) Borrowings	30	39,249.53		26,219.94	
(ii) Trade and Other Payables	31				
- Total outstanding dues to micro and small enterprise		7.10		13.36	
- Total outstanding dues to others		16,334.47		14,496.13	
(iii) Other Financial Liabilities	32	131,385.89		110,360.21	
(b) Other Current Liabilities	33	110,581.31		101,029.54	
(c) Provisions	34	348.39	297,906.69	272.10	252,391.28
Total			663,325.34		651,161.10
Significant accounting policies	2				

The accompanying notes 1 to 66 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa
Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka
Non-Executive Director
DIN 03546392

Snehal Shah
Partner
Membership No. 048539

Mahesh Gandhi
Director
DIN 00165638

Asif Balwa
Chief Financial Officer

Jignesh Shah
Company Secretary
Membership No. A19129

Place: Mumbai
Date: May 28, 2018

CONSOLIDATED STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2018

(Rs. In lacs)

			For the year ended March 31, 2018	For the year ended March 31, 2017
I	Revenue from Operations	35	11,986.17	14,090.53
II	Other Income	36	15,655.35	14,749.73
III	Total Income (I+II)		27,641.52	28,840.25
IV	Expenses:			
	Project Expenses	37	53,616.00	28,221.01
	Changes in Inventories of Finished Goods, Stock-in-trade, Project Work in Progress and Raw Material	38	(41,328.05)	(14,792.20)
	Employee Benefits Expenses	39	2,231.19	1,976.86
	Finance Costs	40	12,468.60	9,560.10
	Depreciation and Amortization Expenses	3, 5 & 6	588.63	1,079.02
	Other Expenses	41	28,971.38	8,124.79
	Total Expenses		56,547.76	34,169.58
V	Profit/(Loss) before exceptional and extraordinary items and tax (III-IV)		(28,906.24)	(5,329.33)
VI	Exceptional Items		-	-
VII	Profit/(Loss) before extraordinary items and tax (V - VI)		(28,906.24)	(5,329.33)
VIII	Share of Profit/(Loss) from associates and joint ventures		(1,667.40)	588.96
IX	Profit/ (Loss) before tax (VII + VIII)		(30,573.64)	(4,740.37)
X	Tax expense:			
	- Current tax	43	(88.98)	(22.22)
	- Deferred tax	43	(660.70)	(2,675.80)
	Total Tax expense		(749.68)	(2,698.02)
XI	Profit/ (Loss) after tax (IX+X)		(31,323.33)	(7,438.39)
XII	Other Comprehensive Income			
A.	(I) Items that will not be reclassified to profit or loss			
	(i) Remeasurement of net defined benefit plans	44(B)(III)	25.41	82.39
	(ii) Income tax relating to defined benefit plans that will not be reclassified to profit or loss	43	(7.57)	(18.14)
	(iii) Notional loss on fair value adjustment in the value of investments		(1,676.83)	(5,392.79)
	(iv) Income tax relating to items that will not be reclassified to profit or loss	43	53.13	1,117.03
B.	(i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			
XIII	Total Comprehensive income for the year (XI + XII)		(32,929.21)	(11,649.90)
XIV	Profit/ (Loss) after tax			
	Attributable to :			
	Owners of equity		(31,378.47)	(5,972.18)
	Non Controlling Interest		55.13	(1,466.21)
			(31,323.34)	(7,438.39)
XV	Other Comprehensive Income			
	Attributable to :			
	Owners of equity		(1,606.56)	(4,214.16)
	Non Controlling Interest		0.69	1.03
			(1,605.87)	(4,213.14)
XVI	Total Comprehensive income for the year (XI + XII)			
	Attributable to :			
	Owners of equity		(32,985.04)	(10,184.72)
	Non Controlling Interest		55.83	(1,465.18)
			(32,929.21)	(11,649.90)
XVII	Earnings per equity share of face value of Rs. 10 each	42		
	Basic		(12.90)	(2.46)
	Diluted		(12.90)	(2.46)
	Significant accounting policies	2		

The accompanying notes 1 to 66 form an integral part of the financial statements.

As per our report of even date.
For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa
Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka
Non-Executive Director
DIN 03546392

Snehal Shah
Partner
Membership No. 048539

Mahesh Gandhi
Director
DIN 00165638

Asif Balwa
Chief Financial Officer

Jignesh Shah
Company Secretary
Membership No. A19129

Place: Mumbai
Date: May 28, 2018

D B REALTY LIMITED

(ANNUAL REPORT 2017 - 18)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2018

A. Equity Share Capital (Refer Note 23) (Rs. In lacs)

Particulars	Amount
Balance as at March 31, 2016	24,325.88
Changes in equity share capital during the year	-
Balance as at March 31, 2017	24,325.88
Changes in equity share capital during the year	-
Balance as at March 31, 2018	24,325.88

B. Other Equity (Refer Note 24) (Rs. In lacs)

Particulars	Attributable to owners of the parent				Non-controlling interest	Total	
	Reserves & Surplus			Other Comprehensive Income			
	Retained Earnings	Capital Reserve	Securities Premium Reserve				
Balance as at March 31, 2016	4,327.65	5,046.31	238,567.90	15,349.88	263,291.75	(868.90)	262,422.85
Profit/(Loss) for the year FY 2016-17	(5,972.17)	-	-	-	(5,972.17)	(1,466.21)	(7,438.38)
Employee Benefit (Net of Tax)	64.25	-	-	-	64.25	-	64.25
Other Comprehensive Income	-	-	-	(4,278.42)	(4,278.42)	1.03	(4,277.39)
Adjustment during the year	-	-	-	-	-	(6,984.48)	(6,984.48)
Net Contributions in Partnership Firms	-	-	-	-	-	(77.35)	(77.35)
Balance as at March 31, 2017	(1,580.26)	5,046.31	238,567.90	11,071.46	253,105.41	(9,396.93)	243,708.48
Profit/(Loss) for the year FY 2017-18	(31,378.47)	-	-	-	(31,378.47)	55.13	(31,323.34)
Employee Benefit (Net of Tax)	17.84	-	-	-	17.84	-	17.84
Other Comprehensive Income	-	-	-	(1,624.40)	(1,624.40)	0.69	(1,623.71)
Net Contributions in Partnership Firms	-	-	-	-	-	(1,403.28)	(1,403.28)
Balance as at March 31, 2018	(32,940.90)	5,046.31	238,567.90	9,447.06	220,120.38	(10,744.39)	209,375.99

The accompanying notes 1 to 66 form an integral part of the financial statements.

As per our report of even date.
For Haribhakti & Co. LLP
Chartered Accountants
 ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa
 Vice Chairman & Managing Director
 DIN 00016839

Jayvardhan Goenka
 Non-Executive Director
 DIN 03546392

Snehal Shah
 Partner
 Membership No. 048539

Mahesh Gandhi
 Director
 DIN 00165638

Asif Balwa
 Chief Financial Officer

Jignesh Shah
 Company Secretary
 Membership No. A19129

Place: Mumbai
 Date: May 28, 2018

CONSOLIDATED CASH FLOW FOR THE YEAR ENDED MARCH 31, 2018

	(Rs. In lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
A. CASH INFLOW/ (OUTFLOW) FROM THE OPERATING ACTIVITIES		
NET PROFIT BEFORE TAX AND AFTER EXCEPTIONAL ITEMS	(28,906.24)	(5,329.33)
Adjustments for:		
Depreciation and amortisation expense	732.89	1,223.31
Finance cost	26,212.61	22,494.97
Interest Income	(68.20)	(8,522.96)
Dividend Income	(3.12)	(0.39)
Profit on sale of Investment	-	-
Loss on sale of Fixed Assets	77.47	4.02
Loss on Fair Valuation of Financial Instrument	9,351.43	71.54
Provision for Impairment Loss	5,253.29	921.98
Finance Income on Financial Assets/Liabilities measured at amortised cost	(3,870.55)	(1,128.65)
Fair value gain on investment valued at FVTPL	(8,180.47)	(4,361.45)
Sundry Credit balance written back	(2,893.95)	-
Goodwill written off	190.83	-
Advance against share purchase written-off	1,722.00	-
Share of Profit/(Loss) from Investment in Partnership Firms & LLP (Net)	(6.32)	(296.86)
Allowance for credit losses	-	-
Provision for doubtful advances	3,577.63	988.56
Remeasurement of defined benefit plan	25.41	82.39
Sundry balance written off	4,826.40	1,460.51
Cenvat credit reversal	-	182.17
Invententory written off	79.25	-
Fair value gain on FVTPL investment	-	-
OPERATING PROFIT BEFORE CHANGE IN OPERATING ASSETS AND LIABILITIES	8,120.37	7,789.81
Adjustments for:		
(Increase)/ Decrease in Inventories	(39,746.22)	(14,879.62)
(Increase)/ Decrease in Trade Receivable	696.22	(1,158.67)
(Increase)/ Decrease in Other Current Financial Assets	(207.72)	2,610.30
(Increase)/ Decrease in Other Non Current Assets	7,891.30	1,543.41
(Increase)/ Decrease in Other Current Assets	(20,661.20)	4,922.54
(Increase)/ Decrease in Other non- current Financial Assets	7,350.81	16,435.79
(Increase)/ Decrease in Other non-current Financial liabilities	(6,137.15)	(27,419.27)
Increase/ (Decrease) in Trade Payable	4,650.60	624.22
Increase/ (Decrease) in Other Financial Liabilities	24,647.46	37,571.85
Increase/ (Decrease) in Other current liabilities	9,551.76	26,884.11
Increase/ (Decrease) in Provision	(29.56)	(301.62)
Increase/ (Decrease) in Other non-current liabilities	-	1,000.00
Cash Generated From Operations	(3,873.33)	55,622.86
Tax Paid	40.06	(164.64)
NET CASH INFLOW / (OUTFLOW) FROM OPERATING ACTIVITIES	(3,833.27)	55,458.22

D B REALTY LIMITED

(ANNUAL REPORT 2017 - 18)

CONSOLIDATED CASH FLOW FOR THE YEAR ENDED MARCH 31, 2018

	(Rs. In lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
B. CASH INFLOW/(OUTFLOW) FROM INVESTMENT ACTIVITIES		
Loans and Advances given	29,638.32	(52,156.14)
Investment/ maturity of Deposits	200.40	(3.05)
Purchase of Fixed Assets	(28.75)	(17,320.11)
Proceeds from sale of fixed assets	127.50	6.36
Proceeds from sale of investment property	1.16	-
Purchase of Investment	(14,135.05)	-
Proceeds from sale of investments	-	2,318.23
Interest Income	686.49	8,357.31
Dividend Income	3.12	0.39
NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES	16,493.20	(58,797.02)
C. CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES		
Finance cost	(12,915.72)	(25,393.76)
Increase/(Decrease) in short term borrowing	13,761.93	(9,857.52)
Proceeds from long term borrowing	3,155.23	43,424.34
Repayment of long term borrowing	(12,835.48)	(10,465.37)
Change in Minority Interest	(1,403.28)	(7,061.83)
NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES	(10,237.33)	(9,354.15)
Net Change in cash and cash equivalents (A+B+C)	2,422.60	(12,692.94)
Opening Cash and Cash Equivalent	(11,457.68)	1,235.25
Closing Cash and Cash Equivalent	(9,035.08)	(11,457.69)
Components of cash and cash equivalents: (Refer Note No. 17)	As on March 31, 2018	As on March 31, 2017
a. Balances with banks in current accounts	2,122.13	426.01
b. Cash on hand	6.30	12.16
c. Fixed Deposit having maturity less than 3 months	-	-
Total	2,128.43	438.16
Less: Overdrawn bank balance (considered as cash and cash equivalent for cashflow)	(11,163.50)	(11,895.84)
Cash and cash equivalents as at the end of the year	(9,035.07)	(11,457.68)

Explanatory notes to Statements of cashflow:

- Statement of cashflow is prepared in accordance with the format prescribed by Securities and Exchange Board of India and as per IND -AS 7 as notified by Ministry of Corporate Affairs.
- In Part A of the Cashflow Statement, figures in bracket indicates deduction made from the net profit for deriving the the net cash flow from operating activities. In Part B and Part C, figures in brackets indicate cash outflows.
- Refer Note No 63 for reconciliation of liabilities arising from Financing Activities

As per our report of even date.

For Haribhakti & Co. LLP**Chartered Accountants**

ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board**Shahid Balwa**Vice Chairman & Managing Director
DIN 00016839**Jayvardhan Goenka**Non-Executive Director
DIN 03546392**Snehal Shah****Partner****Membership No. 048539**

Place: Mumbai

Date: May 28, 2018

Mahesh Gandhi

Director

DIN 00165638

Asif Balwa

Chief Financial Officer

Jignesh Shah

Company Secretary

Membership No. A19129

NOTES FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

1 Company Overview

D B Realty Limited (the "Company"), together with its subsidiaries, associates and joint ventures, collectively referred to as ("the Group"), is engaged primarily in the business of real estate construction, development and other related activities. The Company is public company domiciled in India and was incorporated under the provisions of the Companies Act, 1956. The Company was initially incorporated in 2007 as a Private Limited Company and thereafter listed with National Stock Exchange and Bombay Stock Exchange on February 24, 2010. The Company has its principal place of business in Mumbai and its Registered Office is at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400063. The Company is jointly promoted by Mr. Vinod K. Goenka and Mr. Shahid Balwa.

The Group is a Real Estate Development Group that is focused on residential, commercial, retail and other projects, such as mass housing and cluster redevelopment. Information on the Group's structure is provided in Note 60. Information on other related party relationship of the Group is provided in Note 65.

The Company's consolidated financial statements were authorised for issue in accordance with a resolution of the Board of Directors on the 28th May, 2018 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

2 Significant Accounting Policies Accounting Judgements , Estimates and Assumptions:

(A) Significant Accounting Policies

2.1 Basis of Preparation and Measurement

(a) Basis of preparation

These consolidated financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The consolidated financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the consolidated financial statements.

The consolidated financial statements are presented in Indian Rupee ("INR"), the functional currency of the Group and all values are rounded to the nearest INR Lakh, except when otherwise indicated. Items included in the consolidated financial statements of the Group are recorded using the currency of the primary economic environment in which the Group operates (the 'functional currency').

(b) Basis of measurement

These consolidated financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.12 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**c) Principles of Consolidation:****(i) Subsidiaries**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 March 2018. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognises the assets (including goodwill) and liabilities of the subsidiary
- Derecognises the carrying amount of any non-controlling interests
- Derecognises the cumulative translation differences recorded in equity
- Recognises the fair value of the consideration received
- Recognises the fair value of any investment retained
- Recognises any surplus or deficit in profit or loss
- Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

(ii) Equity accounted Investees**• Associates**

Associates are all entities over which the group has significant influence but not control or joint control. This is generally the case where the group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

• Joint arrangements

Under Ind AS 111 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

• Joint ventures

Interests in joint ventures are accounted for using the equity method, after initially being recognized at cost in the consolidated balance sheet.

• Equity method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the group's share of the post-acquisition profits or losses of the investee in profit and loss, and the group's share of other comprehensive income of the investee in other comprehensive income.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

When the group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the group and its associates and joint ventures are eliminated to the extent of the group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the group.

(iii) Business Combinations

In accordance with Ind AS 103, Group accounts for the business combinations using the acquisition method when control is transferred to the Group. The consideration transferred for the business combination is generally measured at fair value as at the date the control is acquired (acquisition date), as are the net identifiable assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in OCI and accumulated in equity as capital reserve if there exists clear evidence of the underlying reasons for classifying the business combinations as resulting in a bargain purchase; otherwise the gain is recognised directly in equity as capital reserve. Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities.

If a business combination is achieved in stages, any previously held equity interest in the acquiree is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.

Business combinations arising from transfers of interests in entities that are under the control of the shareholder that controls the group (referred as common control business combinations) are accounted for using the pooling of interest method except in case control is transitory. The assets and liabilities acquired are recognised at their carrying amounts. The identity of the reserves is preserved and they appear in financial statements of the Group in the same form in which they appeared in the consolidated financial statements of the transferor entity. The difference, if any, between the consideration and the amount of share capital of the acquired entity is transferred to capital reserve.

2.2 Operating Cycle

An asset is considered 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 considered as 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.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Group's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. accordingly project related assets and liabilities have been classified in to current and non current based on operating cycle of respective project . All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

2.3 Recent Accounting Developments

(a) Standards issued but not yet effective

IND AS 115: Revenue from Contracts with Customers

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying Ind AS 115, 'Revenue from Contracts with Customers'. The Standard is applicable to the Group with effect from 1st April, 2018.

Revenue from Contracts with Customers Ind AS 115 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. Ind AS 115 will supersede the current revenue recognition standard Ind AS 18 Revenue, Ind AS 11 Construction Contracts including guidance note on Real Estate transactions when it becomes effective. The core principle of Ind AS 115 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

Under Ind AS 115, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when 'control' of the goods or services underlying the particular performance obligation is transferred to the customer.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8- Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach).

The effective date for adoption of Ind AS 115 is financial periods beginning on or after April 1, 2018. The Group will adopt the standard on April 1, 2018 by using the cumulative catch-up transition method and accordingly comparatives for the year ending or ended March 31, 2018 will not be retrospectively adjusted. The Group is in process of evaluation of impact due to change in accounting principal of revenue recognition and will adopt the changes from April 1, 2018

IND AS 21: The Effects of Changes in Foreign Exchange Rates

On March 28, 2018, MCA has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency. This amendment will come into force from April 1, 2018. The Group has evaluated the effect of this on these consolidated financial statements and the impact is not material.

2.4 Property, plant and equipment

Property, plant and equipment are recorded at their cost of acquisition, net of modvat/ cenvat, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

Borrowing costs relating to acquisition / construction / development of tangible assets, which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

When significant components of property, plant and equipments are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repair and maintenance costs are recognised in the Statement of Profit and Loss as incurred.

2.5 Capital Work in Progress and Capital Advances

Expenses incurred for acquisition of capital assets outstanding at each balance sheet date are disclosed under capital work-in-progress. Advances given towards the acquisition of fixed assets are shown separately as capital advances under the head Other Non-Current Assets.

2.6 Depreciation

Depreciation on property, plant and equipment is provided on Straight Line Method in accordance with the provisions of Schedule II to the Companies Act, 2013 including depreciation on new sales office, which is considered as temporary structure and has been amortized over a period of four years on a straight line basis. The Management believes that the estimated useful lives as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.7 Intangible Assets and amortisation thereof

The cost relating to Intangible assets, with finite useful lives, which are capitalised and amortised on a straight line basis up to the period of three to five years, is based on their estimated useful life.

An item of Intangible Asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit and Loss when the asset is derecognised.

The residual values, useful lives and methods of amortisation of Intangible Assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.8 Impairment of Property, plant and equipment and Intangible Assets

Carrying amount of tangible and intangible assets are reviewed at each Balance Sheet date. These are treated as impaired when the carrying cost thereof exceeds its recoverable value. Recoverable value is higher of the asset's net selling price or value in use. Value in use is the

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. Net selling price is the amount receivable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties, less the cost of disposal. An impairment loss is charged for when an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

2.9 Investment Property

Investment property is property held to earn rentals and / or for capital appreciation and are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Depreciation on Investment Property is provided on Straight Line Method basis in accordance with the provisions of Schedule II to the Companies Act, 2013. The Management believes that the estimated useful life as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

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

The fair values of investment property is disclosed in the notes. Fair value is determined by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

2.10 Inventories

Inventories comprise of: (i) Finished Realty Stock representing unsold premises in completed projects (ii) Project Work-In-Progress representing properties under construction/development (iii) Raw Material representing inventory yet to be consumed and (iv) Transferable Development Rights.

In accordance with the guidance note on Accounting for Real Estate Transaction for entities to whom Ind AS is applicable) issued by ICAI, Inventories other than raw material are valued at lower of cost and net realisable value. Raw Materials are valued at weighted average method. Project work in progress cost includes cost of land/ development rights, materials, services, depreciation on assets used for project purposes and other expenses (including borrowing costs) attributable to the projects. It also includes any adjustment arising due to foreseeable losses.

Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Project Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

2.11 Revenue Recognition

i) Revenue from real estate projects

The Group is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the Group on transfer of significant risk & rewards to the buyer.

In accordance with the "Guidance note on Accounting for Real Estate Transactions" (for entities to whom Ind AS is applicable), construction revenue on such projects, measured at the fair value (i.e. adjusted for discounts, incentives, time value of money adjustments etc.) have recognized on percentage of completion method provided the following thresholds have been met:

- All critical approvals necessary for commencement of the project have been obtained;
- At least 25 % of the construction and development costs (excluding land and development cost and borrowing costs capitalised under Ind AS-23) have been incurred;
- At least 25% of the saleable project area is secured by contracts or agreements with buyers; and
- At least 10 % of the total revenue as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity or the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. Further, the total estimated cost of the project is based upon the judgment of management and certified by technical personnel. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**(ii) Revenue from lease rental income**

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

(iii) Interest Income

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

(iv) Income from Investment in Partnership Firms & LLP, AOPs

Share of profit/loss in Partnership firms and LLP is recognized when the right to receive is established.

In case of AOPs, share of gain or loss from AOP is recognised once AOP debits/credits Members account.

2.12 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial Assets**Initial Recognition and Measurement**

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent Measurement

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

- Financial assets at amortized cost
- Financial assets measured at fair value through other comprehensive income fair value through other comprehensive income (FVOCI)
- Financial assets measured at fair value through profit and loss (FVTPL)

Financial Assets at Amortized Cost

A financial asset is measured at the amortized cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

Financial Assets at FVTOCI

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: 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 FVTPL

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All financial assets other than amortised cost and FVTOCI are measured at fair value through profit or loss.

Equity Instruments at FVTOCI

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the group may transfer the cumulative gain or loss within equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Group's statement of financial position) when:

- i) The rights to receive cash flows from the asset have expired, or
- ii) The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement and either;
 - a. the Group has transferred substantially all the risks and rewards of the asset, or
 - b. the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Group applies the expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposures:

- Financial assets at amortized cost.
- Financial guarantee contracts.

The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the Group does not track changes in credit risk but recognizes impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the Group uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the Group determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month expected credit loss (ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the group reverts to recognizing impairment loss allowance based on 12-month ECL.

For assessing increase in credit risk and impairment loss, the Group combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

(ii) Financial Liabilities

Initial Recognition and Measurement

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

Subsequent Measurement

This is dependent upon the classification thereof as under:

- (i) At Amortised Cost
- (ii) At Fair value through Profit & loss Account

Borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

modified, such an exchange or modification is treated as the Derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

(iii) Offsetting of Financial Instruments:

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realise an asset and settle the liabilities simultaneously.

(iv) Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognized at the amount of the proceeds received, net of direct issue costs.

(v) Compound Financial Instruments

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognized as a liability on an amortized cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognized as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognized in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognized in equity will be transferred to retained earnings and no gain or loss is recognized in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

2.13 Employee Benefits**(i) Short term employee benefits**

Short term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(ii) Post Employment Benefits**Defined contribution plans**

Defined Contribution Benefit Plans is charged to Statement of Profit and Loss or Project Work in Progress, if it is directly related to a project.

Defined benefit plans

Provision for Gratuity is recorded on the basis of actuarial valuation certificate provided by the actuary using Projected Unit Credit Method.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Any changes in the liabilities over the year due to changes in actuarial assumptions or experience adjustments within the plans, are recognised immediately in 'Other comprehensive income' and subsequently not reclassified to the Statement of Profit and Loss. Net interest expense / (income) on the defined liability / (assets) is computed by applying the discount rate, used to measure the net defined liability / (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the Statement of Profit and Loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other Long Term Employee Benefits

Group's liability towards compensated absences is determined by an independent actuary using Projected Unit Credit Method. Past services are recognised on a straight line basis over the average period until the benefits become vested. Actuarial gains and losses are recognised immediately in the Statement of Profit and Loss as income or expense. Obligation is measured at the present value of the estimated future cash flows using a discounted rate that is determined by reference to the market yields at the Balance Sheet date on Government Bonds where the currency and terms of the Government Bonds are consistent with the currency and estimated terms of the defined benefit obligation.

2.14 Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

As a Lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership is classified as a finance lease.

Finance leases are capitalised at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognised as an expense in the statement of profit and loss on a straight-line basis over the lease term, unless the payments are structured to increase in line with the expected general inflation to compensate the lesser.

As a Lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. 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.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

2.15 Foreign currency transactions and translation

Transactions in foreign currencies are initially recorded at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Differences arising on settlement or translation of monetary items are recognised as income or expenses in the period in which they arise.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

2.16 Borrowing Costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to Statement of Profit and Loss in the year in which they are incurred.

2.17 Taxes on Income

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

(i) Current Income Taxes

Current tax is the expected tax payable/receivable on the taxable income/loss for the year using applicable tax rates at the Balance Sheet date, and any adjustment to taxes in respect of previous years. Interest expenses and penalties, if any, related to income tax are included in finance cost and other expenses respectively. Interest Income, if any, related to Income tax is included in current tax expense.

(ii) Deferred Taxes

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

A deferred tax liability is recognised based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted, or substantively enacted, by the end of the reporting period.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

(iii) Minimum Alternate Tax

Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which give rise to future economic benefits in the form of adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Group will pay normal income tax after the specified years. Accordingly, MAT is recognised as an asset in the Balance Sheet when the asset can be measured reliably and it is probable that the future economic benefits associated with it will flow to the Group.

2.18 Provisions and Contingent Liabilities

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

When the Group expects some or all of a provision to be reimbursed, the same is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets are not recognised in the consolidated financial statements if the inflow of the economic benefit is probable than it is disclosed in the consolidated financial statements.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

2.19 Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

2.20 Cash and Cash Equivalent

Cash and cash equivalent for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

2.21 Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 —Statement of Cash Flows.

The cash flows from operating, investing and financing activities of the Group are segregated based on the available information.

2.22 Commitments

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- (a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for; and
- (b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

2.23 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Group as one segment of "Real Estate Development".

2.24 Non-current Assets Held for Sale

The Company classifies non-current assets as held sale if their carrying amounts will be recovered principally through a sale rather than through continuing use. Such non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Any expected loss is recognised immediately in the Statement of Profit and Loss.

The criteria for held for sale classification are regarded as met only when the sale is highly probable i.e. an active program to locate a buyer to complete the plan has been initiated and the asset is available for immediate sale in its present condition and the assets must have been actively marketed for sale at a price that is reasonable in relation to its current fair value. Actions required to complete the sale should indicate that it is unlikely that significant changes to that plan to sale these assets will be made. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

PPE and intangible assets once classified as held for sale are not depreciated or amortised. Assets and liabilities classified as held for sale are presented separately as current items in the Balance Sheet.

(B) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of consolidated Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/materialize.

(i) Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

- a) Assessment of the status of various legal claims and other disputes where the Group does not expect any material outflow of resources and hence these are reflected as contingent liabilities. (Refer Note 48)
 - b) In several cases, assessment of the management regarding executability of the projects undertaken. (Refer Note No. 14.1)
 - c) Assessment of the recoverability of various financial assets.
 - d) Note on "Control" of the Company in Marine Drive Hospitality & Realty Private Limited (MDHRPL):
- i) Total 24,70,600 nos. of ROCCPS Series A and 29,415 nos. of ROCCPS Series C of Marine Drive Hospitality & Realty Private Limited (MDHRPL) held by the Company amounting to Rs 7,367.05 lacs has been attached by an attachment order issued by adjudicating authority under Prevention of Money Laundering Act (PMLA) and therefore, all the rights of the Company as a shareholder have been suspended till the time attachment continues. Therefore, the Group is of the view that the aforesaid shares can not be considered while applying the test of "Control" on MDHRPL.
 - ii) The Company is presently holding 92,600 nos of CCCPS – Series C. The CCCPS - Series C which shall be convertible, in part or full in the ratio of 1:100 viz. 100 (One Hundred) fully paid up new Equity shares of Rs. 10/- each against 1 (one) CCCPS – Series C of Rs. 10/- each held by DBRL. As per existing terms, the latest date of conversion of the aforesaid CCCPS – Series C is July, 2018. However, this being strategic investment the Group has decided not to exercise the option of conversion before maturity date.
 - iii) In addition to the above, the Company is presently holding (i) 1,88,215 nos. of ROCCPS - Series C and (ii) 74,443 nos. of CRCPS, which are having option of either redemption or conversion on different dates up to March, 2021. As on date, the Management has decided not to opt for conversion of aforesaid shares.
 - iv) The Company has not nominated any director on the Board of MDHRPL and as represented to the Company, the Board of MDHRPL is an independent Board comprising of Nominee Director of a Financial Institution shareholder who is exercising power through affirmative voting right on all material decisions pertaining to the business of MDHRPL in accordance with executed Agreement read with existing Article of Association of MDHRPL.

On the basis of the above facts, the Management is not having effective control over MDHRPL. In view of the same, accounts of MDHRPL along with its subsidiaries, associates and joint ventures are not consolidated as per Ind AS 110. Further, equity instruments of MDHRPL are measured at fair value through other comprehensive income based on irrevocable designation at inception.

(ii) Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**(a) Project estimates**

The Group, being a real estate development Group, prepares budgets in respect of each project to compute project profitability. The major components of project estimate are 'budgeted costs to complete the project' and 'budgeted revenue from the project. While estimating these components various assumptions are considered by the management such as (i) Work will be executed in the manner expected so that the project is completed timely (ii) consumption norms will remain same (iii) Estimates for contingencies and (iv) price escalations etc. Due to such complexities involved in the budgeting process, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(b) Useful life and residual value of Property, Plant and Equipment and Intangible Assets

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made when the Group assesses whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

(c) Impairment of Non Financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the assets recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

(d) Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs for impairment calculation. based on Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(e) Deferred Tax Assets

In assessing the realisability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax Assets, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Group will realize the benefits of those deductible differences.

The Group has not recognised Deferred tax assets on unrealised tax losses and credits, unabsorbed depreciation considering no reasonable certainty on reversal of deferred tax assets on prudence basis in near future.

(f) Defined benefit plans

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(g) Fair value measurements

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
3 Property, Plant and Equipment

(Rs. In lacs)

Particulars	Free Hold Land	Buildings- Flat (Note 3.1)	Temporary Structures	Buildings (Road)	Sample Flat	Plant & Machinery	Furniture & Fittings	Vehicles (Note 3.2, 3.3)	Office & Other Equipment	Computer	Porta Cabin	Aircraft (Note 3.4)	Total	WIP- Cost of Sample Flat	Total
Deemed Cost															
As at March 31, 2016	2,606.30	99.70	139.45	232.24	743.95	724.25	261.28	767.36	53.33	40.71	2.15	-	5,670.72	921.98	921.98
Addition on acquisition of subsidiary	-	-	-	-	-	7.25	3.60	10.72	5.57	13.26	-	8,532.96	8,573.37	-	-
Additions	-	-	-	-	-	2.13	2.89	145.75	4.79	10.70	-	-	166.26	-	-
Deductions	-	-	-	-	-	-	-	(9.52)	(0.85)	-	-	-	(10.38)	-	-
As at April 1, 2017	2,606.30	99.70	139.45	232.24	743.95	733.63	267.77	914.30	62.84	64.68	2.15	8,532.96	14,399.97	921.98	921.98
Other adjustment	-	-	-	-	-	-	-	-	-	-	-	(8,532.96)	(8,532.96)	-	-
Additions during the year	-	-	-	-	-	-	1.82	5.75	1.58	1.88	-	-	11.03	-	-
Disposal	-	-	-	-	-	-	-	(5.43)	-	(0.47)	-	-	(5.90)	-	-
As at March 31, 2018	2,606.30	99.70	139.45	232.24	743.95	733.63	269.59	914.62	64.42	66.09	2.15	-	5,872.14	921.98	921.98
Accumulated Depreciation															
As at 01.04.2016	-	1.74	70.65	3.80	247.98	93.89	63.45	146.28	26.02	8.07	0.29	-	662.17	-	-
Depreciation charged during the year	-	1.73	52.89	3.80	247.98	135.11	63.30	141.38	9.16	14.81	0.57	265.14	935.87	921.98	921.98
Opening Depreciation on acquisition of subsidiary	-	-	-	-	-	2.34	1.16	3.46	1.80	4.28	-	2,761.94	2,774.99	-	-
Disposals	-	-	-	-	-	-	-	-	-	-	-	668.70	668.70	-	-
As at 01.04.2017	-	3.47	123.54	7.59	495.97	231.35	127.91	291.13	36.98	27.17	0.85	3,695.77	5,041.73	921.98	921.98
Depreciation	-	1.83	15.91	3.80	148.71	135.30	57.21	116.47	7.55	13.75	0.34	-	500.86	-	-
Impairment (Refer Note 3.4)	-	-	-	-	-	-	-	-	-	-	-	3,566.81	3,566.81	-	-
Other Adjustments (Refer Note 3.5)	-	-	-	-	-	2.64	(0.72)	119.47	3.05	7.19	-	(128.96)	2.68	-	-
As at 31.03.2018	-	5.31	139.45	11.39	644.68	369.30	184.40	527.07	47.57	48.11	1.19	(0.00)	1,978.46	921.98	921.98
Net carrying amount															
As at 31.03.2017	2,606.30	96.23	15.91	224.65	247.98	502.28	139.86	623.18	25.86	37.51	1.29	4,837.19	9,358.24	-	-
As at 31.03.2018	2,606.30	94.39	0.00	220.85	99.27	364.33	85.19	387.55	16.85	17.99	0.95	0.00	3,893.68	-	-

3.1 The flats are attached by Enforcement Directorate under Prevention of Money Laundering Act, 2002 (Refer Note No 54)

3.2 During the year depreciation inventorised Rs. 144.26 lacs (Previous Year - Rs. 144.29 lacs)

3.3 Property, plant and equipment pledged/ hypothecated

Carrying amount of property, plant and equipment pledged as security by the Company are as follows:

(Rs. In lacs)

	As at 31-03-2018	As at 31-03-2017
Vehicles	305.38	366.45

3.4 Aircraft has been reclassified under asset held for sale based on intention of subsidiary company's management and its plan. Further, assets held for sale are measured at cost or net realisable value (NRV) whichever is less. Impairment losses have been booked for differential value of Rs. 3,566.81 lacs

3.5 Other adjustment represents, adjustment made by one of the subsidiary Company in previous year figures

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4 Goodwill

(Rs. In lacs)

Particulars	As at 31st March 2018	As at 31st March 2017
Opening Balance	31,162.16	19,252.79
Add: Addition during the year (Refer Note 64)	-	11,909.37
Less Written off/ impairment during the year	(190.83)	-
Closing Balance	30,971.33	31,162.16

5 Intangible Assets

(Rs. In lacs)

Particulars	Intangible Assets		Total	Intangible asset under development		Total
	Computer Software	Beautification-Bandra-Worli Sea Link		Computer Software	Beautification-Bandra-Worli Sea Link (Refer Note No 5.1)	
Gross Block						
As at March 31, 2016	606.19	-	606.19	70.88	1,990.58	2,061.46
Additions	72.29	2,087.14	2,159.44	-	-	-
Deductions	-	-	-	(70.88)	(1,990.58)	(2,061.46)
As at April 1, 2017	678.48	2,087.14	2,765.62	-	-	-
Additions	2.71	-	2.71	15.00	-	15.00
Deductions	-	-	-	-	-	-
As at 31.03.2018	681.19	2,087.14	2,768.34	15.00	-	15.00
Accumulated Depreciation						
As at 31.03.2016	577.42	-	577.42	-	-	-
Depreciation charged during the year	50.51	226.21	276.72	-	-	-
Disposals	-	-	-	-	-	-
As at 01.04.2017	627.93	226.21	854.14	-	-	-
Depreciation charged during the year	49.15	174.46	223.61	-	-	-
Impairment (Refer Note 5.1)	-	1,686.47	1,686.47	-	-	-
Disposals	-	-	-	-	-	-
As at 31.03.2018	677.08	2,087.14	2,764.22	-	-	-
Net carrying amount						
As at 01.04.2017	50.55	1,860.93	1,911.48	-	-	-
As at 31.03.2018	4.11	0.00	4.11	15.00	-	15.00

5.1 In accordance with Ind AS 36 - "Impairment of Assets" the Holding Company does not expect any future economic benefit from beautification for Bandra-Worli Sea Link as agreements for rendering advertisement rights with group entities have been cancelled and the Holding Company is not expecting future revenue from the said Assets. Hence, the Holding Company has fully impaired the said assets by Rs 1,686.47 Lacs. However, the Holding Company will still have beautification and advertisement rights in the said area till March 2025.

6 Investment property

(Rs. In lacs)

Particulars	As at 31st March 2018	As at 31st March 2017
Investment Property		
Opening Balance	677.09	665.98
Addition	-	11.11
Disposal	(177.46)	-
Closing Balance	499.63	677.09
Less : Accumulated Depreciation		
Opening Balance	21.13	10.41
Depreciation charged during the year	8.42	10.72
Disposal	(6.17)	-
Closing Balance	23.37	21.13
Total Investment in Property	476.25	655.96

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(i) Amount recognised in Statement of Profit and Loss for investment properties

(Rs. In lacs)

Particulars	For the year ended 31st March, 2018	For the year ended 31st March, 2017
Rental income derived from investment properties	24.78	31.54
Less: Depreciation charged during the year	(8.42)	(10.72)
Profit/ (Loss) from investment properties	16.36	20.82

(a) The Holding Company had executed lease deeds for certain Units forming part of the Project for a period of 25 years. In terms of agreements, the lease rentals shall become due and payable on possession being granted.

(b) The future minimum lease payments receivable are as under:

(Rs. In lacs)

Particulars	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Lease payments recognized in the Statement of Profit & Loss, for non- cancellable lease arrangement	22.68	31.08
Future Lease Payments		
(a) Not later than one year.	22.68	31.08
(b) Later than one year but not later than five years.	90.72	124.32
(c) Later than five years.	518.22	683.67
Total of future lease payments	631.62	839.07

(ii) Fair Value

(Rs. In lacs)

Particulars	As at 31st March 2018	As at 31st March 2017
Investment Property#	1,099.45	1,496.49

Estimation of Fair value

In view of the recent sale of investment property and similar assets, the Management is of the opinion that the fair value of the investment property can be considered as Level 3 valuation based on market value as per sale deed

7 Investment in Associate and Joint Venture

(Rs. In lacs)

Particulars	As at March 31, 2018	As at March 31, 2017
Investment in Associates		
(i) Investment in equity shares	24,469.13	24,605.08
Total	24,469.13	24,605.08
Investment in Joint venture		
(i) Investment in equity shares	9,817.49	9,838.72
(ii) Investment in partnership firms	1,050.00	878.07
(iii) Others	246.85	247.28
Total	11,114.33	10,964.07
Grand Total	35,583.46	35,569.15

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I Investment in Associates

(i) Investment in equity shares (fully paid & unquoted unless otherwise specified)

(Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017		
NeelKamal Realtors Tower Private Limited (Refer Note No 7.1)	10	1,125,153	1,125,153	42.81	42.81	5,954.37	6,048.02
Sangam City Town Ship Private Limited	10	8,000	8,000	26.67	26.67	4,633.47	4,704.83
D B Hi-Sky Construction Private Limited	10	5,000	5,000	50.00	50.00	2,057.58	2,057.89
Mahal Pictures Private Limited	10	3,600	3,600	33.33	33.33	9,265.89	9,234.95
Shiva multitrade Private Limited	10	8,885	8,885	44.43	44.43	852.62	853.14
Shiva realtor and suburban Private Limited	10	8,885	8,885	44.43	44.43	852.59	853.13
Shiva buildcon Private Limited	10	8,885	8,885	44.43	44.43	852.60	853.13
Milan Theatre Private Limited (Refer Note 60(C) (II)(4.4)	10	327,555	-	32.76	-	-	-
Total						24,469.13	24,605.08

II Investment in Joint venture

(i) Investment in equity shares (fully paid & unquoted unless otherwise specified)

(Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017		
DB (BKC) Realtors Private Limited	10	187,015	187,015	40.80	40.80	9,817.49	9,838.72
Total						9,817.49	9,838.72

(ii) Investments in partnership firms (trade & unquoted)

(Rs. In lacs)

Name of the Body Corporate	Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
	As at March 31, 2018	As at March 31, 2017		
Sneh Developers	49.00	49.00	0.10	0.10
M/s. Suraksha D B Realty	50.00	50.00	933.57	771.83
Om Metal Consortium	50.00	50.00	80.83	70.64
M/s Dynamix Realty (Project II)	50.00	50.00	2.50	2.50
M/s D B S Realty	33.33	33.33	33.00	33.00
Total			1,050.00	878.07

(iii) Other non-current investments (trade & unquoted)

(Rs. In lacs)

Name of the Body Corporate	Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
	As at March 31, 2018	As at March 31, 2017		
Lokhandwala Dynamix-Balwas Joint Venture	50.00	50.00	243.07	243.31
M/s DB Realty and Shreepati Infrastructures LLP	60.00	60.00	0.59	0.60
Lokhandwala D B Realty Limited LLP	50.00	50.00	3.19	3.37
Total			246.85	247.28

Notes

- 7.1 The Holding Company has pledged its investment of 986,618 (Previous Year: 986,618) equity shares of Neelkamal Realtors Tower Private Limited, an associate company, in favour of Yes Bank which provided term loan of Rs. 35,000 lacs to the said associate. The said loan has been fully repaid and release of pledged investments is in process.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
8 Non-current investment (Rs. In lacs)

Sr. No.	Particulars	As at March 31, 2018	As at March 31, 2017
A	At Fair Value Through Profit and Loss		
I	Investment in Associate		
	(i) Investment in preference shares	1,097.26	1,224.68
II	Investment in Joint Venture		
	(i) Investment in preference shares	32,879.14	16,807.27
III	Investment in Others		
	(i) Investment in preference shares	51,874.69	58,741.75
	(ii) Investment in equity shares	293.54	284.47
	Sub-total (A)	86,144.64	77,058.17
B	Fair Value Through Other Comprehensive Income (FVTOCI)		
	(i) Investment in preference shares	29,183.18	4,043.25
	(ii) Investment in equity shares	11,392.18	38,218.00
	Sub-total (B)	40,575.36	42,261.25
	Total (A+B)	126,720.00	119,319.42

A Fair Value through Profit and Loss
I Investments in Associates
(i) Investments in Preference Shares (Fully paid, trade & unquoted)

(Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017		
NeelKamal Realtors Tower Private Limited (0.002% Redeemable Optionally Convertible Cumulative Preference Shares)	10	660,918	660,918	100.00	100.00	1,097.26	1,224.68
Total						1,097.26	1,224.68

II Investment in Joint Venture
(i) Investments in Preference Shares (Fully paid, trade & unquoted)

(Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017		
DB (BKC) Realtors Private Limited (Refer Note No 8.4)							
i) 0.001% Redeemable Optionally Convertible Cumulative Preference Shares (Series A & B)	10	304,518	304,518	66.44	66.44	8,909.48	8,914.09
ii) 0.001% Compulsory Convertible Cumulative Preference Shares (Series C)	10	336,359	70,652	63.29	13.30	23,969.66	7,893.18
Total						32,879.14	16,807.27

III Investment in Others
(i) Investments in Preference Shares (Non Trade, Fully paid & unquoted)

(Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		As at March 31, 2018	As at March 31, 2017
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017		
Konarc Realtech Private Limited (0.01% Redeemable Optionally Convertible Preference Shares)	10	1,163,739	1,163,739	100.00	100.00	1,106.25	2,601.42
Marine Drive Hospitality Private Limited (Refer Note 8.2)							
i) Series C- 0.002% Redeemable Optionally Convertible Cumulative Preference Shares (Refer Note 8.3)	10	217,630	217,630	100.00	100.00	224.44	641.31

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Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		(Rs. In lacs)	
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
		ii) Series A- 0.002% Redeemable Optionally Convertible Cumulative Preference Shares (Refer Note No 8.3)	10	2,470,600	2,470,600	22.27	22.27
iii) Cumulative Redeemable Convertible Preference Shares	10	74,443	74,443	100.00	100.00	47,672.81	47,294.91
iv) Series B - 0.001% Redeemable Optionally Convertible Cumulative Preference Shares	10	313,478	313,478	13.29	13.29	323.29	923.74
Total						51,874.69	58,741.75

(ii) Investment in Equity Instruments (Non Trade, Fully paid & unquoted) (Rs. In lacs)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		(Rs. In lacs)	
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
		Saraf Chemicals Private Limited	10	310,000	310,000	4.91	4.91
Total						293.54	284.47

B Fair Value Through Other Comprehensive Income (FVTOCI)

(i) Investments in Preference Shares (Non Trade, Fully paid & unquoted)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		(Rs. In lacs)	
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
		Marine Drive Hospitality Private Limited (Refer Note 8.2)					
i) 0.002% Compulsory Convertible Cumulative Preference Shares	10	92,600	92,600	11.12	11.12	27,483.34	922.00
ii) 0.001% Compulsory Convertible Cumulative Preference Shares	10	313,478	313,478	13.29	13.29	1,699.85	3,121.25
Total						29,183.18	4,043.25

(ii) Investment in Equity Instruments (Non Trade, Fully paid & unquoted)

Name of the Body Corporate	Nominal Value per share	No. of Shares/ Units		Extent of Holding (%)		(Rs. In lacs)	
		As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017	As at March 31, 2018	As at March 31, 2017
		Marine Drive Hospitality & Realty Private Limited (Formerly DB Hospitality Private Limited) (Refer Note No 8.1)	10	3,838,382	3,838,382	15.53	15.53
Total						11,392.18	38,218.00

- 8.1 The Holding Company had pledged its investment of 3,838,382 (Previous Year: 3,838,382) equity shares of Marine Drive Hospitality & Realty Private Limited., in favour of IL & FS Financials Services Limited which provided term loan of Rs. 9500 lacs (Previous Year Rs. 9500 lacs) to the Company.
- 8.2 There is no return on investments in preference shares of Marine Drive Hospitality & Realty Private Limited("MDHRPL") during the year. In view of the management, investments in this entity is considered strategic and long term in nature and the market value and future prospects of these investment are significantly in excess of Group's investment in MDHRPL.
- 8.3 2,470,000 (Previous Year: 2,470,000) shares Series A 0.002% ROCCPS and 29,415 (Previous Year: 29,415) shares of Series C 0.002% ROCCPS of Marine Drive Hospitality & Realty Private Limited which are held by the Holding Company have been handed over to Enforcement Directorate (ED) under Prevention of Money Laundering Act, 2002 case.
- 8.4 The Holding Company has pledged 0% (Previous Year: 88.79% of its investment in equity & 54.53% of its investment in ROCCPS) of DB (BKC) Realtors Private Limited joint venture, in favour of banks which sanctioned term loans of Rs. Nil lacs (Previous Year: 7,500 lacs) to the said joint venture.

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9 Loans

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
(Unsecured, considered good)		
a Deposits		
Security Deposits / Other Trade Deposits	112.23	122.02
b Loans and Advances to Related Parties		
Project advance to Associates (Refer Note 65)	3,538.12	3,045.85
Total	3,650.35	3,167.87

9.1 There are no Loans and advances due by directors or other officers of the Holding Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member.

10 Other Financial Assets

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
(Unsecured, considered good)		
a Security Deposits		
To related parties (Refer Note 65 and 10.2)	5,353.99	9,439.66
To others (Refer Note no 10.2)	8,065.36	7,459.95
b Other Deposits		
Fixed Deposit with a bank with maturity more than 1 year (Refer Note No. 10.3)	203.49	203.49
Interest accrued but not due (Refer Note No. 10.3)	48.81	35.27
Total	13,671.65	17,138.37

10.1 There are no loans and advances due by directors or other officers of the Company or any of them either severally or jointly with any other persons or amounts due by Firms or Private Companies respectively in which any director is a partner or a director or a member

10.2 Security deposits to parties includes Rs. 6,476.33 lacs (PY Rs. 10,029.18 lacs) given to the various parties for acquisition of development rights. The Holding Company or land owner is in process of obtaining necessary approvals with regard to the said properties and the said properties are having current market value significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of these projects.

10.3 Held as lien by Bank against bank guarantee.

11 Deferred Tax Assets (net)

(i) Movement in/ component of deferred tax assets for the year ended March 2018

Particular	(Rs. In lacs)				
	March 31, 2017	Profit or loss	Recognised in OCI	Other Adjustments	March 31, 2018
Disallowance under the Income Tax Act, 1961	236.00	934.89	-	-	1,170.89
Losses (including unabsorbed depreciation)	4,267.76	(1,407.40)	-	-	2,860.36
Expected credit loss	2,378.80	(2,132.44)	-	-	246.36
Fair value adjustment of financial instruments	11,211.62	1,811.80	53.13	-	13,076.55
Other adjustments	1,927.43	132.44	(7.57)	(13.94)	2,038.37
MAT credit entitlement	0.72	-	-	-	0.72
Total	20,022.34	(660.70)	45.56	(13.94)	19,393.25

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(ii) Movement in/ component of deferred tax assets for the year ended March 2017

Particular	(Rs. In lacs)				
	April 01, 2016	Profit or loss	Recognised in OCI	Other Adjustments	March 31, 2017
Disallowance under the Income Tax Act, 1961	232.14	3.85	-	-	236.00
Losses (including unabsorbed depreciation)	4,182.48	85.28	-	-	4,267.76
Expected credit loss	3,109.14	(730.34)	-	-	2,378.80
Fair value adjustment of financial instruments	12,109.94	(2,015.34)	1,117.02	-	11,211.62
Other adjustments	1,606.83	338.74	(18.14)	-	1,927.43
MAT credit entitlement	358.72	(358.00)	-	-	0.72
Total	21,599.25	(2,675.80)	1,098.88	-	20,022.34

The Group has not recognised deferred tax assets of Rs. 5,332 lacs (previous year Rs. 3,838.27 lacs) on unabsorbed depreciation and carried forward losses on prudence basis

12 Income Tax Assets (Net)

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
Advance payment of Tax (Net of provision for tax)	923.74	965.52
Total Tax Assets	923.74	965.52

13 Other Non-current Assets

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
(Unsecured, considered good, unless otherwise stated)		
a		
<u>Advance other than capital advance</u>		
Advances recoverable in cash or in kind or for value to be received	840.35	5,594.77
Advance against Compensation	-	7.80
Security Deposits to others, considered good (Refer Note 10.2)	443.39	818.65
Security Deposits to others, considered doubtful (Refer Note 10.2)	235.00	-
Less: Provision for doubtful deposit	(235.00)	-
Other Advances		
Advance against Share Purchase (Refer Note 13.1, 49)	4,042.02	5,764.02
<u>Advances to Related Parties</u>		
Mobilisation Advances to related party (Refer Note 65)	1,947.04	1,947.04
Less :- Provision For Doubtful Advance	(1,947.04)	(1,947.04)
Security Deposit to related party (Refer Note 65)	750.00	755.00
b		
Others		
Prepaid Expenses	75.83	867.65
Total	6,151.59	13,807.89

13.1 The subsidiary company will receive 4,20,168 no of Equity Shares of BD&P (India) Hotels Pvt. Limited of Face Value Rs.10/- each against the above advances.

14 Inventories (Valued at cost or net realisable value whichever is lower)

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
a Project Work in Progress (Refer Note below) (Refer Note 35.2, 51(B)(v), 51(B)(ix), 51(B)(xiii) & 51(A)(viii))	259,151.02	217,971.62
c Raw Material	302.19	227.95
d Finished Goods	109.92	219.84
e Freehold Land at Mira Road (Refer Note 51(B)(x))	13,737.10	13,737.10
Total	273,300.23	232,156.51

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- 14.1 Out of total inventories, inventories of Rs. 30,584.05 lacs (previous year Rs. 28,619.93 lacs) related to holding company and Rs. 20,718.63 lacs (previous year Rs. 18,584.67 lacs) are under initial stage of development & expected to have net realisable value greater than the cost.
- 14.2 Refer note 25 for projects given as securities by the Holding Company
- 14.3 Refer note 50 for projects under litigation.
- 14.4 Refer Note No. 25.1 for charges created on 348 units under construction for borrowings made by the subsidiary. Further, there is following charge on units under constructions for borrowings made by others.
- On 5 units for loan of Rs. 2,500.00 lacs taken by Vanita Infrastructure Private Limited (Vanita), in the preceding year, from IL & FS Financial Services Limited (IFIN) which has been repaid in the current year. Further, the charge has continued for loan of Rs. 4,500.00 lacs taken by Vanita from IFIN, which has not been disbursed till date.
 - On 10 units for loan of Rs. 56,000.00 lacs taken by Radius from HDFC Bank Limited
 - On 8 units for loan of Rs. 2,500.00 lacs taken by Radius from Beacon Trusteeship Limited
- 14.5 One of the subsidiary had undertaken re-development project namely "Project Bandra" and had commenced the construction activities in respect thereof. As upto 31st March, 2016, it had sold units and received advances from the customers amounting to Rs. 8,154.25 lacs and the cost incurred and allocated to the value of Project work in progress was Rs. 53,993.42 lacs as on the said date.

However, to complete the Project, the subsidiary entered into an agreement dated 31st March, 2016, with Vishwaroop Estates and Developers Private Limited (Now known as Radius Estates and Developers Private Limited) (Radius), the principle terms whereof are as under:

- Cost of construction effective 1st April, 2016 to be incurred and borne by Radius;
- The saleable area to be shared by and between the Company and Radius as defined in the agreement;
- The subsidiary to obtain all the requisite approvals and bear the related cost in relation thereto;
- The subsidiary to settle the amounts payable to the occupants of the Society (society members). These payments are to be made as per the agreed milestones;
- The subsidiary to receive refundable deposit of Rs.32,501 lacs; and
- The Project to be called a " X BKC"

Accordingly, in the accounts of the subsidiary, effective year ended 31st March, 2017 and as upto 31st March, 2018 , following are the financial implications in relation to the Project.

- On sale of units as regards the Company's share of area, it has received advances of Rs. 23,239.21 lacs.
- The Company has paid / provide for Rs. 155,55.24 lacs payable to MHADA/MCGM being premium and other charges
- The Company has paid/provided hardship compensation payable to the society members of Rs. 15,112.85 lacs as per the terms of the development agreement.
- Further, upon happening of defined conditions, the Company would be liable to pay additional premium and other charges/ hardship compensation.
- The refundable security deposit was to be repaid within stipulated period which got completed in the year ended 31st March, 2017 and 31st March, 2018. Since the Company could not repay the said deposits, Radius borrowed loans from third parties for the Project, out of which in case of one party, interest thereon of Rs. 261.92 lacs was recovered by Radius from the Company. Further, Radius, in terms of the agreement, made claim of interest of Rs. 6,391.74 lacs which is not accepted by the Company since as per its working such interest as upto 31st March, 2018 works out to Rs. 2,958.50 lacs . Accordingly, the Company has provided for such interest.

Consequent to entering into the agreement with Radius whereby the construction cost is to be borne and incurred by Radius, the Company does not have any control on the estimated project cost as well as incurrence thereagainst. Therefore, the percentage of completion is determined in terms of its physical completion, as certified by the Engineer. Based on such certificate, the Project has not reached its threshold limit and hence no revenue has been recognised during the year and all the cost incurred in relation to the Project have been allocated to the Project work-in-progress. The value of Project work-in-progress as on 31st March, 2018 is Rs. 1,01,594.57 lacs.

15 Current Investments

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
(a) Investments in Partnership Firms	9,562.23	705.62
(b) Investment in portfolio management scheme	7.78	7.22
Total	9,570.01	712.84

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A Investment in Partnership Firms (Rs. In lacs)

Name of the Body Corporate	Associate / JV/ Controlled Entity / Others	As at March 31, 2018	As at March 31, 2017
(i) DB Realty and Shreepati Infrastructures LLP	Joint Venture	644.56	642.80
(ii) Lokhandwala D B Realty LLP	Joint Venture	62.80	62.82
(iii) Dynamix Realty	Joint Venture	8,854.87	-
Total		9,562.23	705.62

(i) DB Realty and Shreepati Infrastructures Limited Liability Partnership (Rs. In lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
DB Realty Limited	58.80	0.59	58.80	0.59
Nine Paradise Erectors Private Limited	0.60	0.01	0.60	0.01
DB View Infracon Private Limited	0.60	0.01	0.60	0.01
Shreepati Infra Realty Limited	20.00	0.20	20.00	0.20
Mr. Rajendra R Chaturvedi	10.00	0.10	10.00	0.10
Mr. Tapas R Chaturvedi	10.00	0.10	10.00	0.10
Total Capital	100.00	1.00	100.00	1.00

(ii) Lokhandwala DB Realty LLP (Rs. In lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
Lokhandwala Infrastructre Private Limited	5.00	0.50	5.00	0.50
Viceroy Builders Private Limited	45.00	4.50	45.00	4.50
DB Realty Limited	5.00	0.50	5.00	0.50
DB Contractors & Builders Private Limited	45.00	4.50	45.00	4.50
Total Capital	100.00	10.00	100.00	10.00

(iii) Dynamix Realty (Rs. In lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
DB Realty Limited	50.00	2.50	50.00	2.50
Conwood Constructions and Developers Private Limited	0.00	2.50	0.00	2.50
Eversmile Construction Company	50.00	2.50	50.00	2.50
Total Capital	100.00	7.50	100.00	7.50

*DB Realty Limited is only a partner in Project II of Dynamix Realty which is getting consolidated in the group as a joint venture based on their separate financial statements

(iv) Evergreen Industrial Estate (Rs. In lacs)

Name of the Partners	As at March 31, 2018		As at March 31, 2017	
	Share of each Partner	Total Capital	Share of each Partner	Total Capital
	(%)	Amount	(%)	Amount
Priya Construction Private Limited	66.66	1,562.16	66.66	1,548.96
Jony Estate Private Limited	33.33	766.00	33.33	759.40
Turf Estate JV	0.01	41.47	0.01	86.09
Total Capital	100.00	2,369.63	100.00	2,394.46

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B Investments in Portfolio Management Scheme

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
(Non Trade) (Unquoted)		
Investment at Fair Value through Profit and Loss		
Investment under Portfolio Management Scheme of Reliance Capital Assets Management Limited (Refer Note 15.1)	7.78	7.22
Total	7.78	7.22

15.1 Details of Investments in Portfolio Management Scheme of Reliance Capital Assets Management Limited.

Particulars	(Rs. In lacs)			
	As at 31st March 2018		As at 31st March 2017	
	Quantity	Amount	Quantity	Amount
18% Shah Group Builders NCDs	21,000	7.31	21,000	6.77
Reliance Liquidity Fund	38.76	0.48	8,146	0.45
Total	21,039	7.78	29,146	7.22

16 Trade Receivables

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
Unsecured, considered good (Refer Note 16.3)	5,604.22	7,831.45
Considered Doubtful	3,159.64	1,628.79
Less: Allowance for credit losses (Refer Note No 16.4)	(3,159.64)	(1,628.79)
Total	5,604.22	7,831.45

16.1 Trade and other receivables from directors or other officers of the Company either severally or jointly with any other person is disclosed as part of Note- 65 - Related Party Transaction along with other related party transactions.

16.2 Refer Note 25 giving details of secured loans for which the trade receivables were pledged as security.

16.3 In one of the subsidiary Company, trade receivables represents amount of Rs. 429.00 lacs (PY Rs. 464.00 lacs) receivable against sale of two units forming part of Turf Estate, which has become overdue even after granting deferred payment schedules to the parties. However, based on the Management's discussions with both the parties, realisation is expected in the ensuing financial year in case of one party and in other party, it would take substantial period of time and accordingly, allowance is made for expected credit losses. Accordingly, in the case of other party, for the entire amount of Rs. 112.00 lacs allowance is made for credit losses, which is also subject to confirmation. However, in the opinion of the Management, the dues are good for recovery.

16.4 The Group has followed 'simplified approach' for recognition of allowance for credit losses, which is based on historical credit loss adjustment duly adjusted for forward looking estimates. Movement in allowance for credit losses is as under:

Particulars	(Rs. In lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Balance at the beginning of the year	1,628.79	381.38
Allowances for credit losses recognized during the year (net)	1,530.85	1,247.40
Balance at the end of the year	3,159.64	1,628.79

16.5 One of the Subsidiary Company provides standard credit period to its customers. On non receipt of amount within the credit period, the Company reserves the right to charge interest ranging from 18%-21% on default amount. However, due to uncertainty as regards to its ultimate collection, the interest is accounted for on collection basis.

17 Cash and cash equivalents

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
Cash and Cash Equivalents		
Cash on Hand	6.30	12.16
Balances with Banks in Current Accounts	2,122.13	426.00
Total	2,128.43	438.16

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18 Bank balance other than above

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
Fixed Deposit with maturity more than 3 months but less than 12 months (Refer Note No 18.1)	527.72	663.57
Fixed Deposit with maturity less than 3 months (original maturity was more than 3 months) (Refer Note 18.1)	-	64.55
Total	527.72	728.12

18.1 Fixed Deposit having maturity more than 3 months but less than 12 months kept, as security for guarantees/ other facilities with banks.

19 Loans

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
I (Secured)		
Debts due on assignment, considered good (Refer Note 19.6)	21,580.33	18,603.73
Debts due on assignment, considered doubtful (Refer Note 19.6)	3,452.85	6,429.45
Less: Allowance for credit losses (Refer Note 19.4)	(3,452.85)	(6,429.45)
II (Unsecured)		
a Deposits		
To Others, considered good	5.69	8.05
b Loans to related parties		
Loan to related parties, considered good (Refer note 19.3, 19.5, 19.9 & 65)	63,267.80	93,839.32
Loans to related parties, considered doubtful (Refer Note 19.7 & 65)	5,585.82	1,361.00
Less: Allowance for credit losses (Refer Note 19.4 & 65)	(5,585.82)	(1,361.00)
c Loan to Others		
Others, considered good (Refer Note 19.9)	2,461.50	19,329.92
Others, considered doubtful (Refer Note 19.8)	938.40	332.33
Less: Allowance for credit losses (Refer Note 19.4)	(938.40)	(332.33)
Total	87,315.32	131,781.02

19.1 In one of the Joint Venture (which is treated as subsidiary) as per clause 20 of the Agreement for Joint Venture, in case of debit balance in the members account it may carry such interest as decided mutually. Consequent of which, the members have decided that the debit balances shall not carry any interest but would be repaid back as and when demanded.

19.2 Loans and Project advances due by directors or other officers of the company or any of them either severally or jointly with any other persons or amounts due by firms or private companies respectively in which any director is a partner or a director or a member.

Particulars	(Rs. In lacs)	
	As at 31st March 2018	As at 31st March 2017
Other Officers	-	5.00
Total	-	5.00

19.3 Many subsidiaries granted loan to Majestic Infracon Private Limited (Majestic). The management of the holding company evaluated during the year the recoverability aspect of the said loan and decided to provide for doubtful recovery from the said party (for principal as well as interest receivable), as Majestic's main asset comprise of investment in Etisalat DB Telecom Private Limited (its subsidiary company), which is under liquidation and does not expect any recovery there against.

19.4 Movement in allowance for credit losses is as under:

Particulars	(Rs. In lacs)	
	For the year ended 31st March, 2018	For the year ended 31st March, 2017
Balance at the beginning of the year	8,122.78	9,656.67
ECL recognized/ (reversed) during the year (net)	1,854.29	(1,533.89)
Balance at the end of the year	9,977.07	8,122.78

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- 19.5 One of the Subsidiary has granted loan amounting to Rs. 5,153.13 lacs (Previous Year Rs. 5,153.13 lacs) to a related party, M/s Y J Realty and Aviation Private Limited ("YJRAPL") . As per the latest Audited Financial Statements of YJRAPL for the year ended March 31, 2017, it has incurred losses for the year ended March 31, 2017 and has negative net worth as as at March 31, 2017. The subsidiary company considers above loan as good for recovery based on current values of a property held by YJRAPL which is in excess of its carrying value which can generate adequate cash flow to enable YJRAPL to repay the loan. Accordingly, no provision is considered necessary towards bad and doubtful loan.
- 19.6 One of the subsidiary, in the year ended 31st March, 2016 had acquired Debts and all the rights, title and interest in and to the Debts along with the Underlying Security Interest from Yes Bank Limited by way of assignment by executing Deed of Assignments. Consequently, the original borrowers are reflected in these accounts as debts due to the subsidiary company on assignment. During the year, Consent Terms have been reached by and between the subsidiary, Yes Bank Limited (the Lenders) and the borrowers which have been filed before the Hon' High Court of Bombay whereby the debts takeover by way of assignment by the subsidiary are to be received alongwith interest on or before 18.06.2018 by disposing off various assets/properties mentioned therein and in the event of such non-receipt either in full or in part the Court to intervene on an application to be made by the subsidiary for execution of the terms of the Consent Terms. Accordingly, in these accounts the debts due on assignment have been classified as secured. However, the interest income shall stand accrued only upon the terms of the Consent Terms are abide and accordingly would be accounted for on completion. In the opinion of the Management, market value of the subsidiary's share in the Underlying Security is higher than the debts due on assignment including interest thereon as would be due upon the terms of the Consent Terms are abide. However, provision is made for allowance for expected credit losses based on expected time frame of its realisation.
- Management of the holding Company confirms that the Group is not in business of buying/ selling of loan assets/ stressed assets. However, its intention is to have those underlying properties which are secured against loan.
- 19.7 Loans to related parties includes loan granted to Dynamix Securities and Holdings Private Limited of Rs. 2,500.00 lacs. The Management of the holding company has evaluated the recoverability aspect of the said loan and has decided to provide for doubtful recovery from the said party as all the assets of the said company would be liquidated/disposed off and would be used for settlement of secured loans in connection with debt and interest recoverable by D B View Infracon Private Limited and Yes Bank Limited. Accordingly, the Management expects that the loan may not be recovered.
- 19.8 Loan to other includes loan granted to Sahyadri Cow Farms Limited of Rs 814 lacs. The Management of the holding company has evaluated the recoverability aspect of the said loan and has decided to provide for doubtful recovery from the said party as all the assets of the said company would be liquidated/disposed off as per the Consent Terms (Refer Note No.19.6) and would be used for settlement of secured loans and therefore the Management expects that the loan may not be recovered.
- 19.9 One of the step down subsidiary company has advanced interest free loans, repayable on demand, to related parties of Rs. 6,336.22 lacs and to third parties of Rs. 1,190.75 lacs , which in the opinion of the Management of the step down subsidiary company are good for recovery.

20 Other Financial Assets

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
<u>(Unsecured, considered good, unless stated otherwise)</u>		
a Interest accrued and due		
(i) On loan given to Related parties considered doubtful (Refer note 65)	213.30	213.30
Less: Provision for doubtful interest receivables (Refer note 65)	(213.30)	(213.30)
(ii) On others	6.68	628.75
b Interest accrued but not due	-	9.76
c Security Deposits		
To Others	8.74	11.34
To related parties (Refer note 65)	5.00	-
d Others		
Receivables from related party (Refer Note 65)	6.62	93.59
Other Receivable (Refer Note 20.1, 20.2)	1,157.26	864.97
Considered doubtful	-	42.51
Less: Provision for doubtful loans	-	(42.51)
Total	1,184.29	1,608.41

- 20.1 During the financial year 2013-2014, the Directorate of Enforcement has taken physical possession of bank balance of Rs. 68.93 lacs, against which the Company had written a letter to convert the amount so recovered into Fixed Deposits, till date Directorate of Enforcement has not entertained this request. In view of the same, the said balance is shown as part of other receivable. (Refer Note 54)
- 20.2 Other receivable Includes receivable of Rs. 650 lacs (previous year: Rs 650 lacs) from a party against sale of helicopter towards value added tax.

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21 Other Current Assets

Particulars	(Rs. In lacs)	
	As at March 31, 2018	As at March 31, 2017
Advances other than capital advances		
a Security Deposits		
Security Deposit given for aggregation of land (Refer Note 21.2, 21.4, 21.5 & 21.7)	2,721.10	3,176.60
b Advances to related parties (Refer Note 65)		
Advance to Related Party	-	24.13
Mobilisation advance to related party (Refer Note 21.1)	-	1,131.60
Advance to related party against development rights	2,774.33	2,101.83
c Advances to others		
Trade Advances	5,105.90	2,771.27
Advance for TDR purchase	2,900.00	3,667.29
Mobilisation Advance	3,661.72	2,438.56
Advance for purchase of land (Refer Note 21.3, 33.2, 51(B)(xix))	828.53	1,863.23
Acquisition of Land through Aggregators (Refer Note 21.6)	1,941.00	-
Assignment of Project Receipts (Refer Note No. 21.9)	4,133.05	-
Entitlement for Transferable Development Rights (Refer Note 31.2)	339.07	1,481.07
Other considered doubtful	100.00	100.00
Less: Provision for doubtful Advances	(100.00)	(100.00)
d Others		
Balance with Statutory authorities	2,369.28	2,553.76
Prepaid Expenses	205.82	267.38
Unbilled Revenue (Refer Note 21.8)	13,500.00	1,349.47
Total	40,479.81	22,826.19

21.1 Loans and Project advances due by directors or other officers of the company or any of them either severally or jointly with any other persons or amounts due by firms or private companies respectively in which any director is a partner or a director or a member

Particulars	(Rs. In lacs)	
	As at 31st March 2018	As at 31st March 2017
Private Company and Firms in which director is a member or director or partner	-	1,131.60
Total	-	1,131.60

21.2 One of the subsidiary had also granted interest free refundable security deposits (which can be adjusted against land) aggregating to Rs. 841.10 lacs to two parties who were acting on the Company's behalf as "aggregators" for acquiring land/tenancy rights at Kamathipura, Mumbai by entering into MOU's with them.

21.3 Subsidiary Companies on behalf of DB (BKC) Realtors Pvt. Limited has advanced Rs. 259.5 lacs towards acquisition of occupancy rights of the occupants situated at Tata Colony, Bandra Kurla Complex, Mumbai. As per the Memorandum of Understanding entered into by the subsidiary company with DB (BKC) Realtors Pvt. Limited, the subsidiary company has been appointed under a fiduciary capacity to acquire the said rights and to retransfer the same to DB (BKC) Realtors Pvt. Limited as and when so directed. In these accounts the amounts received from DB (BKC) Realtors Pvt. Limited has been shown as current liability and the amount so advanced has been classified as Advances. The necessary adjustment entries shall be passed in the year in which the occupancy rights are retransferred to DB (BKC) Realtors Pvt. Limited Further, as per the MOU, liability for stamp duty on acquiring occupancy rights which is yet to be ascertained as also any other costs including capital gains tax liability, if any, is to be borne by DB (BKC) Realtors Pvt. Limited

21.4 One of the subsidiaries had entered into various Memorandum of Understandings (MoUs) for acquiring land which would be made available by the aggregator, an interest free refundable security deposit of Rs. 290 lacs was paid to the aggregator which is yet to be completed. The management is confident that the transaction shall materialise and if not, is of the opinion that the deposit so granted shall be repaid back.

21.5 One of the subsidiary company has entered into agreement with certain parties ("being land aggregators") to make available piece of land for the real estate development/business to the subsidiary company. As per the terms of the agreement, the land aggregators shall identify landowners within the jurisdiction as mentioned in respective agreements and shall cause the landowners to sell/transfer the Development rights of the said land to the subsidiary company for total consideration as mentioned in those agreements. As per the terms of the said agreements, the subsidiary company has granted interest free refundable advances of Rs. 1,440 lacs as at March 31, 2018. Before granting such advances, the management has evaluated and assessed the capabilities of the land aggregators in the real estate/land business and

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their credibility to perform the obligation. Further, the management is confident that the said transaction shall materialise and if not, the subsidiary company shall receive refund of the said advances.

- 21.6 One of the subsidiary has entered into Memorandum of Understanding (MOU) with various parties for acquiring land which would be made available by the aggregator's and interest free refundable advances of Rs. 1,941 lacs have been paid to them. As upto the year end, the aggregator's are yet to complete their obligation. The management is confident that the transactions shall materialise and if not, is of the opinion that the advances so granted shall be refunded by the aggregators. However, the balances are subject to confirmations.
- 21.7 One of the subsidiary, had entered into a Memorandum of Understanding dated 29th March, 2014 whereby for acquiring land which would be made available by the aggregator, an interest free refundable security deposit of Rs. 150 lacs was paid to the aggregator which is yet to be completed. The management is confident that the transaction shall materialise and if not, is of the opinion that the deposit so granted shall be repaid back.
- 21.8 One of the subsidiary Company owns the development rights of the land located at Borivali East which was initially conceptualised to be part of "DB Ozone Project". Accordingly, had also allotted certain units to the allottees and received advances thereagainst. However, it has shelved such plan and entered into Memorandum of Understanding (MOU) with Aniline Construction Company Private Limited (Aniline), whereby it has agreed to grant sub-development rights for consideration of Rs. 13,500 lacs subject to certain compliances/ conditions. As per MOU, the grant of development rights are irrevocable by either of the parties. However, the subsidiary company has to settle with the erstwhile allottees either by paying compensation or to allot flats in the buildings to be constructed by Aniline, for which in principle approval has been given by Aniline. The subsidiary company has received Rs. 3,634.87 lacs as advance against the said MOU but after adjusting the said advance the balance amount shall become due only upon execution of development rights. Further, the subsidiary company also parted with the possession of land to Aniline and consequently, the expenses in relation to land are incurred and borne by Aniline. In view of these facts, in opinion of the management revenue has accrued as per Revenue Recognition Standard (Ind AS 18) as the conditions laid therein stands duly met with and hence in these accounts, revenue of Rs. 13,500 lacs has been recognised but the same has been accounted as accrued revenue as the subsidiary company does not have rights vested with it to adjust the advance received/ receive the balance consideration as execution of development agreement is pending which is subject to compliance of terms and conditions as stated in the MOU. Correspondingly, on the principle of matching concept. the subsidiary company has provided for estimated settlement cost of Rs. 2,500 lacs.
- 21.9 During the preceding year, one of the subsidiary Company alongwith Goan Hotels & Realty Private Limited and Eversmile Construction Company Private Limited (the parties) have executed an Indenture of Conveyance with Conwood DB Joint Venture (JV) whereby the JV has assigned to the parties in the agreed ratio, all its rights entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August, 2015 for an aggregate consideration of Rs. 10,700 lacs. In terms of the Company's ratio of rights, it has paid consideration of Rs. 3,745 lacs which is allocated to Assignment of Project Receipts and disclosed under "Other Current Assets". Further, during the year, the subsidiary Company has incurred certain expenses in relation to the said transaction, The details of the amounts allocated to said head are as under :

(Rs. In lacs)

Assignment of Project Receipts	Amount
Paid for acquiring Rights	3,745.00
Stamp duty and Registration Charges	386.62
Compensation paid, being subsidiary company's share of obligation	1.43
Total	4,133.05

22 Assets held for sale

(Rs. In lacs)

Particulars	As at 31st March, 2018	As at 31st March, 2017
Aeroplane / Helicopter (Refer Note No. 22.1 and 22.2)	1,760.91	-
Total	1,760.91	-

- 22.1 During the year, the management of the subsidiary Company, evaluated its state of affairs as regards its aircraft business and concluded that having regard to the present economic scenario the said business is not viable. Therefore, it decided to dispose off an Aeroplane and a Helicopter and consequently classified these assets from Property, Plant and Equipments to assets held for sale at their estimated realisable value, being lower than the book value and accordingly provided for impairment loss of Rs. 3,566.81 lacs. Further, during the year, the Company has sold the Helicopter and incurred further loss of Rs. 34.10 lacs
- 22.2 Aircraft Challenger 604 is charged by way of hypothecation in favour of Punjab National Bank (the said Bank) against term loan granted by the said Bank to a related party i.e. B D & P Hotels (India) Pvt. Limited

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23 Share Capital (Rs. In lacs)

Particulars	As at March 31, 2018		As at 31st March 2017	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of Rs. 10/- each	270,000,000	27,000.00	270,000,000	27,000.00
8% Redeemable Preference shares of Rs. 10/- each	75,000,000	7,500.00	75,000,000	7,500.00
Total	345,000,000	34,500.00	345,000,000	34,500.00
Issued, Subscribed & Fully Paid up				
Equity Shares of Rs. 10/- each	243,258,782	24,325.88	243,258,782	24,325.88
Total	243,258,782	24,325.88	243,258,782	24,325.88

23.1 Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares: (Rs. In lacs)

Particulars	As at March 31, 2018		As at 31st March 2017	
	Number	Amount	Number	Amount
Shares outstanding at the beginning of the year	243,258,782	24,325.88	243,258,782	24,325.88
Shares Issued / (bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	243,258,782	24,325.88	243,258,782	24,325.88

23.2 Rights, preferences and restriction attached to shares

Equity Shares:

Equity shares have equal rights to dividend and voting rights pro rata their holdings. The Company has only one class of Equity Shares having a par value of Rs. 10/- per share.

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

23.3 Details of shares held by shareholders holding more than 5% shares in the Holding Company

Equity :

Name of Shareholder	As at March 31, 2018		As at 31st March 2017	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Neelkamal Tower Construction LLP	80,314,871	33.02%	80,314,871	33.02%
Walkinson Investment Limited	13,038,650	5.36%	13,662,731	5.62%
Vinod Goenka*	15,364,216	6.32%	15,364,216	6.32%
Sanjana Vinod Goenka	22,382,108	9.20%	22,382,108	9.20%
Aseela Vinod Goenka	14,769,958	6.07%	14,769,958	6.07%

*Out of the said above shareholding 13,732,108 shares (5.64%) are jointly held by Vinod Goenka and Aseela Goenka.

23.4 The Company has paid up capital in the form of 71,755,740 8% Redeemable Cumulative Preference Shares of Rs. 10/- each which have been considered as part of "Borrowings".

24 Other Equity

(Rs. In lacs)

Particulars	Note No.	As at	As at
		31st March 2018	31st March 2017
Capital Reserve	24.1	5,046.31	5,046.31
Securities Premium Reserve	24.2	238,567.90	238,567.90
Retained Earnings	24.3		
Opening balance		(1,580.26)	4,327.65
Net Profit / (Loss) for the Current Year		(31,378.47)	(5,972.17)
Employee Benefit (Net of Tax)		17.84	64.25
Closing Balance		(32,940.90)	(1,580.26)

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Particulars	Note No.	(Rs. In lacs)	
		As at 31st March 2018	As at 31st March 2017
Other Comprehensive Income	24.4		
Opening balance		11,071.46	15,349.88
Movement during the year		(1,624.40)	(4,278.42)
Closing Balance		9,447.06	11,071.46
Total		220,120.38	253,105.41

24.1 Capital Reserve

Capital Reserve is created on account of merger of Gokuldham Real Estate Development Co. Pvt. Limited (erstwhile subsidiary) into the Company.

24.2 Securities Premium Reserve

Securities Premium Reserve is used to record premium on issue of shares. The reserve can be utilised as per the provisions of the Act.

24.3 Retained Earnings

Retained Earnings represent the surplus/ accumulated earnings of the Group including associates and joint ventures and are available for distribution to shareholders.

24.4 Other Comprehensive Income

Other Comprehensive Income consists of income that will not be reclassified to Profit and Loss.

25 Long-term Borrowings

(Rs. In lacs)

Particulars	As at 31st March 2018	As at 31st March 2017
I Secured		
A. Term Loans		
(i) From Banks		
a From Yes Bank Limited (Refer Note 25.1)	37,013.25	36,558.65
b From ICICI Bank Limited (Refer Note 25.2)	-	990.15
(ii) From Others		
a From HDFC Limited (Refer Note 25.3)	42,393.18	41,980.22
b Reliance Capital Limited (Refer Note 25.4)	-	5,686.47
c Reliance Commercial Finance Limited (Refer Note 25.5)	22,803.00	200.00
d Reliance Home Finance Limited (Refer Note 25.6)	-	6,670.00
e LIC Housing finance limited (Refer Note 25.7)	2,222.40	-
B. Vehicle Loan		
(i) From Banks (Refer Note 25.8, 25.9, 25.10)	64.47	112.18
(ii) From Others		
a Daimler Financial Services India Private Limited (Refer Note 25.11)	-	26.01
b Kotak Mahindra Prime Limited (Refer Note 25.12)	13.19	20.71
C. Others		
a 9,000 Zero Coupon, redeemable non-convertible Debentures having face value of Rs. 1,00,000/- each (Refer Note 25.13)	7,730.36	-
Total I	112,239.84	92,244.39
II Unsecured		
A Loans from related parties		
a Loan from related parties (Refer Note 65)	-	14,098.54
B Others		
a 8% Redeemable Preference shares of Rs 10/- each (Refer Note 25.14)	4,697.24	4,049.34
b Loan from Others (Refer Note 25.15)	1,474.20	792.56
Total II	6,171.43	18,940.44
Total (I + II)	118,411.28	111,184.83

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

25.1 Yes Bank

(A) Securities of Term Loan From Bank

Term Loan 1 , Term Loan 2 & Term Loan 3

- (i) Exclusive charge by way of registered mortgage on the entire project ""X-BKC Project"" (subsidiary company).
- (ii) Exclusive charge on all the current assets including receivables of the subsidiary company.
- (iii) Cross collateralization of a immovable property of Goan Hotels and Realty Pvt Limited would be charged for the subsidiary company and subsidiary company project security would be charged for Gaon Hotels and Realty Pvt Limited loan to the extent of Rs. 7,500 lacs. (Applicable for Term Loan 1 and Bank Overdraft)
- (iv) Exclusive Pledge of 30% shareholding of the subsidiary company.
- (v) Two of the Promoter / Director of the Holding Company have given Personal Guarantees.
- (vi) To be secured by an Exclusive charge by way of registered mortgage of an Agriculture land given by Dynamix Securities & Holdings Pvt Limited which is located at village Taje and Boraj, Dist – Pune and charge over the structures built thereon alongwith all the movable fixed and current assets of the Company.

(B) Repayment Schedule

Year	(Rs. In lacs)		
	Term Loan 1	Term Loan 2	Term Loan 3
Rate of Interest	12.75%	10.50%	10.50%
2016-2017	1,800.00	-	-
2017-2018	3,450.00	-	-
2018-2019	4,085.00	-	-
2019-2020	-	5,000.00	-
2020-2021	-	10,000.00	817.33
2021-2022	-	15,000.00	1,634.67
2022-2023	-	-	2,452.00

(C) Period and amount of continuing default as on the Balance Sheet date in repayment of loan:

Particulars	(Rs. In lacs)	
	Period	As at 31-Mar-2018
YES Bank Limited Term Loan - I	September, 2017	836.70
YES Bank Limited Term Loan - I	December, 2017	875.00
YES Bank Limited Term Loan - I	March, 2018	875.00

25.2 ICICI Bank

- (i) The said loan was received for the purpose of financing the cost of constructions of the project DB Skypark, Sahar, Andheri - East a joint venture in which the Company is a venturer and carries floating interest rate of 13.35% - 13.75% p.a. linked to I-Base, payable monthly. The loan is repayable in 12 quarterly installments commencing from April 1st 2016. A certain portion (Amount - Rs. 1,223.33 lacs) of the loan has been reclassified into current maturities of long term debt. The loan is secured by :-
 1. Exclusive charge on the land situated at project of one of the subsidiary, DB Skypark, Sahar, Andheri East which is a property of co-venturer (Eversmile Construction Company Pvt Limited) including all the structures thereon both present and future,
 2. First pari-passu charge over Bacchuwadi property, Mumbai Central.
 3. Corporate guarantee from YJ Realty & Aviation Pvt Limited backed by first pari-passu charge over Dynamix Mall, Juhu.
 4. Corporate guarantee from Milan Theatres Pvt Limited
 5. Personal guarantee of one of the Managing Directors of the Company.
- (ii) Default: Interest amount of Rs. 203.69 lacs since July 2017 and Principal amount of Rs. 645.98 lacs from January 2018;
Previous year default: Interest Rs. 77.47 lacs and Principal amount of Rs.223.27 lacs from January 2017

25.3 HDFC Limited

Tranche 1

Loan is secured by:

- (i) Exclusive mortgage over all the right, title, interest, claims, benefits and' entitlements whatsoever in the unsold flats / units / Saleable Area being constructed (including car parking area, future FSI and other entitlements in connection therewith) and coming to the share of the Borrower / Mortgagor-1 under the said Agreements (including without limitation, any other deed, document, agreement or

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

instrument in relation thereto) and in the project called "D B Crown"(construction both present and future) on freehold and leasehold land admeasuring 24,809.76 sq. metres situated at Gokhale Road (South), Dadar, Mumbai - 400 025 and bearing Final Plot No. 1043 of TPS IV, Mahim Division bearing C.S. no. 1123,with construction thereon present and future.

- (ii) Exclusive charge I security interest over the receivables / book debts / cash flows / revenues / rentals (including booking amounts), Escrow Account / Designated Account (or other accounts), insurance proceeds. Obligor Contracts etc. pertaining to the aforesaid property/ies in favor of HDFC in such form and manner as may be required by the Lender.
- (iii) Personal guarantee of one of the Managing Directors of Holding Company
- (iv) Pledge of 260 lacs shares in D B Realty Limited, Holding Company held by Neel kamal Tower Construction LLP (out of the above 260 lacs shares, pledge has been created of 40 lakhs shares only.)
- (v) Additional security of cash flows from project other than 'DB Crown' Project (The said security is yet to be executed.)
- (vi) Any/ or other security of similar/ higher value acceptable to HDFC Limited (The said security is yet to be executed.)
- (vii) Repayment Schedule (Revised)

As per the letter dated May 6, 2015 the repayment dates of the loan has been extended for a period of 19 months and the company will repay 10% of all sales receipts towards principal repayment from the 1st month from the date of the first disbursement at HDFC's option, this percentage receivable is subject formula for such percentage calculation. However, the company will ensure that the maximum principal outstanding from the date of the first disbursement of the loan does not exceed as per the schedule below.

At the end of May 2019 : Rs.24,000 lacs

At the end of June 2019 : Rs.18,000 lacs

At the end of July 2019 : Rs.12,000 lacs

At the end of August 2019 : Rs.6,000 lacs

At the end of September 2019 : Rs.Nil

or earlier at HDFC's option

- (viii) Rate of Interest :

The above loan carries HDFC Corporate Prime Lending Rate Minus 250 bps (Current floating Interest rate is 15% p.a.)

- (ix) Details of default: Interest amount: Rs.252.64 lacs

Period of default: December 2016 to March 2018

Tranche 2

Loan is Secured by:

- (i) Exclusive mortgage overall the right, title, interest, claims, benefits and' entitlements whatsoever in the unsold flats / units / Saleable Area being constructed (including car parking area, future FSI and other entitlements in connection therewith) and coming to the share of the Borrower / Mortgagor-1 under the said Agreements (including without limitation, any other deed, document, agreement or instrument in relation thereto) and in the project called "D B Crown"(construction both present and future) on freehold and leasehold land admeasuring 24,809.76 sq. meters situate at Gokhale Road (South), Dadar, Mumbai - 400 025 and bearing Final Plot No. 1043 of TPS IV, Mahim Division bearing C.S. no. 1123,with construction thereon present and future.
- (ii) Exclusive charge I security interest over the receivables / book debts / cash flows / revenues / rentals (including booking amounts), Escrow Account / Designated Account (or other accounts), insurance proceeds. Obligor Contracts etc. pertaining to the aforesaid property/ies in favour of HDFC in such form and manner as may be required by the Lender.
- (iii) Personal guarantee of one of the Managing Directors of Holding Company.
- (iv) Pledge of 260 lacs shares in D B Realty Limited, Holding Company held by Neel kamal Tower Construction LLP (out of the above 260 lacs shares, pledge has been created of 40 lakhs shares only.)
- (v) Additional security of cash flows from project other than 'DB Crown' Project (The said security is yet to be executed.)
- (vi) Any/ or other security of similar/ higher value acceptable to HDFC Limited (The said security is yet to be executed.)
- (vii) Repayment Schedule

The company will repay a certain % of all sales receipts towards principal repayment from the 1st month from the date of the first disbursement (at HDFC's option, (this percentage receivable is subject formula for such percentage calculation). However, the company will ensure that the maximum principal outstanding from the date of the first disbursement of the loan does not exceed as per the schedule below.

(Month of First disbursement: October, 2015)

At the end of 53rd Month from the First month of Disbursement : Nil

(or earlier at HDFC's option)

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The above loan carries HDFC Corporate Prime Lending Rate Minus 150 bps (Current floating Interest rate is 16% p.a.)

(ix) Details of default: Interest amount: Rs.143.67 lacs

Period of default: December 2016 to March 2018

25.4 Reliance Capital Limited**(A) Current Year: Rs Nil, Previous Year: Rs. 5,686.47 lacs****Loan is secured by:**

- (i) An exclusive charge on the scheduled receivables under the documents entered into with customers by the Borrower, all such proceeds both present and future .
- (ii) An exclusive charge over all rights, titles, interest, claims , benefits, demands under the Project documents both present and future.
- (iii) An exclusive charge on the escrow account , all monies credited/ deposited therein and all investments in respect thereof (in whatever form they may be).
- (iv) Registered Mortgage on residential units falling under the share of GHRPL in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).
- (v) Hypothecation of receivables from sale of residential units falling under the share of GHRPL in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).
- (vi) Pledge of all shares of Goregaon Hotel and Realty Private Limited.

(vii) Repayment Schedule

The bullet repayment at the end of loan tenure i.e. after 24 Months. The tenure can be extended for further term keeping maximum door to door tenure as 24 Months. Interest to be paid monthly and fully paid during the year.

(viii) The loan carry interest rate of 16% p.a**(ix) Details of continuing Default as at March 31, 2017**

Period of Default - 30 June 2016 to 31 March 2017

Amount of Default

Interest - Rs. 380.49 lacs

25.5 Reliance Commercial Finance Limited**(A) Current Year: NIL; Previous Year: Rs 200 lacs**

- (i) The said loan was received for general purpose and carry interest rate of 18% p.a. Loan is repayable in 24 Months with bullet repayment at the end of the loan tenure. Interest to be paid annually. The Managing Directors of the Company are co-borrowers along with the Company. The loan has been reclassified into current maturities of long term debts. The said loan is secured by :-
 1. An exclusive charge on the project land of Orchid Golf View Park S.No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
- (ii) **Default:** Interest amount of Rs. 36.20 lacs since December 2017, Previous year default: Interest Rs. Nil

(B) Current Year: Rs. 10,705 lacs; Previous Year: NIL

- (i) The said loan was received in the current year for general purpose and carry interest rate of 15% p.a. Loan is repayable in 24 Months with bullet repayment at the end of the loan tenure. The Managing Directors of the Company are co-borrowers along with the Company. Interest to be paid at the end of the loan tenure. The said loan is secured by :-
 1. An exclusive charge on the project land of Orchid Golf View Park S.No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be).

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5. Hypothecation of future receivables from sale of proposed residential development project " Orchid Golf View Park S.No 191A/2A/1/2, Plot No 2 at Yerawada, Pune
6. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
7. Registered Mortgage of Residential development Project Orchid Golf View Park S.No. 191A/2A/1/2, Plot No.2 at Yerwada, Pune
8. Personal Guarantee of both the Managing Directors of the holding Company

(C) Current Year: Rs. 12,098 lacs; Previous Year: NIL

- (i) An exclusive charge on the scheduled receivables under the documents entered into with customers by the Borrower, all such proceeds both present and future .
- (ii) An exclusive charge over all rights, titles, interest, claims , benefits, demands under the Project documents both present and future.
- (iii) An exclusive charge on the escrow account , all monies credited/ deposited therein and all investments in respect thereof (in whatever form they may be).
- (iv) Registered Mortgage on residential units falling under the share of GHRPL in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).
- (v) Hypothecation of receivables from sale of residential units falling under the share of GHRPL in the proposed project located at land bearing CTS No- A/791(pt) of Mahim Bandra Reclamation Area , Bandra (West).
- (vi) Pledge of all shares of Goregaon Hotel and Realty Private Limited.
- (vii) **Repayment Schedule**
 1. The bullet repayment of Principal and Interest at the end of loan tenure i.e. after 24 Months. The tenure can be extended for further term keeping maximum door to door tenure as 24 Months.
 2. The loan carry interest rate of 16% p.a

25.6 Reliance Home Finance Limited

- (i) The said loan was received for general purpose and carry interest rate of 18% p.a. Loan is repayable in 24 months with bullet repayment at the end of the loan tenure. Interest to be paid annually. The Managing Directors of the Company are co-borrowers along with the Company. The loan has been reclassified into current maturities of long term debts. The said loan is secured by :-
 1. An exclusive charge on the project land of Orchid Golf View at Pune situated at S.No. 191A/2A/1/2, Plot No.2 Yerwada, Pune. together with all buildings and structures thereon, both present and future.
 2. An exclusive charge on the scheduled receivables under the documents entered into with customer by the Borrower, all such proceeds both present and future.
 3. An exclusive charge over all rights, titles, interest claim, benefits, demands under the project documents both present and future.
 4. An exclusive charge on TDR - transferable development rights till the same is loaded on the project.
 5. Personal Guarantee of both the Managing Directors of holding Company
- (ii) Default: Interest amount of Rs. 1,198.47 lacs since December 2017, Previous year default: Interest Rs. Nil

25.7 LIC Housing Finance Limited

- (i) The said loan was received for the purpose of financing the costs of construction and other project implementation costs in subsidiary companies and jointly controlled companies and carries floating interest rate of 13.5% p.a. linked to LHPLR, payable monthly. The loan was repayable in six structured quarterly installments ending on August, 2013 and the outstanding balance was due in August, 2013. The said loan has been restructured on November 23, 2013 ,on April 27, 2015 and again in October 2017. The loan tenure has been extended by 36 months and hence the outstanding balance due on October 31, 2017 will carry interest rate 13.20% p.a. The Loan is guaranteed by personal guarantees of both the Managing Directors of the Company and corporate guarantee of Esteem Properties Private Limited, a wholly owned subsidiary company, which has also mortgaged its land at Sahar, Andheri in this regard.
- (ii) **Default:** Current Year: Rs. Nil, Previous Year: Interest of Rs. 641.77 lacs since December 2015 and Principal of Rs. 3,063.04 lacs from February 2015

25.8 Oriental Bank of Commerce

- (i) Secured against Hypothecation of respective vehicle and personal guarantee of:
 - Mr. Salim Balwa; Mr. Rajiv Agarwal and Mr. Jayvardhan Goenka (Directors of the subsidiary company)
- (ii) Repayment Schedule
Repayable in 84 equal monthly instalments of Rs.1.71 lacs each
- (iii) Rate of Interest : The above loan carries floating interest rate linked to Base rate Plus 50 bps

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25.9 Oriental Bank of Commerce

- (i) Secured against Hypothecation respective vehicle
- (ii) Repayment Schedule
Repayable in 60 equal monthly instalments of Rs. 0.81 lacs each
- (iii) Rate of Interest : 10.10% p.a.

(iv) Details of continuing Default as at March 31, 2017

(Rs. In lacs)

Period of Default	30 June 2016 to 31 March 2017
Amount of Default	Amount
Interest	-
Principal Amount	0.72

25.10 Vehicle Loan - Others

- (i) Vehicle loans are secured by hypothecation of vehicles purchased

(Rs. in lacs)

Sr. No.	Particulars	No Of EMI's Payable from 31/03/2018	No Of EMI's Payable from 31/03/2017	EMI Amount
1	Bank Of India (BMW)	22	34	1.57
2	OBC (Skoda)	27	39	0.60

25.11 Daimler Financial Services India Private Limited

- (i) Secured against Hypothecation respective vehicle
- (ii) Repayment Schedule
Repayable in 60 equal monthly instalments of Rs.2.82 lacs
- (iii) Rate of Interest : 11.32% p.a.

25.12 Kotak Mahindra Prime Limited

- (i) Secured against Hypothecation respective vehicle
- (ii) Repayment Schedule
Repayable in 59 equal monthly instalments of Rs. 0.77 lacs each
- (iii) Rate of Interest : 9.50% p.a.

25.13 Zero coupon Debentures

(A) Security

- (i) Pledge over 220 lacs shares of the Holding Company in dematerialised form ("Pledged Listed Securities") held by Neelkamal Tower Construction LLP and Mr. Vinod Goanka HUF.
- (ii) First Mortgage and charge on the 15 unsold units admeasuring 6468.74 sq. ft carpet area in Milan Garment Hub situated at Final Plot No. 30A of TPS No. VI of Santacruz
- (iii) Second Mortgage and charge over all the rights, titles, interest of Mira Real Estate Developer in the "Mira Road Land" along with FSI and buildings constructed/ to be constructed thereon.
- (iv) First charge on existing and future receivables of subsidiary company and Goan Hotels and Realty Private Limited accruing to them from Project under the Development Agreement read with Deed of Modification, Escrow Account(s) and all the monies lying in the Escrow Account(s).
- (v) First charge on existing and future receivables from Project 2 named as Milan Garment Hub, the Escrow Account(s) and all the monies lying in the Escrow Account.
- (vi) Pledge of 66.67% shares of the Milan Theatres Private Limited in dematerialised form.
- (vii) Corporate Guarantee of Milan Theatres Private Limited.
- (viii) Personal Guarantee of Both Managing Directors of the Holding Company.

(B) Tenure

At the end of 84 Months from the date of first subscription i.e. 14th November 2017

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(C) Redemption Premium

The issuer shall pay a premium of 17.50 IRR calculated on the face value of the Debentures at the time of Redemption or premature redemption.

(D) In absence of profits as well as deficit in the Statement of Profit and Loss, the subsidiary company has not created Debenture Reserve as required by Rule 18(7) of Companies (Share Capital and Debentures) Rules, 2014 read with Section 71(4) of the Act.

25.14 Rights, preferences and restriction attached to shares

(i) The Non Cumulative Redeemable Preference Shares shall carry coupon rate of 8% per annum, if declared. The said shares shall be redeemed at par at the end of the five years from the date of allotment, 6th February, 2016. The Company has option to redeem the Preference Shares at any time after the end of one year from the date of allotment at par with dividend if any declared. The preference shares have no other rights attached except dividend if any declared.

(ii) **Details of shares held by shareholders holding more than 5% shares in the company**

Name of Shareholder	As at 31st March 2018		As at 31st March 2017	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Konark Realtech Private Limited	71,750,000	99.99%	71,750,000	99.99%

(iii) **Reconciliation of the shares outstanding at the beginning and at the end of the reporting year:** (Rs. in lacs)

Particulars	As at 31st March 2018		As at 31st March 2017	
	Number	Amount	Number	Amount
Shares outstanding at the beginning of the year	71,755,740	7,175.57	71,755,740	7,175.57
Shares Issued / (bought back) during the year	-	-	-	-
Shares outstanding at the end of the year	71,755,740	7,175.57	71,755,740	7,175.57

(iv) **Aggregate number of shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date:**

Particulars	As at 31st March 2018 (Number)	As at 31st March 2017 (Number)
Fully paid up preference shares issued pursuant to Merger in financial year 2015-16	71,755,740	71,755,740

25.15 Includes interest free loans of Rs. 977.83 lacs and interest bearing loans of Rs.496.36 lacs. Interest is paid @ 15%.

26 Trade Payable (Non current)

Particulars	(Rs. in lacs)	
	As at 31st March 2018	As at 31st March 2017
Micro Small and Medium Enterprise*	-	-
Trade Payable other than Micro, Small and Medium Enterprise (Refer Note No. 26.1)	560.64	636.06
Total	560.64	636.06

*There is no amount due to Micro, Small and Medium Enterprises as defined under "The Micro, Small and Medium Enterprise Development Act, 2006". The information has been determined to the extent such parties have been identified on the basis of information available with the Group.

26.1 Represents amount retained as per the terms of the contracts and are due for payment after a period of 12 months from the year-end.

27 Other Financial Liabilities (Non current)

Particulars	(Rs. in lacs)	
	As at 31st March 2018	As at 31st March 2017
Security Deposits from Others (Refer Note No. 27.1)	11,403.33	17,522.64
Security Deposit for leased unit	-	17.84
Total	11,403.33	17,540.48

27.1 One of the subsidiaries, during the preceding year, the subsidiary company alongwith Goan Hotels & Realty Private Limited and Eversmile Construction Company Private Limited (the parties) had executed an Indenture of Conveyance with Conwood DB Joint Venture (JV) whereby the JV has assigned to the parties in the agreed ratio, all its rights entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August, 2015 for an aggregate consideration of Rs. 10,700 lacs. The principal terms whereof are as under:

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- (a) The Project Property to be developed by MAN
- (b) MAN Vastucon LLP has placed interest free refundable security deposit of Rs. 11,375 lacs with the subsidiary company which shall stand refunded from time to time as provided in the Deed.
- (c) The subsidiary company alongwith Goan Hotels & Realty Private Limited, Eversmile Construction Company Private Limited (the parties) and MAN Vastucon LLP to share the Project Realisation in agreed ratio.
- (d) All the parties to fulfill their role and obligation as provided in the Deed.

28 Provisions (Non current) (Rs. in lacs)

Particulars	As at 31st March 2018	As at 31st March 2017
a Provision for Employee Benefits (Refer Note 44)		
Gratuity (unfunded)	212.38	220.23
Compensated Absences (unfunded)	129.18	153.88
Total	341.56	374.11

29 Other Non Current Liabilities

Particulars	As at 31st March 2018	As at 31st March 2017
a. Others		
Security Deposit from Related Parties (Refer Note 65)	1,000.00	1,000.00
Total	1,000.00	1,000.00

30 Short-term Borrowings

Particulars	As at 31st March 2018	As at 31st March 2017
I Loans repayable on demand		
Secured		
From Banks		
a Oriental Bank of Commerce Limited (Refer Note 30.1)	-	830.76
b Bank overdraft from Yes Bank (Refer Note 30.2)	11,163.50	11,065.08
c Loan from Yes Bank (Refer Note 30.6)	840.04	-
From Others		
a ECL Finance Limited (Refer Note 30.3)	-	1,148.82
b IL&FS Financial Services Limited (Refer Note 30.4)	-	3,464.72
Unsecured		
a Inter-Corporate Deposit	5,860.60	820.20
b Housing Development Infrastructure Limited (Refer Note 30.5)	2,000.00	2,000.00
Total I	19,864.14	19,329.58
II From Related Parties (Refer Note 65)		
Unsecured		
Inter Corporate Deposits (Interest free and repayable on demand)	15,518.96	5,064.39
III Loan from Others	3,866.43	1,825.97
Total II+ III	19,385.39	6,890.35
Total (I + II+III)	39,249.53	26,219.93

30.1 Oriental Bank of Commerce

(i) Security

- (a) Secured by lien on fixed deposit of Rs. 140 lacs placed by Neelkamal Realtors & Builders Private Limited with Oriental Bank of Commerce.
- (b) The above overdraft facility has been secured by lien on fixed deposit receipt of Rs.75 lacs placed by the holding Company in favour of Oriental Bank of Commerce.

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- (c) Bank OD is secured by FDR of the Company
- (d) Secured Against the Lien of FD of Orchid Breeze CHS Limited

(ii) Interest Rate

Rate of Interest: 9.75% p.a.

(iii) Repayment Terms

The above overdraft facility is repayable upon expiry of 12 months from the date of sanction i.e. 20/01/2017. Interest is payable monthly.

- (iv) Default: Previous Year: Interest of Rs. 91,448/- from February, 17 to March, 17

30.2 YES Bank Limited

- (i) Common Securities are provided for Bank OD and Term Loan. (Refer Note 25.1)

30.3 ECL Finance Limited

(i) Terms of Repayment:

The above loan was to be repayed in one bullet payment on the 12th month from the first draw down date.

(ii) Nature of Security

First Charge & Mortgage on Land, on a pari-passu basis, including for which development rights are obtained along with buildings constructed / to be constructed thereon. Further, on pari-passu basis, first charge is there on all existing and future receivables.

Pledge of 66% shares of the subsidiary company, on a pari-passu basis.

Personal guarantee of both Managing Directors of Holding Company.

- (iii) Default: Previous Year: Interest of Rs. 54.25 lacs from January, 17 to March, 17

30.4 IL&FS Financial Services Limited (IFIN)

(i) Tenure of Loan

12 Months from the date of first disbursement of the facility i.e Repayment on 4th October, 2017

(ii) Coupon / Interest Rate

19.00% p.a

(iii) Security

- a First ranking hypothecation and escrow of balance receivables from all the units in DB Woods Project of the Holding Company valued at Rs. 2,270 lacs. IFIN shall release 50% of all monies received on pro rata basis in the account of the Holding Company provided there are no overdues in the account.
- b First and exclusive Mortgage of Immovable Properties of saleable area 12,272 sq.ft. in "X-BKC Project" by MIG (Bandra) Realtors & Builders Private Limited valued at Rs. 2,400 lacs.
- c Pledge of 220 lacs fully paid up, de-materialised, unencumbered, freely transferable equity shares of the Holding Company, duly pledged in favour of IFIN, with an irrevocable Power of Attorney in favour of IFIN to sell / dispose the shares in the Event of Default.
- d Personal guarantee of both Managing Directors of Holding Company.
- e Demand Promissory Note

30.5 Housing Development Infrastructure Limited

The Subsidiary Company in the year ended 31st March, 2015 had received a sum of Rs. 2,000 lacs - from Housing Development Infrastructure Limited (HDIL) for which terms and conditions are pending for execution. Accordingly, necessary adjustment entries including reclassification, if any shall be made in the year in which arrangement is executed with HDIL as regards the said amount. Further, the balance is also subject to confirmation.

30.6 Loan from YES Bank Limited

- (i) Represents loan disbursed by Yes Bank Limited to the subsidiary Company on behest of three customers against sale of three units which are subsequently cancelled by the Customers. In view of such cancellation, the amount received has been classified as short term borrowings; however there is no such confirmation from the Bank.
- (ii) Common Securities are provided for Loan from Yes Bank (Term Loan). (Refer Note 25.1)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

31 Trade Payables

Particulars	(Rs. In lacs)	
	As at 31st March 2018	As at 31st March 2017
Micro Small and Medium Enterprise (Refer Note 31.1)	7.10	13.36
Others (Refer Note 31.2)	16,334.46	14,496.13
Total	16,341.55	14,509.49

31.1 The Group has sent confirmation to suppliers for their registration as MSME. The Micro and Small Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 have been determined based on the information available with the Group and the required disclosures are given below:

Description	(Rs. In lacs)	
	As at 31st March 2018	As at 31st March 2017
a) Principal amount remaining unpaid as at year end	4.57	12.60
b) Interest due thereon as at year end	-	0.76
c) Interest paid by the Group in terms of section 16 of Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during the year.	-	-
d) 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 Micro, Small and Medium Enterprises Development Act, 2006.	2.53	-
e) Interest accrued and remaining unpaid as at year end	2.53	0.76
f) 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.	-	-
Total	7.10	13.36

31.2 Trade payables includes Rs. 1,100.00 lacs due to Housing Development Infrastructure Limited being the consideration payable towards purchase of 5,000 Sq. mtrs of TDR, which has been withheld as the rights for 1,500 Sq. mtrs. of TDR are yet to be transferred. Further, the balance also is subject to confirmation.

32 Other Financial Liabilities

Particulars	(Rs. In lacs)	
	As at 31st March 2018	As at 31st March 2017
(a) Current Maturities of Long Term Debt (Refer Note 25 for terms and conditions)	15,754.25	17,521.87
(b) Interest Accrued on borrowings	3,366.19	5,208.36
(c) Others		
Advance received from Customers	3,634.87	10,678.84
Due to Partnership Firms towards capital contribution (Refer Note 32.1)	8,058.60	17,654.77
Payable to project partner	-	5,957.38
Book Overdraft	216.54	65.74
Amount Refundable on Cancellation of Flats	7,538.49	3,092.77
Employee Benefits Payable	896.11	841.09
Payables for the purchase of fixed assets	99.96	153.13
Tenancy rights & Hardship Compensation payable (Refer Note 14.5)	16,115.96	764.25
Security Deposits	32,501.00	30,953.79
Compensation payable (Refer Note 32.2)	105.00	105.00
Others (Refer Note 32.3, 32.4, 14.5)	43,098.92	17,363.21
Total	131,385.90	110,360.20

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

- 32.1 (a)** One of the subsidiary Company is a partner in M/s Om Metal Consortium ("OMC"), which has been awarded tender by MHADA for construction of Rehabilitation Tenements and Buildings after redevelopment of existing transit camp against which OMC is entitled for Free Sale Premises.

As per the terms of the deed, the subsidiary company is admitted as a partner with 50% interest subject to it contributing Rs.6,000 lacs as a non refundable amount, out of which as up to year end Rs.5,000 lacs has been contributed and balance Rs. 1,000 lacs has not been paid due to litigation filed by the subsidiary company against OMC.

Further, in terms of the deed, the firm, the subsidiary company and the other partners of OMC has executed "Construction Agreement" setting out the rights and the obligations of the subsidiary company and the other group. As per the agreement, the subsidiary company is entitled for 50% of the Free Sale Premises and has to incur there against the costs detailed out therein (including the liabilities for direct/indirect taxes). Accordingly, the cost which are incurred as part of the subsidiary company's obligation are allocated as Project Work in Progress in this account. Similarly, the amount of Rs.6,000 lacs, being non refundable contribution is also allocated to Project Work in Progress since it represents non-refundable outflow of resources in the hands of the subsidiary company for getting right in Free Sale Premises. Under the circumstances, the balance standing to partners' capital account does not include that of Rs. 5,000 lacs paid by the subsidiary company to OMC.

- (b) The subsidiary company has recognised share of profit for FY 2016-17 based on the audited accounts of OMC. However, the subsidiary company has not recognised the share of profit for FY 2017-18 in this financial statements as the audited financial statements of OMC are under preparation.

- 32.2** In terms of Joint Venture Agreement, the subsidiary Company was liable to pay compensation of Rs. 20 lacs per month for the delay in giving possession. The subsidiary Company, upto 31st March, 2013, had paid compensation aggregating Rs. 425 lacs and thereafter no such recognition was made. In preceding year, based on the settlement reached, Rs. 305 lacs is crystallised as the final compensation. Accordingly, Rs. 200 lacs which was paid as interest free performance deposit was adjusted and the balance unpaid amount of Rs. 105 lacs, was payable on or before 31.03.2017 which has remained unpaid.

32.3 Land Cost:

- (i) The Land on which the subsidiary Company is developing its Project has been acquired by the subsidiary Company on its own account as well as under joint venture agreements. As per the joint venture agreements, the subsidiary Company has to handover agreed constructed area free of cost which represents land cost and the provision made therefore, including movement there against is as under.

(Rs. in lacs)			
Particulars	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2018	Outstanding amount of provision as of 31.03.2018
Estimated construction cost referable to the saleable area to be provided by the Company free of cost to the respective party	2,018.72	1,444.21	574.51

- (ii) The subsidiary Company has entered into an arrangement with the Mumbai Metropolitan Region Development Authority (MMRDA), wherein it has agreed to construct residential complex of self-contained tenements and provide land, in view of the Rental Housing Scheme framed by MMRDA. In consideration thereof, MMRDA has provided additional Floor Space Index on the part of land on which the subsidiary Company is developing and constructing its Project. Accordingly, the cost of construction thereof, represents land cost in the hands of the subsidiary Company. Provision in respect thereof has been made as under:

(Rs. in lacs)			
Particulars	Amount Provided	Amount Paid/Cost of Construction allocated as up to 31.03.2018	Outstanding amount of provision as of 31.03.2018
Estimated construction cost referable to the residential complex	14,496.17	8,150.58	6,345.59

- (iii) Necessary adjustments, if any, is made/shall be made for the estimated cost of land so provided for upon reaching finality. Accordingly, during the year the subsidiary Company has provided for an additional land cost of Rs. 2,581.82 lacs.

- 32.4** The Provision made for estimated cost of land is classified as short term, as the corresponding effect thereof is included in Project Work in Progress.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**33 Other Current Liabilities**

Particulars	(Rs. in lacs)	
	As at 31st March 2018	As at 31st March 2017
(a) Revenue received in advance		
Advance received from Customers	106,293.09	95,808.27
Advance Income Received for Advertisement	-	33.33
Income Received in advance	-	2,168.21
Advance Received against Tenancy Rights/Land		
From Related Parties (Refer Note 65)	173.50	173.50
From others (Refer Note 33.2)	174.14	-
(b) Others		
Statutory dues including PF and TDS (Refer Note No 33.1)	2,129.30	1,391.92
Other Payables*	1,811.28	1,454.31
Total	110,581.31	101,029.54

* Other Payables includes outstanding expenses and payables towards purchase of fixed assets, property, tenancy rights.

33.1 The Property Owners' Association has challenged the constitutional validity of the amendment to the Mumbai Municipal Corporation Act, 1888 regarding levy of property tax. In an Interim Order, the Hon'ble High Court of Bombay have directed MCGM for all the owners whether or not they are party to the Writ Petition to accept the taxes as per old regime and 50% of the differential amount as per the old and new rates. The subsidiary company has provided for the demand as per new rates subject to its right that shall emanate from the Hon'ble High Court Order. Accordingly, if the outcome is in favour, then, the excess amount of provision shall be written back or otherwise, the subsidiary company will have to pay the demand for the property tax including interest.

33.2 One of the subsidiary on behalf of DB (BKC) Realtors Pvt. Limited has advanced Rs.88.14 lacs towards acquisition of occupancy rights of the occupants situated at Tata Colony, Bandra Kurla Complex, Mumbai. As per the Memorandum of Understanding (MOU) entered into by the subsidiary company with DB (BKC) Realtors Pvt. Limited, the subsidiary company has been appointed under a fiduciary capacity to acquire the said rights and to retransfer the same to DB (BKC) Realtors Pvt. Limited as and when so directed. In these accounts the amounts received from DB (BKC) Realtors Pvt. Limited has been shown as current liability and the amount so advanced has been classified as Advances. The necessary adjustment entries shall be passed in the year in which the occupancy rights are retransferred to DB (BKC) Realtors Pvt. Limited. Further, as per the MOU liability for stamp duty on acquiring occupancy rights which is yet to be ascertained as also any other costs including capital gains tax liability, if any, is to be borne by DB (BKC) Realtors Pvt. Limited

34 Short-term Provisions

Particulars	(Rs. in lacs)	
	As at 31st March 2018	As at 31st March 2017
a Provision for Employee Benefits (Refer Note 44)		
Gratuity (unfunded)	127.80	103.56
Compensated Absences (unfunded)	90.99	112.25
b Others		
Provision for tax (net of Advance Tax)	120.21	46.91
Provision for Wealth tax	9.38	9.38
Total	348.39	272.10

35 Revenue from Operations

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
a) Revenue from sale of Products		
Sale of Properties (Refer Note 35.1, 35.2)	(1,742.86)	2,648.95
Sale of Transferable Development Rights	-	617.85
Sale of Development Right (Refer Note 21.8)	13,500.00	10,700.00
b) Other Operating Income		
Flat /TDR Transfer Charges	83.94	104.96
Aircraft Hire Charges	23.95	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

(Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Lease Rent Income (Refer Note no 46(B))	84.78	7.59
Other Income	36.36	11.18
Total	11,986.17	14,090.54

35.1 During the year, following omission are observed which relates to previous year. As per the requirement of Ind As-8 "Accounting Policies, Changes in Accounting Estimates and Errors", impacts of these errors are given in the comparative financial statement and the financial preceding prior to the previous financial year. Impact of such transactions and other details are as described hereunder:

As required by Ind AS 18 – "Revenue Recognition" Revenue is recognized when it is probable that future economic benefits will flow to the entity and these benefits can be measured reliably. During FY 2016-17 sale of flat of Rs 422.63 lacs was omitted to be included in the financial of that year. Now, the same has been included in the comparative results of FY 2016-17 by restating the required figures and affected line items of the financial statement. Hence, sales and trade receivable has been increased by Rs 422.63 lakhs and inventories has been decreased by Rs 197.31 lacs in 2016-17 and changes in inventories have been increased by Rs. 197.31 lacs in FY 2016-17 and profit before tax and retained earnings for that year has been increased by Rs. 225.32 lacs.

35.2 In the preceding year, the management of a subsidiary company had evaluated the estimated total project cost and formed an opinion on the facts that there is no material change as compared to such estimation made in the preceding year thereof and as such no revision was carried out. But in the current financial year, it re-evaluated the estimated project cost and revised the same to Rs. 1,14,915.21 lacs as against Rs. 1,01,756.46 lacs. In view of such increase of estimated project cost, the percentage of work completion got reduced and consequently there is reversal of Rs. 2,055.91 lacs in recognition of revenue. Further, on account of increase in such project cost, there is an overall loss in the project. Therefore, based on the percentage of work completion and keeping in view the amount of profits/ losses recognised in the preceding years, the subsidiary Company recognised loss of Rs. 8,845.87 lacs in these accounts from the project. Also further, the project work-in-progress has been valued at its estimated net realisable value, being lower than its cost which has resulted in to a further loss of Rs. 696.17 lacs. The project costs and saleable area are as certified by the subsidiary Company and the same have been relied upon by the Auditors.

36 Other Income

(Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
(a) Interest Income		
-Interest Received on Loans - Others	0.70	8,461.11
-Interest on Bank Fixed Deposit	34.31	31.76
-Interest Received - Other	33.18	30.09
Dividend Income	3.12	0.39
Share of Profit/(Loss) from Investment in Partnership Firms & LLP (Net)	6.32	296.86
Finance Income on Financial Assets/Liabilities measured at amortised cost	3,870.55	1,128.65
Fair value gain on investment valued at FVTPL	8,180.47	4,361.45
Advertisement Income	33.33	316.67
Foreign Exchange Gain (net)	500.84	-
Sundry Credit balance written back	2,893.95	-
Miscellaneous Income	98.58	122.75
Total	15,655.36	14,749.73

37 Project Expenses

(Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Salaries, wages and bonus (including managerial remuneration)	901.22	1,281.40
Land acquisition and purchase of tenancy rights	15.01	-
Depreciation (Refer Note 3.2)	144.26	144.29
Other Construction expenses #	52,555.52	26,795.32
Total Project Exp	53,616.01	28,221.02

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
Other Construction Expenses

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Legal & Professional fees	1,816.45	1,505.35
Construction Expenses	3,759.82	2,905.21
Civil Construction, Material and Site development Expenses	539.82	5,667.86
Interest and finance charges	16,852.49	13,052.31
Staff Welfare and Other Amenities	11.63	45.00
Contribution to provident fund (Refer Note 44)	21.88	17.09
Rent, Rates & Taxes	955.30	864.54
Hardship Expenses (Refer Note 14.5)	15,531.57	644.12
Gratuity	0.47	4.29
General Expenses	12.87	11.49
Expenditure on land for which Development Rights are Assigned (Refer Note 32.3)	2,689.84	5,513.68
Other Project Related Expenses	13.75	12.42
Water & Electricity Expenses	55.96	57.02
Security Charges	112.19	83.47
Repairs & Maintenance	17.76	(9.48)
Printing and Stationery and Telephone Charges	13.46	30.25
Travelling and Conveyance Expenses	34.11	69.81
Miscellaneous Expenses	53.79	28.44
Leave & License	-	50.86
MHADA Premium (Refer Note 14.5)	15,555.24	36.47
Advances inventorised to Project (Refer Note No 37.3)	1,472.80	-
Other Construction Expenses	515.94	(1,429.99)
Sub-total (a)	60,037.13	29,160.19
Less : Interest Received on Fixed deposit	(2.29)	(2.35)
Less : Project Exp Recovered (Refer Note 37.2)	(6,970.62)	(2,312.50)
Less: Cost of construction towards acquisition of land	(249.14)	(48.19)
Less: Profit on Sale of Property, Plant & Equipments	-	(1.82)
Less: Sundry Balance W/back	(97.74)	-
Less : Loss/gain from supplier to vendor	(54.63)	-
Less : Adjustment against corpus fund	(107.20)	-
Sub-total (b)	(7,481.62)	(2,364.87)
Total (a+b)	52,555.52	26,795.32

- 37.1 In case of one of the subsidiary Company, In terms of the Letter of Intent issued by the Slum Rehabilitation Authority, one of the subsidiaries has to construct and handover buildings free of cost to Project Affected Persons (PAF), whereby it shall be entitled for Floor Space Index (FSI) to be consumed for its Saleable Units. Direct cost of construction and construction overheads are allocated to Cost of SRA Buildings and on completion would be transferred to Cost of FSI relating to Saleable Units.
- 37.2 As per the terms of the Development Agreement and Supplementary Agreement entered into by one of the subsidiary with Bhishma Realty Limited (Bhishma), a proportionate expenditure incurred towards the project by the said subsidiary has to be recovered from Bhishma. Accordingly, the said subsidiary has raised various claims towards Bhishma's share of project costs, mobilisation advance, etc. Bhishma has raised certain objections with respect to the said debit note to the tune of Rs. 1,310.27 lacs. The management is in the process of reconciling the said differences and is hopeful that the disputes would be resolved and there would be no material impact in the financial position of the said subsidiary.
- 37.3 During the year, the Company has inventoried hardship compensation lying in advances against development rights amounting to Rs.1,472.80 Lacs as all the rights related to tenancy have been transferred and there is no performance obligation which are pending by the Company and the tenants.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

38 Changes in Inventories of Finished Goods, Stock-in-trade, Project Work in Progress and Raw Material

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
(a) Project Work in Progress:		
Opening Balance	217,971.61	202,079.15
Add: Raw Material Purchase During the year	0.13	-
Less: Transfer from Raw Material at Site (Refer Note 51(B)(xix))	(131.75)	-
Less: Amount written off (Refer Note 51(B)(xix))	(126.94)	-
Add: Inventories from new projects	-	150.00
Closing Balance	(259,151.02)	(217,971.61)
(Increase)/Decrease in Project Work in Progress	Total (a)	(15,742.47)
(b) Transferable Development Rights		
Opening Balance	-	617.85
Adjustment to Opening Stock	-	-
Transferred to Advances	-	-
Closing Balance	-	-
(Increase)/Decrease in Transferable Development Rights	Total (b)	617.85
(c) Raw Material At Site:		
Opening Balance	227.95	65.48
Add: Adjustment on account of Merger	-	-
Add: Purchases during the year	74.23	-
Add: Other adjustments	-	(46.46)
Closing Balance	(302.19)	(227.95)
(Increase) / Decrease in Raw Material At Site	Total (c)	(208.94)
(d) Finished Goods:		
Opening Balance	219.84	761.18
Closing Balance	(109.92)	(219.84)
(Increase) / Decrease in Finished Goods	Total (d)	541.34
Total (a+b+c+d)	(41,328.05)	(14,792.20)

39 Employee Benefits Expenses

(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Salaries, Wages and Bonus (Including Managerial Remuneration)	2,094.04	1,854.40
Contribution to Provident Fund and Others (Refer Note 44)	41.45	44.04
Staff Welfare and Other Amenities	95.70	78.42
Total	2,231.19	1,976.85

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**40 Finance Cost**

	(Rs. in lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Interest Expenses (Refer Note 40.1 & 14.5)	26,107.91	22,398.73
Other Borrowing Costs	104.70	96.24
Interest paid on cancellation of flats	3,088.16	117.44
Interest on delayed payment of taxes	20.32	-
Less: Transferred to Project Expense	(16,852.49)	(13,052.31)
Total	12,468.61	9,560.10

40.1 Includes Redemption Premium on Debentures at amortised cost Rs. 563.87 lacs (previous year Rs. nil)

41 Other Expenses

	(Rs. in lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Rent (including lease rents (Refer Note 46(A)))	121.41	476.36
Rates and Taxes	389.81	263.45
Repairs and Maintenance	117.96	13.02
Legal and Professional charges (Refer note 41.1)	534.78	760.37
Leave & License Fee	13.20	62.64
Donations	6.18	19.16
Hardship Compensation	-	340.44
Advertisement and Publicity	21.47	77.38
Business Promotions Expenses	148.74	532.59
Commission and Brokerage	152.40	267.68
Books, Periodicals, Subscription & Membership Fees	31.17	27.39
Printing, Stationery, Postage, Telegram and Telephone Charges	46.28	20.32
Travelling and Conveyance Expenses	84.76	23.53
Compensation for Cancelled Flats (Refer Note 32.2)	20.00	-
Directors Sitting Fees	9.00	10.20
Loss on sale of Property Plant and Equipment	77.47	4.02
Sundry Balance written off	3,176.59	1,460.51
Cenvat credit reversal	-	182.17
Loss on sale of investment	-	1,064.71
Provision For Impairment of Property, Plant and Equipment (Refer Note 3.4 and 5.1)	5,253.29	921.98
Provision for doubtful debts, loans and advances	3,577.63	988.56
Water and Electricity Charges	58.46	44.16
Provision for estimated cost of settlement (Refer Note 21.8)	2,500.00	-
Housekeeping expenses	24.09	16.52
Security Charges	21.47	21.93
Corporate Social Responsibility (Refer Note 58)	9.58	56.36
Upfront Fees	306.53	-
Fair Value Loss on Investments carried at Fair Value Through Profit and Loss	9,351.43	71.54
Advance against share purchase written-off	1,722.00	-
Goodwill written off	190.83	-
Miscellaneous Expenses	1,004.86	397.79
Total	28,971.38	8,124.79

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

41.1 Auditor's Remuneration

	(Rs. in lacs)	
Payment to auditors - (exclusive of service tax)	For the year ended March 31, 2018	For the year ended March 31, 2017
a) Audit Fee (including Limited Review)	77.39	73.19
b) For other services (Certification and other services)	8.15	10.45
c) For reimbursement of expenses	1.89	0.73
Total	87.43	84.37

42 Earning Per Share

Basic and diluted earnings/ loss per share is calculated by dividing the profit/ loss attributable to equity holders of the Company by the weighted average of equity shares outstanding during the year.

a) Reconciliation of earning used in calculating EPS

	(Rs. in lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Basic earning per share		
Profit attributable to the equity shareholders of the company used in calculating basic earning per share		
- From continuing operations	(31,378.47)	(5,972.17)
Total	(31,378.47)	(5,972.17)
Diluted earning per share		
Profit attributable to the equity shareholders of the company used in calculating diluted earning per share		
- From continuing operations	(31,378.47)	(5,972.17)
Total	(31,378.47)	(5,972.17)

b) Weighted average number of shares

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Weighted average number of shares used for calculating basic earning per share	243,258,782	243,258,782
Weighted average number of shares used for calculating diluted earning per share	243,258,782	243,258,782

c) Basic and diluted earning per share

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Basic and diluted earning per share		
From continuing operations attributable to equity shareholders	(12.90)	(2.46)
Earning per share	(12.90)	(2.46)

43 Income Tax

(a) Income tax expense is as follows:

	(Rs. in lacs)	
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Statement of Profit and Loss		
Current tax:		
Tax for the year	(88.98)	(22.22)
Total current tax expense	(88.98)	(22.22)
Deferred tax:		
Deferred tax expense	(660.70)	(2,675.80)
Total deferred tax expense	(660.70)	(2,675.80)
Income tax expense	(749.68)	(2,698.02)

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(Rs. in lacs)		
Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Other comprehensive Income		
Deferred tax related to OCI items:		
Income tax relating to items that will not be reclassified to profit or loss		
(i) Notional loss on fair value adjustment in the value of investments	53.13	1,117.03
(ii) Remeasurement of net defined benefit plans	(7.57)	(18.14)
Total	45.56	1,098.89

(b) **Reconciliation of tax expense and the accounting loss computed by applying the Income tax rate:**

(Rs. in lacs)				
Particulars	For the year ended March 31, 2018		For the year ended March 31, 2017	
Profit before tax		(30,573.64)		(4,740.36)
Tax at the Indian tax rate	27.82%	(8,505.59)	30.90%	(1,464.77)
Tax effect on amounts which are not deductible (taxable) in calculating taxable income:				
Non-deductible expenses as per Income tax Act		4,422.94		-
Effect of Income that do not form part of taxable income		(1,371.62)		(1,059.46)
Effect of Loss not recognised as no reasonable certainty of future taxable profits		2,092.00		269.26
Adjustment of current tax for prior periods		77.98		(1,316.94)
Deduction as per Income Tax Act		(33.84)		(373.00)
Difference on account of change in income tax rate		(590.70)		-
Reversal of deferred tax for earlier years		3,746.85		-
Other adjustments		(587.70)		1,246.90
Income tax expense	2.45%	(749.68)	56.92%	(2,698.02)

43.1 Above workings are based on provisional computation of tax expense and subject to finalisation including that of tax audit or otherwise in due course.

44 As per Indian Accounting Standard-19 "Employee Benefits", the disclosures of Employee Benefits as defined in the Indian Accounting Standard are given below:

A Defined Contribution Plan:

The Group makes contributions towards provident fund, superannuation fund and other retirement benefits to a defined contribution retirement benefit plan for qualifying employees. Under the plan, the Group is required to contribute a specified percentage of payroll cost to the retirement benefit plan to fund the benefits. The contributions payable to these plans by the Group are at rates specified in the rules of the schemes.

The Group has recognised the following amounts in Statement of Profit and Loss which are included under Contributions to Funds under Employee Benefit Expenses (Refer Note No 39) and Inventorised in Project Expenses (Refer Note 37).

(Rs. in lacs)		
Particulars	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Employer's Contribution to Provident Fund and Allied Funds	62.11	58.27
Employer's Contribution to ESIC and MLWF	1.22	2.86
Total	63.33	61.13

B Defined Benefit Plan:

The group provides gratuity benefits to its employees as per the statute. Present value of gratuity obligation (Non-Funded) based on actuarial valuation done by an independent valuer using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation for compensated absences (Non-funded) is recognized in the same manner as gratuity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

I. Reconciliation of opening and closing balances of Defined Benefit obligation.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Defined Benefit obligation at the beginning of the year	323.79	385.13
Expenses Recognised during the year		-
Acquisition Adjustment	14.51	13.39
Transfer in/(out)	(43.69)	2.14
Interest Cost	19.84	29.07
Past Service Cost	46.87	(66.28)
Current Service Cost	56.65	78.47
Settlement Cost/(Credit)	(1.71)	(12.70)
Benefits paid	(50.67)	(23.04)
Actuarial (gain)/loss	(25.41)	(82.39)
Defined Benefit obligation at the end of the year	340.18	323.79
Net Liability		
- Current	127.80	103.56
- Non-Current	212.38	220.23

II. Expense recognized during the year.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Current Service Cost	56.65	78.47
Past Service Cost	46.87	(66.28)
Settlement Cost/(Credit)	(1.71)	(12.70)
Interest Cost	19.84	29.07
Acquisition adjustment	14.51	13.39
Other Impact	-	0.06
Expense recognized in Statement of Profit and Loss	136.15	42.01

III. Recognised in other comprehensive income for the year

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Experience (Gain) / Loss on plan liabilities	(22.31)	(88.70)
Demographic (Gain) / Loss on plan liabilities	5.86	3.26
Financial (Gain) / Loss on plan liabilities	(8.95)	3.05
Actuarial (gain)/loss	(25.41)	(82.39)

IV. Actuarial assumptions.

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Mortality table	IALM(2006-08) ult	IALM (2006-08) ult.
Discount Rate	7.30%-7.80%	6.80%
Rate of Escalation in Salary	10.00%	10.00%
Expected Average remaining working lives of Employees (in years)	7.41	3.44

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Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
<u>Withdrawal Rate</u>		
Age upto 30 years	10%-26%	26.00%
Age 31-40 years	10%-26%	26.00%
Age 41-50 years	10%-26%	26.00%
Age above 50 years	10%-26%	26.00%

The estimates of rate of escalation in salary considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is extracted from the report obtained from Actuary.

V. Expected Future Benefit Payments.

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Within the next 12 months (next annual reporting period)	125.99	82.52
Between 2 and 5 years	193.11	142.06
Between 6 and 10 years	177.59	98.2

VI Experience Adjustments

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Present value of defined benefit obligation	340.30	323.79
Fair value of plan asset	-	-
Surplus/ (Deficit)	(340.30)	(323.79)
Experience Adjustments on actuarial (gain)/loss	-	-
Plan liabilities (gain)/loss	(22.31)	(88.70)
Plan assets (gain)/loss	-	-
Other	(3.10)	6.31

VII Quantitative sensitivity analysis for significant assumption is as below

Sensitivity analysis indicates the influence of a reasonable change in certain significant assumptions on the outcome of the Defined Benefit Obligations (DBO) and aids in understanding the uncertainty of reported amounts. Sensitivity analysis is done by varying one parameter at a time and studying its impact.

1 Present value of defined benefits obligation at the end of the year

(Rs. in lacs)

Particulars	Gratuity (Un-Funded)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
One percentage point increase in discount rate	329.39	311.61
One percentage point decrease in discount rate	348.44	330.06
One percentage point increase in salary rate	344.57	325.95
One percentage point decrease in salary rate	332.29	315.22
One percentage point increase in withdrawal rate	337.99	320.03
One percentage point decrease in withdrawal rate	338.75	321.06

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

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

3 Sensitivity analysis is done by varying one parameter at a time and studying its impact.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

VII. Risk Exposure and Asset Liability Matching

Provision of a defined benefit scheme poses certain risks, some of which are detailed hereunder, as companies take on uncertain long term obligations to make future benefit payments.

1 Liability Risks

a. **Asset-liability Mismatch Risk -**

Risk which arises if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the Group is successfully able to neutralize valuation swings caused by interest rate movements. Hence companies are encouraged to adopt asset-liability management.

b. **Discount Rate Risk -**

Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practise can have a significant impact on the defined benefit liabilities.

c. **Future Salary Escalation and Inflation Risk -**

Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to uncertainties in estimating this increasing risk.

2 Unfunded Plan Risk

This represents unmanaged risk and a growing liability. There is an inherent risk here that the Company may default on paying the benefits in adverse circumstances, Funding the plan removes volatility in company's financials and also benefit risk through return on the funds made available for the plan.

Notes:

1 The obligation towards Gratuity is unfunded and therefore, the following disclosures are not given:

- a. Reconciliation of Opening and Closings Balance of fair value of plan assets.
- b. Details of Investments

C **Other long term employee benefit**

The obligation of compensated absences is provided for on actuarial valuation by an independent valuer and the same is unfunded. The amount debited /(recognized) in the Statement of Profit and Loss for the year is Rs. 3.74 Lacs (Previous Year (Rs. 28.33 Lacs)*). Further the Group has charged to inventory Rs. 0.47 lacs (Previous Year Rs. 5.77 lacs) of compensated absences during the year.

* The amount for previous year is shown as negative due to excess recovery from group entities on account of transfer of employees

45 **Segment Reporting:**

A **Basis of Segment**

Factors used to identify the entity's reportable segments, including the basis of organization For management purposes, the Group has only one reportable segments namely , Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Group's performance and allocats resources based on an analysis of various performance indicators.

B **Geographical Information**

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

C **Information about major customers**

Revenue from transactions with a single external customer when amount to 10 per cent or more of entity's total revenue, the entity shall disclose the total amount of revenue from that customer and the identity of the segment or segments reporting that segment. The Group, at consolidated level, has no such external customer whose revenue amounts to 10 per cent or more of the total revenue of the group.

46 **Operating Lease:**

As per Ind AS -17 'Leases', the disclosure of transactions with the respect to lease of premises is disclosed as follows:

A **Assets taken on Operating Lease :**

- (i) The Group has taken commercial premises on Operating Lease and lease rent of Rs. 121.41 Lacs (Previous Year Rs. 476.36 lacs) has been debited to Statement of Profit and Loss and Rs. 32.13 Lacs (Previous Year Rs. 33.63 lacs) has been inventorised for the current year. In case of one vendor, the Group is in the process of negotiating and finalizing the signed lease agreement and hence provision for such lease is made on past experience.
- (ii) The Group does not have any contingent lease rental expenses/ income.

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B Assets given on Operating Lease :

- (i) The Group had executed lease deeds for certain units forming part of the Project for a period of 5-25 years and the lease rentals shall become due and payable on possession being granted. The lease rental is subject to escalation. Lease rent recognized during the year in the statement of Profit & Loss amount of Rs. 84.78 lacs (Previous Year: Rs. 7.59 lacs). Accordingly, the future lease rentals are disclosed based on the Management's estimate of the amounts that it would receive.
- (ii) The future minimum lease payments are as under:

Particulars	(Rs. in lacs)	
	For the Year Ended March 31, 2018	For the Year Ended March 31, 2017
Future Lease Payments		
(a) Not later than one year.	82.68	31.08
(b) Later than one year but not later than five years.	282.72	127.43
(c) Later than five years.	518.22	638.02
Total of future lease payments	883.62	796.52

47 Disclosure as per Guidance Note on " Accounting for Real Estate Transactions "

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
The amount of project revenue recognized as revenue during the year	(2,055.91)	2,226.32
The aggregate amount of:		
-Cost incurred till date	332,394.82	109,214.73
-Profits recognised till date	(9,542.04)	3,458.21
The amount of advances received	106,262.87	67,402.91
The amount of work in progress	259,151.02	217,971.62
Unbilled revenue	13,500.00	1,349.47

Note: DB Woods project had been completed in FY2015-16. Hence, the same has not been considered for the disclosure of advances received, cost incurred to date and profit recognised to date.

48 Contingent Liabilities and Commitments:

(A) Contingent Liabilities

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Claims against the Group not acknowledged as debt		
A Appeal Filed in respect of disputed demand of Income Tax (Refer note (ii) below)	10,425.28	1,162.05
B Disputed demand of Service Tax (Interest and penalty are not ascertainable)	7,263.18	7,390.86
C Claims under Property Tax (Refer note (i)) For various projects, property tax is unascertainable	4,119.19	3,763.12
D. Arrears of Dividend in respect of 0.001% Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS)	0.00	0.00
E. Arrears of Dividend on 0.001% compulsorily Convertible Cumulative Preference shares (CCPS)	0.00	0.00
F Esteem Properties Private Limited, as per terms of Consent Terms entered into with Air Inn Private Limited, is liable to re-imburse to Air Inn Private Limited the liability that may devolve upon it on account of suit pending against it in the Hon'ble High Court of Judicature of Bombay	150.00	150.00
G Other Contingent Liabilities (Refer note (vi))	-	1,833.57
H Contingent payments to the holders of Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS), Compulsory Convertible Preference Shares (CCPS) and equity shares subscribed by other shareholders of an entity (in which the Holding Company has joint control) - representing the amount payable or adjustable by the Holding Company on exercise of various exit options by such other holders based on agreement entered with them.	Amount unascertainable	Amount unascertainable

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

(Rs. in lacs)			
	Particulars	As at March 31, 2018	As at March 31, 2017
I	Claim against Subsidiaries not acknowledged as debt (for thirty six (previous year eighteen) numbers of cases) petition filed against Subsidiaries, in relation to the Orchid height and Orchid West View projects including one specific legal suit filed by Mr. Byram Rustom Jeejeebhoy against the M/s Jecce Corporation (Lessor) & the Subsidiaries in relation to land litigation.	Amount unascertainable	Amount unascertainable
J	Provisional attachment of assets under Prevention of Money Laundering Act, 2002 for: DB Realty Limited (Refer note no. 54) Dynamix Realty (Refer note no 51A(iii))	Amount unascertainable	Amount unascertainable
K	One of the Subsidiaries has filed a petition with Bombay High Court against MCGM & MHADA challenging the wrongful levy and imposition of "Offsite Infrastructure Charges" charged by Respondent of Rs. 1,374.96 lacs in their revised Offer Letter in the pretext of Developmental Charges and have also claimed refund of the Infrastructure charges of Rs. 1,209.09 lacs which was paid earlier. The High Court has stayed the demand for Rs. 1,374.96 lacs by interim order.	-	1,374.96
L	Claim against two subsidiaries not acknowledged as debt: The Subsidiaries are party to various legal proceedings in its normal course of business and does not expect any outcome of these proceedings to have any adverse effect on its financial conditions, results of operations or cash flows. Hence, the same is reflected in contingent liabilities.	27.60	33.90
M	On Borrowings from Edelweiss housing finance Limited (EHFL)	-	7.01
N	Civil suit filed towards Orchid View Point project in one of the subsidiaries	89.52	79.69
O	Objections raised by Project Partner with respect to Share in Project Expenses.	-	1,310.27
P	Complaint has been filed seeking repayment/refund of the principal amount and interest thereon towards their purchase of the proposed flats in the proposed building known as "Orchid Turf View"	3,907.84	3,907.84
Q	Maharashtra Value Added Tax (for FY 2009-10, 2010-11 and 2012-13) (Rs. 45 lacs is paid under protest)	6,424.13	6,424.13
R	One of the subsidiary company has provided cross securitisation for one of the group company (Goan Hotels and Realty Pvt. Limited) for Rs. 7,500 lacs to a bank, which is significant in relation to the net-worth of the said company. In the opinion of the Management, the same would not result into any financial liability on the Company.	7,500.00	-
S	One of the associate has received Notice from one land owner for cancellation of development Agreement, the company is in the process of taking legal opinion and replying to the said notice. The amount that can be forfeited is Rs. 1.85 lacs	0.49	-
T	The Company has entered into Development Agreements with various parties. Under one of the terms in many agreements, it is the company's responsibility to obtain approvals within the specified time. In a situation where the approvals are not obtained within the specified time, the initial amount given as per the terms of the agreement can be forfeited by the parties. As on March 31, 2018, the total amount paid initially which can be forfeited by the parties are Rs. 356.31 lacs (Previous Year - Rs. 356.31 lacs).		
U	The Group Entities are parties to various legal proceedings in the normal course of business and do not expect the outcome of these proceedings which is unascertainable to have any adverse effect on their financial conditions, results of operations or cash flows. (Refer note no 49 & 50)		
V	As per the terms of the Development Agreement and Supplementary Agreement entered into by one of the subsidiary company with Bhishma Realty Limited (Bhishma), a proportionate expenditure incurred towards the project by the company has to be recovered from Bhishma. Accordingly, the company has raised various claims towards Bhishma's share of project costs, mobilisation advance, etc. Bhishma has raised certain objections with respect to the said debit note to the tune of Rs. 1,310.27 lacs. The management is in the process of reconciling the said differences and is hopeful that the disputes would be resolved and there would be no material impact in the financial position of the company.		
W	The subsidiary Company had provided for interest on delayed / non-payment of service tax of Rs.20.25 lacs during the year ended 31st March 2012 and additional interest provision of Rs.1.38 lacs for delayed payment of service tax during the year ended 31st March, 2013 but has decided not to provide for such interest thereafter, as in the opinion of the Management the same shall be recovered from the allottees. Necessary adjustment entries, including for non-recovery, if any, shall be passed on reaching finality in the matter.		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**Notes :**

- (i) During an earlier year, one of the joint ventures had received special notice from Municipal Corporation of Greater Mumbai (M.C.G.M) with regard to payment of property tax. In response to said notice, the Joint venture has filed complaint to M.C.G.M stating that the said property belongs to Government of Maharashtra and therefore the assessment for property tax made of Rs. 4419.19 lacs (Previous Year: Rs. 3763.12 lacs) on the said joint venture is bad in law and void.
- (ii) The Income Tax department has issued notice u/s 226(3) of the Income Tax Act, 1961 to The Chief Officer of Slum Rehabilitation Authorities for recovery of Rs. 4,277.53 lacs (Previous year: Rs. 353.48 lacs) (plus Interest) due from the Firm. It has directed the SRA Authority to pay the Income Tax Authority any amount due or hold any amount which may become due to the Firm up to the amount of arrears unpaid by the Firm.
- (iii) The Group is contesting the demands and the Management believes that its position will likely be upheld in the appellate process. No tax expense has been accrued in the consolidated financial statements for the tax demand raised. The Management believes that the ultimate outcome of this proceeding will not have a material adverse effect on the Group's financial position and results of operations.
- (iv) One of the subsidiary companies has provided security by way of registered mortgage (first charge) in favour of ICICI Bank over the 10 (ten) proposed flats within its Project "DB Crown" having proposed area admeasuring 22,653 square feet. The subsidiary is confident that M/s Y J Realty & Aviation Private Limited would fulfill the obligation under the credit facilities and does not expect any outflow of resources. Further, considering the fact that the 10 flats are to be constructed in future, the amount of contingent liability is not ascertainable.

(v) Contingent liability of associate Company

- (a) An associate company has filed an Appeal before the SDO on 9th January 2012 against Order No.TAH / AND / N.A REC / KAVI / 323 / 2011 dated 09/12/2011 passed by Ld. Tahsildar Andheri who has unilaterally & arbitrarily imposed Non Agricultural Assessment amounting to Rs.44.26 lacs in respect of area admeasuring 72,339.30 Sq.Mts. in the Residential Zone (covered by Slums) and illegally collecting / withdrawing the sum of Rs.44.26 lacs directly from the Bank Account No.1101 / 5703 of the associate company. The associate company has inter-alia claimed that since the land is covered by Slums and has not been converted to Non-Agricultural User by the associate company, there is no NA Tax liability.
- (b) Ravindra Waikar has filed a Suit against Vimlabai Shinde in respect of certain land which appears to be in possession of Vimlabai Shinde. This land is owned by the associate Company and it appears that the Company had agreed to sell the same to Ravindra Waikar under a MOU dated 30/04/2005. Ravindra Waikar and Vimlabai Shinde are claiming interest in the land. The associate Company is a formal party.
- (c) Mr. Ahmed Masoomali Siddique & another has filed suit in City Civil Court, Dindoshi against the associate company for title by adverse possession of certain area of land situated at Vyravali Estate.
- (d) Mrs. Mahinder Kaur Sandhu has filed suit in City Civil Court, Dindoshi against the associate company alleging that she is in full possession of certain area of plot of land situated at Vyravali Estate and that she should not be dispossessed of the suit property
- (e) The associate Company has filed a Writ Petition before Bombay High Court for challenging the legality and validity of various letters addressed by certain Respondent in respect of declaring and acquiring the Certain part of Studio Premises (i.e. Plot adm. 9,540 sq mtrs) being a protected monument. Wide this writ petition the associate company is seeking court to consider concerned purchase notice in respect of such parcel of land as being under reservation of "Caves" in the sanctioned Development Plan.
- (f) The associate Company has filed a Commercial Suit (L) No. 129 of 2017 in High Court against 1) Shemaroo Entertainment Limited 2) Kamal Amrohi Films, 3) Tajdar Amrohi, 4) Ramnord Research Labs Limited. This suit was filed by the Plaintiff pleading the court to declare the Plaintiff as the sole and exclusive owner of copyright in the cinematograph film titled "Pakeezah" and to grant an injunction restraining the defendants and/or any other persons claiming in any manner or exploiting the any rights in respect to Pakeezah so as to infringe the Plaintiff's copyright in the same.

Contingent Liability for the above legal cases mentioned in point number b to f, as per management's view and considering the status of cases as of date, can not be ascertained in financial terms.

(vi) Other Contingent Liabilities:

- (a) One of the associate company has not recognized brokerages which are due based on the milestone of payment received from customer amounting to Rs. 188.82 lacs (Previous year Rs. 109.36 lacs) . The same has been considered as contingent liability as all the bookings are under re-negotiation stage with all the customers with new plan and area based on final settlement. Hence, the brokerages which are due based on specific milestone are shown as contingent liability till the time of final settlement.
- (b) In case of cancellation of flat, all cancellations for which payment has not been made are not accepted by customers till the date. The associate has given option to all customers to cancel and get refund with interest or to continue as a customer with Orchid Height project with new plan and area. Hence, interest liability is not certain as on reporting date. However, the Board has already approved interest @ 12% p.a. on all cancellations in Board Meeting dated November 3, 2012. Hence, entire interest on cancelled flats for which payment has not been made is considered as contingent liability amounting to Rs.619.15 lacs (Previous year Rs. 768 lacs).

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(B) Capital & Other Commitments

(Rs. in lacs)

(i)	Particular	As at March 31, 2018	As at March 31, 2017
	Capital Commitment		
	Estimated amount of contracts remaining to be executed on Intangible Assets under Development	11.80	20.46
	Other Commitment (Associate Company)		
	Estimated amount of contracts remaining to be executed other than capital account and not provided	52,000.00	69,442.05

- (ii) One of the subsidiary company has been admitted as a partner in M/s Om Metal Consortium ("OMC"), which has been awarded tender by MHADA for construction of Rehabilitation Tenements and Buildings after redevelopment of existing transit camp against which OMC is entitled for Free Sale Premises.

As per the terms of the deed, the subsidiary is admitted as a partner with 50% interest subject to it contributing Rs. 6,000 lacs as a non refundable amount, out of which as up to year end Rs. 5,000 lacs has been contributed and balance Rs. 1,000 lacs has not been paid due to litigation filed by the company against OMC.

Further, in terms of the deed, the firm, the subsidiary and the other partners of OMC has executed "Construction Agreement" setting out the rights and the obligations of the company and the other group. As per the agreement, the company is entitled for 50% of the Free Sale Premises and has to incur there against the costs detailed out therein (including the liabilities for direct/indirect taxes). Accordingly, the cost which are incurred as part of the subsidiary's obligation are allocated as Project Work in Progress in this account. Similarly, the amount of Rs. 6,000 lacs, being non refundable contribution is also allocated to Project Work in Progress since it represents non-refundable outflow of resources in the hands of the subsidiary for getting right in Free Sale Premises. Under the circumstances, the balance standing to partners' capital account does not include that of Rs. 5,000 lacs paid by the company to OMC.

- 49 During an earlier year, the Holding Company acquired 1/3rd stake in Mahal Pictures Private Limited by paying Rs. 8,922 Lacs by and under a Share Purchase Agreement dated December 2, 2010, the Company agreed to purchase additional 1/3rd stake from another shareholder vide a Share Purchase Agreement and paid advance of Rs. 4,000 Lacs. However, as per the said agreement, such purchase is subject to settlement of a suit which is pending at the High Court of Judicature at H'ble Bombay High Court. The Company has become a party to the said suit on account of demise of that Shareholder. The holding Company, based on legal advice is confident of a favorable resolution in getting the matter resolved favorably and accordingly the said advance paid is considered to be good of recovery.
- 50 a) The Company has incurred a sum of Rs. 1,753.58 lacs (Previous Year Rs. 1,767.62 lacs) towards acquisition of development rights pertaining to a SRA redevelopment project, which is the subject matter of litigation. There are six litigations pending regarding the same. Based on legal advice, the Company believes that it has a good chance of getting the project and is confident of commencement of redevelopment activities shortly and accordingly the said amount is considered as good of recovery.
- b) In respect of project under development having a value of Rs. 3,517.59 Lacs (Previous Year Rs. 3,515.86 lacs) (forming a part of inventory) the Bombay High Court has ordered payment of money under the award as and by way of part compensation of Rs. 723.88 lacs (Previous Year Rs. 723.88 Lacs) towards land acquisition (included under current liabilities). the Company has moved to Supreme Court against such order of the High Court seeking further compensation of Rs. 2,168.14 lacs (Previous Year 2,168.14 Lacs). The Company also expects to recover amounts paid to other parties towards the project. Pending outcome of the matter, no adjustment have been made in the accounts in this regard.
- 51 Significant matters stated in the notes to the audited financial statements/ audit reports of the subsidiaries/ Partnership firms / joint ventures and jointly controlled entities.

A) Joint venture / Partnership firm(s)/ Limited Liability Partnership(s) (consolidated as per Ind-AS- 28)

- i) Notes to financial statements of Dynamix Realty (Dynamix) are as follows:
- (a) After trade receivables were provisionally attached, amount of Rs. 4,971 lacs was realised from the said party, for which requisite information has been made to the prescribed authority. Further, the Directorate of Enforcement has realised the balance amount of Rs. 3,451.21 lacs.
- (b) The Partners of the Firm are taking effective steps for recovery and were not expecting any short realisation. However, during the preceding year, after making evaluation of the recovery aspects, it decided to provide for doubtful recovery of Rs.632.44 lacs since the debts had become overdue for substantial period of time. In the current year, the Firm has realised Rs. 246.98 lacs thereon and accordingly provision for doubtful debts to that extent is reversed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

- (c) On initial adoption of Ind AS, the Firm had made allowance for Expected Credit Losses by estimating that the receivables which were outstanding as on 1st April, 2015 would be realised on or before 31st March, 2019. However, since majority of debts are attached under the PML Act and the matter still not reached its finality (Refer Note No. 54), the expected credit losses have been restored to its original recognition with no further adjustment to be made therefor till the disputes reaches its finality.
- (d) Trade Receivables, considered good outstanding more than 6 Months of Rs 2,722.98 lacs (Previous year Rs 3,664.04 lacs) (net of provision for expected credit loss) attached under the PML Act. The Firm has filed legal cases against these parties before the Hon'ble High Court of Bombay for recovery of outstanding amounts along with interest thereon, which are pending. The Firm is confident that the outcome of these cases would be in its favour and hence, the outstanding amount shall stand realised in the due course of time. Under the circumstances, provision for doubtful debts, if any, is not considered necessary to be provided for.
- (e) The Firm has not made provision for contested income tax liability of Rs. 2,911.63 lacs (Previous Year: Rs. Nil) since based on the interpretation of law being supported by decisions of the appellate authorities, the Management of the Firm is of the opinion that the demands shall be deleted.
- (ii) Notes to Financial Statement regarding property tax liabilities:
- The Firm has disputed its liability for property tax on the land on which it has constructed the Project as the said land was conveyed to the Municipal Corporation of Greater Mumbai (MCGM), though it provided for such property tax as upto March 31, 2012 and accordingly, has not paid Rs. 102.34 lacs (Previous year Rs.102.34 lacs). Without prejudice to the same, in any view of the matter, in terms of the agreement with Slum Rehabilitation Authority as well as with MCGM, the Firm is not liable for property tax effective April 2012. Accordingly, the amounts of Rs. 33.74 lacs (Previous Year Rs. 33.74 lacs)paid under protest on or after April 2012 are carried forward as recoverable from MCGM. Adjustment entries shall be passed once the outcome is finalised.
- iii) Notes to financial statements and reference in auditor's report of Dynamix relating to matter which is sub-judice:
- The Firm had granted Loan to Kusegaon Realty Private Limited aggregating to Rs. 20,925 lacs, (the said loans) as upto 31.03.2010 which as of 31.03.2016, along with interest thereon stands recovered. Central Bureau of Investigation Anti-corruption Branch, New Delhi (CBI) in the Supplementary (First) charge sheet RC.DAI.2009.A.0045 (2G Spectrum Case) has alleged that out of the said loans, through the Firm, Rs. 20,000 lacs is paid as illegal gratification to M/s Kalaingar TV Private Limited (Kalaingar) through Kusegaon Realty Private Limited and M/s Cineyug Films Pvt. Limited, in lieu of the undue favours by accused public servants to Swan Telecom Private Limited (SWAN) in 2G Spectrum Case. The CBI have alternatively alleged in the said charge sheet that even if the said transaction of Rs. 20,000 lacs is accepted as genuine business transaction, the said loans obtained by Kalaingar for a consideration which being known as inadequate, constitutes commission of offence. The Firm is not an accused in the 2G Spectrum Case. The CBI Special Court in the 2G trial case passed an order on December 21, 2017 whereby all parties have been acquitted.
- Further, consequent to above, a complaint was filed under the Prevention of Money Laundering Act, 2002 (the PML Act) (Money Laundering Case) and the Adjudicating Authority vide Order dated 10.01.2012 has confirmed the Provisional Attachment Order (the Order). The Firm being included as one of the defendant, properties in the form of bank balances and sundry debtors aggregating to Rs. 13,389 lacs (Previous Year Rs. 13,389 lacs) were provisionally attached, out of which, trade receivable of Rs. 4,971 lacs (Previous year Rs.4,971 lacs) are realised by the firm. An appeal has been preferred against the Order before the Appellate Tribunal under the PML Act. The Directorate of Enforcement has taken physical possession of bank balance of Rs. 35.99 lacs (Previous Year Rs. 35.99 lacs) and has realised the trade receivable (The Phonix Mills Limited) of Rs. 3,451 lacs (Previous Year Rs. 3,451 lacs). Against such recoveries the Firm has made a representation to convert the amount so recovered into fixed deposits to be held by them in trust, which is pending. These recoveries by Directorate of Enforcement are shown as receivable from Directorate of Enforcement in the firm's financial statements.
- Further, on 24.04.2014, the Directorate of Enforcement has filed a complaint before the Hon'ble Special Court in connection with the Prevention of Money Laundering Case relating to the 2G Spectrum Case against 19 accused including the Firm and its partners. The Hon'ble Special Court by an Order have framed charges against the accused persons, including the Firm. The Firm has been alleged to have paid illegal gratification of Rs. 20,000 lacs to Kalaingar on behalf of an accused public servant, through the process of layering and received back the same again through the process of layering from Kalaingar as Rs. 22,355 lacs. Thus, the Firm is alleged to be involved as also alleged to have committed an offence of money laundering under section 3 of the PML Act, which is punishable under section 4 of the PML Act.
- After completion of both the cases by two separate orders dated 21.12.2017, the Special Court in CBI as well as PMLA Case has passed the Orders acquitting all the Accused. By the Order dated 21.12.2017 in PMLA Case, the Special Court has also given Order for release of properties attached by the Directorate of Enforcement including of the Firm after the period of appeal is over. Against the said Orders, CBI as well as the Directorate of Enforcement have filed Criminal Leave Petitions before the Hon'ble Delhi High Court which are pending for admission. Further, the Directorate of Enforcement has also filed petition for stay against Order of release of the attached properties for which "status-quo" has been granted by Hon'ble Delhi High Court vide Order dated March 21, 2018.
- In the opinion of the Firm, though the aforesaid cases are sub-judiced, as legally advised favourable outcome are expected and hence it would realised the attached assets.
- iv) Notes to Financial statements relating to procedures pertaining to direct confirmations:
- Balances of trade receivables and payables are subject to confirmation and reconciliation, wherever applicable, if any.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

- v) The joint venture company has paid advances of Rs. 5,805.87 lacs (Previous Year Rs. 5,805.87 lacs) to various parties including associates to facilitate the jointly controlled entity (JCE) and for acquiring the occupancy rights of the occupant(s) in connection with the Project and as such, these parties are acting in fiduciary capacity for and on behalf of the JCE. For the purpose, the joint venture company has executed Memorandum of Understanding with each of the party.

The Management of the JCE has decided to appropriate the advances so paid to each of the party to the account of compensation in the year in which the occupancy rights shall get transferred to the JCE. Further, the JCE is in the process of quantifying the amount of stamp duty liability, if any, payable by each of the party in execution of agreement for acquiring occupancy rights from the occupants and shall account the same upon such ascertainment. However, as regards, the capital gain tax liability, if any, the joint venture company does not expect the same to arise having regard to the market value of the property as per the stamp duty ready reckoner and the value as per the agreement.

The aforesaid classification of monies so advanced to parties to acquire occupancy rights at the behest of the subsidiary and accounting the same to the account of compensation in the year of transfer of such occupancy rights of the joint venture company has no adverse impact in determination of loss for the year as the amount of compensation, including the stamp duty, if any, and other costs shall stand allocated to the value of Project Work-in-Progress as and when paid.

- (vi) In case of one of the Joint Venture company, the latest date of redemption / conversion (as applicable) of the ROCCPS and CCPS was 26th March, 2012 and 30th January, 2012 respectively (the said shares). Redemption / conversion (as applicable) in relation to the said shares is not made pending reaching finality in the matter with the respective shareholders. In view of the above, the accounting implications arising due to conversion / redemption (as applicable) would be carried out in the year of reaching finality with the respective shareholders in relation to the amounts reported under the heads Paid up Share Capital and Securities Premium Account.

- (a) Further, one of the shareholder, Trinity Capital (Ten) Limited [Trinity] has filed a petition under section 241-242 of the Act (Oppression and Mismanagement) for oppressing its rights and depriving of information relating to the Joint Ventures against the Joint Ventures, its shareholders and Directors before National Company Law Tribunal (NCLT). Following ad-interim order was passed in the hearing held on 25.04.2017, inter-alia:

- (i) Joint venture to disclose all the financial details and all other details in relation to the joint venture to Trinity;
- (ii) Joint venture not to create any third party rights in respect of the immovable property which is subject matter of the Project; and
- (iii) Joint venture to maintain its shareholdings and maintain status quo in relation to its share capital

- (b) Subsequently, an application under Section 45 of the Arbitration and Conciliation Act, 1996 has been filed by the holding Company and the same is reserved for order.

- (c) Finality is not reached in respect of the aforesaid matter. Meanwhile, a Share Purchase Agreement dated 17th October, 2017 had been entered into by and between Trinity and holding Company whereby;

- (i) 2,65,707 CCPS have been sold by Trinity to holding Company for an aggregate consideration of Rs. 1,496.30 lacs;
- (ii) One CCPS is deposited with the Escrow Agent by executing Escrow Agreement dated 18.01.2018 whereby CCPS would be transferred to holding Company in accordance with terms of the Escrow Agreement;

- (d) Under the aforesaid circumstances, the classification of ROCCPS has been continued to be part of 'Equity'.

- (vii) In respect of project on hand, accounting of compensation/ additional compensation (as applicable), in relation to following categories of occupants, as upto year end, with whom execution of agreement(s) for obtaining of release of rights in the premise and possession thereof and/ or obtaining possession, is pending and shall be accounted in the manner as indicated hereunder, having no impact in determination of loss for the year in view of the accounting policy followed of allocating such expenditure to Project Work-in-Progress.

Advances paid to the occupants, including unauthorized, in aggregate of Rs. 169.00 lacs (Previous Year Rs. 169.00 lacs) for which agreements are yet to be executed and consequently, compensation shall be accounted on execution thereof.

Though agreements have been executed, but the occupants are demanding additional compensation and consequently, have not given possession of the premises. Provision for additional compensation shall be made on reaching finality in the matter.

Other unsettled occupants, the provision for compensation in respect thereof shall be made on execution of agreements and obtaining possession of their respective premises.

To be added of DB (BKC)- Compensation of occupants

- (viii) The Associate company has entered into a Development Agreement with the partners of a Firm on 05.04.2010 for acquiring their interest in development rights of leasehold land to the extent of 49.50% admeasuring approximately 22.5 acres equivalent to 91,057.50 Sq. Meters at Mankhurd, Chembur for developing residential housing complex. The Firm's rights in leasehold land are under dispute for which it has filed appeal before Hon'ble Revenue Minister, which is pending. Further, the associate Company is currently under process of resolving the internal disputes among the partners of the firm vis-a-vis the Development Agreement, for which appeals are filed. The management expects favourable outcome in the matters and accordingly, it is of the opinion that the land shall be available to it for development.

- (ix) **DBS Realty:**

- (a) Notes to financial statement regarding property tax liabilities:

During the earlier years, the firm has received special notice from Municipal Corporation of Greater Mumbai (M.C.G.M) with regard to payment of property tax. In response to said notice, the firm has filed complaint to M.C.G.M stating that the said property belongs to Government of Maharashtra and therefore the assessment for property tax made on the firm is bad in law and void.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

- (b) During the earlier year, Airport Authority of India (AAI) had disputed the height of the SRA Buildings which is being constructed by the Firm and had denied the permission for further construction. AAI had ordered to demolish the floors beyond permissible height in order to conduct Aeronautical Studies. The Firm had filed an appeal before the Hon'ble Delhi High Court against the said order of AAI.

The Hon'ble Delhi High Court vide its order dated 30.01.2018 has directed the AAI to conduct Aeronautical Studies of the SRA Project without demolishing the structure and to grant further permissions based on Aeronautical Studies.

Accordingly, the firm is awaiting final report of Aeronautical Studies from AAI for grant of additional height clearance for SRA buildings and subsequent to which the firm can start the construction activity of the SRA project.

- (c) Certain Trade Payables, Contractors' Retention Money and Mobilization Advance in the Financial Statements are subject to confirmation.

B) Subsidiaries (Consolidated as per Ind-AS 110):

- (i) During the year, one of the subsidiary has entered into an Memorandum of Understanding with occupants (unit holders) of Turf Estate Building (the building) to relocate the unit holders in a different plot of land in the same project. The subsidiary has agreed to provide each unit holder carpet area equivalent to 150% of existing area and 200% of existing car parking area. Further, the subsidiary has agreed to reimburse / pay all maintenance charges, property tax and other statutory levies of unit holders w.e.f. 1st January, 2010. In this regard, the subsidiary has paid Rs. 320.73 lacs as outstanding charges upto November 2013. The maintenance and municipal charges have been considered as part of project cost.

- (ii) During the year, the subsidiary Company has advanced interest free loan, repayable on demand, of Rs. 7,724.62 lacs to Neelkamal Realtors & Builders Private Limited (NRBPL), being a group company. In the opinion of the Management of the subsidiary Company, though the networth of the said company is negative, the subsidiary Company would be able to recover the said loan from NRBPL as the shortfall would not affect the said company's ability to pay to the subsidiary Company and therefore the said amount is considered as good for recovery.

Further, the subsidiary Company has advanced interest free loans, repayable on demand, of Rs. 4,068.03 lacs to related parties and Rs. 29.28 lacs to other parties, which in the opinion of the Management of the Company are good for recovery. These loans are duly confirmed except for loan of Rs. 8.72 lacs to a non-related party.

- (iii) One of the subsidiary company is a partner in firm viz; M/s Om Metal Consortium ("OMC"), which is a jointly controlled entity. The Company has recognised share of profit for FY 2016-17 based on the audited accounts of OMC. However, the said subsidiary company has not recognised the share of profit for FY 2017-18 in its financial statements, as the audited financial statements of OMC are under preparation

- (iv) In case of one of the subsidiary company, as per the the Draft Development Plan 2034 (Draft DP 2034) dated 25th February 2015, the plot/ property (a part of the Land where the subsidiary Company is to execute a SRA project) occupied by Jijamata Nagar Sankalp Co-Operative Housing Society (JijaMata Society) is now being shown as designated for reservation of Public Open Space and Dispensary/Health Post as opposed to existing status of the plot which is partly in residential zone and partly in road and partly reserved for playground, vide letter of Intent (LOI) issued by Slum Rehabilitation Authority dated 15th April,2009.

Jijamata Society has filed writ petition in High Court against designating the said Plot as per above and inaction/ refusal on the part of authorities in revalidating the LOI despite all requisite steps have been taken.

- (v) Compensation to Hutment Dwellers :

The land on which Project is being developed under the Scheme of SRA is occupied by hutment dwellers, to whom the Enterprise has to pay hardship compensation pending handing over of possession of units in the building as also for settling their claims in connection therewith.

- (a) Compensation of Rs. 108.02 lacs (Previous Year Rs. 101.36 lacs) is accounted in respect of which Agreements were/have been executed with hutment dwellers.

- (b) In cases of hutment dwellers for which settlement is not yet reached the compensation shall be accounted for on execution of the agreements.

The above method of accounting has no impact in determination of loss for the year in view of the accounting policy followed of allocating such expenditure to Project Work-In-Progress.

- (vi) The subsidiary Company has entered into a Agreement of Assignment dated 09.04.2010 towards acquiring 55% share in a property situated at Rippon Road, Cross Land, Madanpura, Mumbai Central, Mumbai admeasuring approximately 7,015.94 sq. meters with a intention to develop and construct Residential buildings. However the final rights of the property will get transferred only after the disposal of the suit pending before Bombay High Court. Considering the precedents in similar cases ,the subsidiary company is hopeful of favourable ruling in its favour.

- (vii) One of the subsidiary Company has plans to construct/ develop/ market project/s on its land, which are delayed due to title dispute concerning the previous landlords. The subsidiary Company has filed a special leave petition before the Supreme Court of India which is pending and a status quo order has been passed by the Supreme Court of India. The Company considers its investment in the said subsidiary as long term and strategic in nature. As of March 31, 2018, the Company's investment in and Loan to this subsidiary aggregate Rs. 3,120.19 lacs (Previous year Rs. 3,120.19 lacs) and Rs. 11,305.03 lacs (Previous year Rs. 11,301.15 lacs) respectively. The subsidiary Company has been legally advised that the outcome of the petition before the High Court of Bombay against the reversed order & that of the Supreme Court of India against the order of the Bombay High Court in PIL can be in favor & accordingly the management is confident about the positive outcome and does not believe that there is any diminution in the value of its investments and considers the loan given as good of recovery.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

- (viii) The Letter of Allotment (LOA) issued by Pinprick Chinchwad New Town Development Authority (PCNTDA) for development and construction of the Project was cancelled by them during the earlier financial year. Consequently, PCNTDA refunded the upfront fees of Rs. 5,000 lacs to the subsidiary in the said year. The subsidiary has filed writ petition before the Hon' High Court of Bombay against such cancellation. As the subsidiary Company expects positive outcome from the writ petition whereby it would be able to develop the Project or awarded compensation of an amount not lower than the value of Project work-in-progress. Pending outcome thereof, the Management of the subsidiary has continued to value the Project Work-in-Progress of Rs. 1,317.02 lacs (Previous year Rs. 1,317.02 lacs), which comprises of cost of construction of Rs. 196.61 lacs and interest of Rs. 1,120.40 lacs
- (ix) One of the subsidiary company was formed as a special purpose vehicle for the holding company's bid for development of the Government Colony Plot " Part -I " in Bandra (East), Mumbai which had been accepted by Govt. of Maharashtra's P.W.Department in year 2010. For execution of work order for the said project, the P.W.Department had asked the Company to pay minimum upfront amount (including maintenance corpus) of Rs. 80,295 lacs. Against the said demand, the subsidiary Company offered to pay an amount of Rs. 36,295 lacs simultaneously with the execution of concession agreement with P.W.Department for issuance of work order as per the subsidiary Company's understanding of the provisions contained in the Tender. The P.W.Department cancelled the tender on 26th February, 2015. The holding company has filed writ petition No. 2637/2015 in the Bombay High Court in respect of arbitrary cancellation of the tender for development of Government Colony "Part-I". The case is still pending for admission before the Hon'ble Bombay High Court. Since the matter was subjudice and in the absence of clarity, the subsidiary Company had written off the carrying value of Project Work In Progress in the preceding financial year. There is no change in the status of the case during the year.
- (x) The Salt Department, Union of India has filed a petition and the partnership firm has filed cross petitions towards their respective claim for exclusive title over the salt pan land. Though the matter is sub-judice, the firm is of opinion that it has a rightful claim over the ownership of the salt pan land and will be in a position to defend its title.
- (xi) The subsidiary Company in the year ended 31st March, 2012 was call upon to pay Rs. 1,209.09 lacs as offsite infrastructure charges in terms of the revised offer letter issued by the authorities for which it has file a petition before the Hon'ble Bombay High Court challenging the same as wrongful levy and imposition in pretext development charges which is sub-judiced. The said amount in the accounts is allocated to the value of Project work-in-progress.
- (xii) Notes to Financial statements relating to procedures pertaining to direct confirmations:
The Auditors have carried out direct confirmation procedure for verification of balances of certain parties from / to whom unsecured loans, trade receivables, balances held in bank, trade Payables, contractor's retention money and mobilization advance in the financial statements are subject to confirmation. As per the contention of the management the same are good for realization.
- (xiii) Status of project in case of one of the subsidiaries is as under:
The subsidiary company had acquired under Agreement, a plot of land situated at Sahar, Andheri (East), Mumbai from Gonsalves Family and Ors, the ownership whereof was vested with them consequent to the Order passed by the Revenue Minister of the Government of Maharashtra (Revenue Minister) in the year 1995. The said Order was subsequently reversed by the Revenue Minister in the year 1998, holding that the said plot of land belongs to the Government and not Gonsalves Family and Ors (Reversed Order). The subsidiary company has challenged the said Reversed Order before the Hon'ble High Court of Bombay, which is pending as of now. However, in the year 2007, the Revenue Minister cancelled the Reversed Order and restored the Order passed in the year 1995, consequent to which the Company obtained ownership thereof.
In this background, a Public Interest Litigation (PIL) was filed before the Bombay High Court and their Lordships in Order dated 1st May, 2010 have restored the Revenue Minister's Order passed in 1998 whereby the ownership of the said plot of land is held to be that of the State Government but subject to the outcome of the petition before the Hon. High Court of Bombay. In the PIL, the Order of 1995 was not challenged. Further, the subsidiary company has challenged the judgment of the Bombay High Court in PIL by way of Special Leave Petition before the Supreme Court of India, which is pending and a status quo order has been passed by the Supreme Court of India.
The subsidiary company has been legally advised that the outcome of the petition before the High Court of Bombay against the Reversed Order and that of the Supreme Court of India against the Order of the Bombay High Court in PIL could be in its favour and accordingly, in the opinion of the Management of the subsidiary Company, the said land would be available to it for development. Further, the subsidiary Company is in physical possession of the land. Accordingly, the costs incurred in acquiring the land as well as other costs and expenses considered by the management incurred in relation to the development and construction of the said land have been allocated to Project Work in Progress and the value thereof as of March 31, 2018 is Rs. 11,162.84 lacs (Previous year Rs. 11,134.31 lacs).
In view of above, though the accumulated losses have exceeded the subsidiary company's net worth, these accounts have been prepared on a going concern basis as the Management expects that the land would be available for development.
- (xiv) The subsidiary company's claim for admissibility of recovery of loss incurred on sale of equity shares of Air Inn Private Limited by the holding company amounting to Rs. 1,799.63 lacs and interest of Rs. 193.26 lacs charged on such amount on the principle of commercial expediency under the tax laws has not been accepted. The matter is sub-judice before the first appellate authority. Penalty proceedings are initiated against such claim which are also sub-judiced now, pending outcome of the appeal. The minimum amount of penalty involved is Rs. 597.87 lacs.
- (xv) Turf Estate JV is a joint venture (JV) between Jony Estate Pvt. Limited with 1/3rd share and the holding company with 2/3rd share in the profit and loss of the JV. Jony Estate Pvt. Limited has agreed with the holding company, for a fixed share in the saleable area and also interest free performance security deposit instead of the 1/3 share of profit and loss in the joint venture. The amendment agreement to the terms of the

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

joint venture are still in process and the same is yet to be finalised. Pending the execution of amendment to JV agreement , Jony Estate Pvt. Limited, have conveyed their inability to sign the Balance Sheet of the JV as of 31-3-2018, hence the holding company alone have signed the Balance Sheet of Turf Estate JV as of March 31, 2018.

(xvi) The JV has proposed to re-develop Cadastral Survey Nos. 66, 2/65, 67, 3/65 and 1A/66 Lower Parel Division situated at Dr. E. Moses Road, G-South Ward, Mahalaxmi, Mumbai – 400044, G/South Ward under DCR 33(9) (“Turf View Project”); as per the DCR 33(9), the JV has to handover to MHADA a Built Up Area of 25,735.26 sq. mts. as “Surplus Area”. As per DCR 33(9), Turf Estate JV is entitled to provide this Surplus Area at any other location in the same Ward. Shree Shantinagar Venture (SSV) is developing land bearing CS Nos. 1 (pt), 2 (pt) and 3(pt), Lower Parel Division, Shane Guruji Marg, near Saat Rasta, G/South Ward. The JV has proposed to SSV, to construct such Surplus Area out of the Turf View Project in the SSV Project and SSV has agreed to construct such area in its project. Accordingly, the JV has given Performance Security Deposit of Rs.5,400 lacs to SSV to secure the construction of such area.

(xvii) One of the subsidiary company has advanced interest free loan, payable on demand, of Rs. 25,108.90 lacs (Previous year Rs. 58,643.24 lacs) to Marine Drive Hospitality & Realty Pvt Limited (MDHRPL), a company in which Key Managerial Personnel of holding company and their relatives have significant influence. In the opinion of the Management of the subsidiary Company, the networth of the said company is positive and is confident of the recovery of loan as and when demanded. During the year, there is reduction in loan amount by Rs. 33,534.33 lacs.

(xviii) The subsidiary Company, in the preceding year, had discharge the corporate guarantees given to ICICI Bank Limited on behalf of YJ Realty & Aviation Pvt. Limited. (YJ), by entering into various agreements with YJ and ICICI Bank Limited for recording sale of 27 units of it's project to ICICI Bank for total consideration of Rs. 10,918.10 lacs. The sale agreements for all 27 units have been registered in the name of ICICI Bank Limited. The amount is classified as unsecured interest free loan granted to YJ, repayable on demand, and correspondingly credited as advance received from customers.

Further, considering additional amounts granted to YJ, the subsidiary Company, as at 31 March 2018, has to receive Rs. 13,788.42 lacs (Previous Year: Rs. 15,763.42 lacs) from YJ , whose net-worth is entirely eroded. In the opinion of the Management of the subsidiary Company, the net-worth of the said company does not represent its true market value, as the market value of the underlying investment properties, based on prevailing rates, is substantially higher. Accordingly, the Management believes that the loan given to group company is good of recovery.

(xix) The subsidiary Company had planned a cluster development at Kamathipura, Mumbai for which it incurred expenses aggregating to Rs. 126.94 lacs on its conceptualisation. It also advanced/paid Rs. 307.25 lacs to various tenants for acquiring their land including tenancy rights, out of which Memorandum of Understanding (MOU) were entered for Rs. 131.75 lacs and for the balance amount i.e. Rs. 175.50 lacs MOU's are yet to be executed. The subsidiary Company in its accounts had allocated the expenses incurred on conceptualisation of the Project as well as the amounts paid towards acquiring land for which MOUs were executed to the account of Project work in progress.

Further, it had also granted interest free refundable security deposits aggregating to Rs. 841.10 lacs to two parties who were acting on the subsidiary Company's behest as "aggregators" for acquiring land/tenancy rights at Kamathipura, Mumbai by entering into MOU's with them.

During the year, the subsidiary Company has shelved its cluster development plan at Kamathipura and hence the expenses incurred on conceptualisation of the shelved Project has been written off to the Statement of Profit and Loss and the amounts which were allocated to the Project work in progress for which MOUs were executed are transferred to the advance account under the head purchase of Land/Property/ Tenancy Rights.

In view of the above development, the subsidiary Company is evaluating various other options of development and hence has not recalled the amounts paid including to the aggregators. The balance paid to the aggregators are confirmed but the amounts paid to various tenants are subject to confirmation. However, the Management does not envisage any shortfall in recovery in the amounts so paid in the event the same are recalled and hence these amounts are continued to be classified as good for recovery. Further, in the event there is any shortfall in the recovery of the amounts so paid and consequently the same is written off to the Statement of Profit and Loss, the holding company has given commitment to fund as well as not to recall the amounts to the extent written off.

(xx) The Board of Directors of one of the subsidiary company vide its resolution dated 27.07.10 has decided to develop the property situated at Sukhlaji Street, Tardeo, Mumbai and therefore approved the transfer of its investment in the said property having a book value of Rs. 497.26 lacs to Inventory as project expense.

The subsidiary Company had earlier vacated the project site at Sukhlaji Street, Tardeo, Mumbai by paying compensation to the tenants for the 18 months. However, during the earlier year, the tenants were not paid any further compensation, instead they were relocated to the project site, as per representation received from management, the relocation is temporary and company intends to continue with the project.

(xxi) One of the subsidiary company and Shankala Properties Pvt. Limited. (“Shankala”) entered in an Agreement dated 28.06.2006 to form Joint Venture (“JV”). Subsidiary and Shankala has now entered into a Supplemental Deed of Joint Venture dated 16.10.2012 whereby the members have agreed to carry out substantive modification to the terms and conditions of the functionality of the JV. One of modification is that Shankala will now share the free sale premises to be constructed by the JV and the entire day to day control of the JV will now vest with Subsidiary. Further, it has been agreed that the JV will pay a sum of Rs. 3,500 lacs in six equal monthly installments to Shankala from 16.10.2012 onwards. The share of Shankala in the Free Sale premises and the amount of Rs.3,500 lacs has been arrived at after adjusting / considering the capital amount of Rs.1,568 lacs. It has also been provided that in the event the JV fails to make the payment and/or give the agreed premises to Shankala the modifications as stipulated in the Supplemental Deed shall stand cancelled and both the members shall continue to be governed by the original deed of agreement dated 28.06.2006. Till date the JV has paid a sum of Rs. 1,100 lacs only to Shankala and Rs. 2,400 lacs is still payable to Shankala.

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Present Status of Joint Venture :

On the completion of the plinth, the Developer applied for CC beyond plinth. However, MCGM insisted on further Home Department NOC for grant of further CC beyond plinth. The same was challenged by the Developer in the High Court under Writ Petition (L) No. 790 of 2013. The High Court by its order dated 1st April, 2013 was pleased to direct the MCGM to re-consider the application of the Developer.

On 9th July 2013, the MCGM rejected the application for the Developer for further CC beyond plinth.

In view of the letters dated 17 January 2013, 25 February 2013 and the rejection dated 9 July 2013, the MCGM effectively stayed the construction of the project.

The aforesaid letters dated 17 January 2013, 25 February 2013 and the rejection dated 9 July 2013, were challenged in the High Court by way of a Writ Petition No. 1734 of 2013 and the High Court was pleased to permit the construction of the Rehab Premises, however, the construction of the Sale Premises was not permitted and effectively the stay granted by the MCGM still stands.

Since the construction of the sale premises has been effectually stayed, there is no generation of cash flow from the Sale Premises.

The above event is a force majeure event and hence, the provisions of Clause 6 and 22 of the aforesaid Supplemental JV Agreement stand suspended and the obligations to make further payment and handover the Shankala Premises stands deferred till such time the stay on the construction of the Sale Premises is not lifted.

- (xxii) The subsidiary Company has rights in the land situated at Lower Parel, Mumbai and has constructed a building known as "Turf Estate" on the said land. For the balance development potential on the said land, the subsidiary Company has entered into a Memorandum of Understanding [MOU] dated 5th August 2009 with the holding company, whereby it has agreed to grant rights for the balance development potential on the said land to holding company for Rs. 100 lacs, out of which Rs. 25 lacs has been paid on execution of MOU and the balance amount is due on execution of development agreement, which is not yet executed.

Further, in terms of the aforesaid MOU, the holding company through the subsidiary Company had the right to approach the unit-holders for re-development of Turf Estate. As the consideration in respect of two units had remained outstanding for long period of time, holding company in the year ended March 31, 2012 entered into an arrangement with the subsidiary Company for repurchasing the said units with a right to holding company to acquire the same at cost or otherwise to dispose off the same. Consequent to which, on behalf of holding company, the subsidiary Company had repurchased the said two units in the year ended March 31, 2012. Accordingly, on sale of these units during the year ended March 31, 2016, the subsidiary Company paid Rs. 415.81 lacs to holding company as "Compensation on Resale of Units", which has remained unpaid. Further, out of the two units sold, the subsidiary company is yet to receive Rs. 317.00 lacs from one of the party for which steps are taken for recovery but in the event the amount, whether in full or in part, becomes irrecoverable, the loss would be borne by holding company.

Also further, holding company has formed a joint venture, known as Turf Estate (the JV), to develop and construct a real estate project, which involves rehabilitation of the occupants of the units forming part of the building constructed by the subsidiary company. A Memorandum of Understanding is entered into by the JV with 46 unit owners wherein the subsidiary company is a confirming party. The finality as regards rehabilitation of all the occupants with whom MOU has been entered into is not yet reached. For balance unit owners, the settlement with the JV is pending.

- (xxiii) One of the subsidiary company owns land at Byculla, Mumbai. The subsidiary company is yet to conceptualise real estate project on the said land. In the opinion of the holding company, the value of land is atleast equal to its investment and loans granted to the subsidiary company. Further, the land is free from any encumbrances/ encroachments. The said opinions, being technical in nature, are relied upon by the auditors.

- 52** The Group has made investment in certain associates of Rs. 4,653.73 lacs (Previous year Rs. 2,559.40 lacs) and given loans and advance to certain associates of Rs. 1,800.07 lacs (Previous year Rs. 1,547.52 lacs) which have incurred Losses and have negative net worth. These entities are in early stage of real estate development and the loans and advances and investments are considered good and recoverable based on assessment of the projects under execution.

53 Managerial Remuneration (pertaining to the Holding Company)

(Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the year ended March 31, 2017
Directors' sitting fees (Paid to independent directors)	9.00	10.20
Total	9.00	10.20

In view of inadequate profit during the current and previous year, the Company has not paid managerial remuneration to any managing director in both years.

- 54.** Dynamix Realty ("Partnership Firm") in which the holding Company is a partner, had granted Loan to Kusegaon Realty Private Limited aggregating to Rs. 20,925 lacs (the said loan) as upto 31st March 2010. As of March 31, 2018, the outstanding balance due from Kusegaon Realty Private Limited is Rs. Nil (Previous year Nil). Central Bureau of Investigation (Anti-corruption Branch, New Delhi) in the Supplementary (First) charge sheet RC.DAI.2009.A.0045 (2G Spectrum Case) has alleged that out of the said loans granted, Rs. 20,000 lacs was paid as illegal gratification to M/s Kalaingar TV Private Limited through Kusegaon Realty Private Limited and M/s Cineyug Films Private Limited, in lieu of the undue favours by accused public servant to Swan Telecom Private Limited in 2G Spectrum Case. The Central Bureau of Investigation

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has alternatively alleged in the said charge sheet that even if the said transaction of Rs. 20,000 lacs is accepted as genuine business transaction, the interest charged is being inadequate is a favour to a government servant, hence, it constitutes commission of offence. The firm is not an accused in the 2G Spectrum Case. The CBI Special Court in the 2G Trial case passed an order on December 21, 2017 whereby all the partners have been acquitted.

Further, The Deputy Director Enforcement vide his attachment order No: 01/2011 dated 30th August, 2011 has provisionally attached Company's bank account number 05211011001053 maintained with Oriental Bank of Commerce, Goregaon (East), having Bank Balance of Rs. 68.93 lacs . The Enforcement Directorate has also attached two flats belonging to the Company situated at Goregaon (East). The Combined value of these two flats as shown in Company's financial statement is Rs. 107.65 lacs at the time of attachment (WDV as on 31st March, 2018 is Rs. 94.39 lacs (Previous year Rs.96.23 lacs)). Also, a loan amounting to Rs. 5,039.63 lacs (at the time of attachment) advanced to Goan Hotels & Clubs Private Limited (now Goan Hotels & Realty Pvt. Limited.) has also been provisionally attached. However, the above loan was converted into the Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS) of Marine Drive Hospitality & Realty Private Limited ("MDHRPL") holding Company of Goan Hotels & Clubs Private Limited, before the provisional attachment order via tripartite confirmation. This fact has been brought to the notice of Enforcement Directorate vide Office Letter dated September 20, 2011.

This provisional attachment order has been upheld by adjudicating authority vide order number 116/2011 dated January 10, 2012. Appeal has been filed on 19th March, 2012 with Appellate Tribunal under Prevention of Money Laundering Act (PML Act). The said appeal is sub-judice.

In an earlier year, the Directorate of Enforcement had taken physical possession of bank balance of Rs. 68.93 lacs against which the Company has written a letter to convert the amount so recovered into Fixed Deposits. Till date Directorate of Enforcement has not entertained this request. In view of the same, the said balance is shown as part of Other financial assets.

Further, on April 24, 2014, the Directorate of Enforcement has filed a complaint before the Hon'ble Special Court in connection with the Prevention of Money Laundering Case relating to the 2G Spectrum Case against 19 accused including the Firm and its partners. The Hon'ble Special Court by an Order have framed charges against the accused persons, including the Firm. The Firm has been alleged to have paid illegal gratification of Rs. 20,000 lacs to Kalaingar on behalf of an accused public servant, through the process of layering and received back the same again through the process of layering from Kalaingar as Rs. 22,355 lacs. Thus, the Firm is alleged to be involved as also alleged to have committed an offence of money laundering under section 3 of the PML Act, which is punishable under section 4 of the PML Act. During the year 2014, 2,470,000 Series A ROCCPS shares of the value of Rs. 2547.90 lacs in lieu of loan advanced to Goan Hotels & Club Pvt. Limited., held by the Company have been handed over to Enforcement Directorate by letter dated 28th October, 2014 (Refer Note 8.3). During the year 2015-16, 29,415 ROCCPS shares of the value of Rs.30.34 lacs in lieu of loan advanced to Marine Drive Hospitality & Realty Private Limited, held by the Company have been handed over to Enforcement Directorate vide letter dated September 28, 2015.

After completion of both the cases by two separate orders dated 21.12.2017, the Special Court in CBI as well as PMLA Case has passed the Orders acquitting all the Accused. By the Order dated 21.12.2017 in PMLA Case, the Special Court has also given Order for release of properties attached by the Directorate of Enforcement including of the Firm after the period of appeal is over. Against the said Orders, CBI as well as the Directorate of Enforcement have filed Criminal Leave Petitions before the Hon'ble Delhi High Court. Further, the Directorate of Enforcement has also filed petition for stay against Order and also release of the attached properties for which "status-quo" has been granted by Hon'ble Delhi High Court vide Order dated March 21, 2018

55 Expenditure in foreign currency:

Particulars	(Rs. in lacs)	
	For the year ended March 31, 2018	For the year ended March 31, 2017
Professional Fees	3.49	130.67
Foreign Travelling Expenses	18.16	4.63
Exhibition Expenses	5.90	4.29
Advance payment for purchase of Capital goods	-	5.18
Total	27.56	144.77

56 Recognition of Income and Expenses for on-going projects are based upon actual sales value, estimated costs and work completion status. The work completion status is determined based on the actual costs incurred vis-a-vis the estimated cost of the project. The estimated costs of every project are reviewed periodically and revised whenever required. The consequential effect of such revision is considered in the year of revision and in the balance future period of the project.

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57 The Company has received summons from Special Court for Prevention of Money Laundering Act (PMLA), Mumbai as one of the accused in connection with a complaint filed by Enforcement Directorate under ECIR No. ECIR/MBZO/07/2015 & ECIR/MBZO/08/2015. The Hon'ble Court had also summoned two of the KMP's of the Company as one of the accused as per the said complaint. The matter in relation to the Company and the KMP involves certain advances given by the Company in the ordinary course of its business to another company, which was subsequently refunded fully upon cancellation of the understanding. The Company does not expect any financial liability.

58 Corporate Social Responsibility:

Disclosure as required under Section 135 of Companies Act, 2013, read with Companies (Corporate Social Policy) Rules, 2014 is as under:

- a) Gross amount required to be spent by the Group during the year Rs. 21.12 lacs (Previous year Rs. 78.14 lacs)
b) CSR expenditure incurred during the year: (Rs. in lacs)

Particulars	For the year ended March 31, 2018	For the Year ended 31st March, 2017
	Amount	Amount
i) On construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	9.58	56.36

59 The group carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees of the group. The bankers / financial institutions provide a restrictive covenant while lending, not to charge guarantee commission for the financial guarantees provided by the group. As per Ind AS 109 – Financial Instruments there has to be fair valuation of the financial guarantees and subsequent measurements thereof as per expected credit loss method. However, considering the restrictive covenants and its model of execution of the projects through such entities, the management is of the opinion that there cannot be fair valuation of the financial guarantees issued aggregating to Rs. 3,19,010.86 lacs (Previous year: Rs. 2,61,667.27 lacs).

60 Interests in Other Entities

(A) Interest in Subsidiaries:

I The Consolidated Financial Statements present the Consolidated Accounts of D B Realty Limited with its following Subsidiaries:

Name of entity	Principal place of business/ country of origin	Ownership interest held by the group		Ownership interest held by non-controlling interest	
		31.03.2018	31-03-2017	31.03.2018	31-03-2017
		%	%	%	%
Conwood DB Joint Venture	India	90.00	90.00	10.00	10.00
DB Contractors & Builders Pvt Limited	India	100.00	100.00	-	-
DB Man Realty Limited	India	91.00	91.00	9.00	9.00
DB View Infracon Pvt Limited	India	100.00	100.00	-	-
ECC DB Joint Venture	India	75.00	75.00	25.00	25.00
Esteem Properties Pvt Limited	India	100.00	100.00	-	-
Goregaon Hotel and Realty Private Limited	India	100.00	100.00	-	-
MIG (Bandra) Realtors and Builders Private Limited	India	100.00	100.00	-	-
Mira Real Estate Developers	India	100.00	100.00	-	-
N.A. Estate Private Limited	India	100.00	100.00	-	-
Neelkamal Realtors Suburban Pvt Limited	India	66.00	66.00	34.00	34.00
Neelkamal Shantinagar Properties Pvt Limited	India	100.00	100.00	-	-
Nine Paradise Erectors Pvt. Limited.	India	100.00	100.00	-	-
Priya Constructions Pvt Limited	India	100.00	100.00	-	-
Real Gem Buildtech Pvt Limited	India	100.00	100.00	-	-
Royal Netra Construction Pvt Limited	India	50.40	50.40	49.60	49.60
Saifee Bucket Factory Pvt Limited	India	100.00	100.00	-	-
Spacecon Realty Pvt Limited	India	74.00	74.00	26.00	26.00
Turf Estate Joint Venture	India	66.67	66.67	33.33	33.33
Vanita Infrastructure Private Limited	India	100.00	100.00	-	-

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II. The Company, through its subsidiaries, has the following step down Subsidiaries:

(i) Subsidiary of Neelkamal Shantinagar Properties Pvt Ltd is as under:

Name of entity	Principal place of business/ country of origin	Ownership interest held by the group		Ownership interest held by non-controlling interest	
		3/31/2018	31.03.2017	31.03.2018	31-03-2017
		%	%	%	%
Shree Shantinagar Venture	India	100.00	100.00	-	-

(ii) Subsidiary of Priya Constructions Pvt. Limited. is as under:

Name of entity	Principal place of business/ country of origin	Ownership interest held by the group		Ownership interest held by non-controlling interest	
		3/31/2018	3/31/2017	31.03.2018	31-03-2017
		%	%	%	%
Evergreen Industrial Estate*	India	66.66	66.66	33.33	33.33

* Further 0.01% holding is held by Turf Estate

(iii) Subsidiary of Nine Paradise Pvt. Limited. is as under:

Name of entity	Principal place of business/ country of origin	Ownership interest held by the group		Ownership interest held by non-controlling interest	
		3/31/2018	3/31/2017	31.03.2018	31-03-2017
		%	%	%	%
Horizontal Realty and Aviation Pvt Limited	India	62.85	62.85	37.14	37.14

(B) Non-controlling Interest (NCI)

(i) Subsidiary Companies

Set out below is the summarised financial information for each subsidiary company that has non-controlling interests that are material to the group. The amounts disclosed for each subsidiary company are before inter-company eliminations:

(Rs. in lacs)

Summarised Balance Sheet	Neelkamal Realtors Suburban Pvt Limited		Royal Netra Construction Pvt Limited		Spacecon Realty Pvt Limited		Horizontal Realty and Aviation Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Current Assets	26,918.20	17,353.35	7,753.79	7,495.33	41.64	1,040.14	14,652.87	1106.72407
Current Liabilities	30,246.20	17,422.39	7,684.07	7,427.66	845.73	1,773.23	18,866.12	6555.28709
Net Current Assets	(3,328.00)	(69.04)	69.72	67.66	(804.09)	(733.08)	(4,213.26)	(5,448.56)
Non-current assets	128.56	1,849.29	1.84	4.76	-	-	8.05	6709.04454
Non-current liabilities	1,385.66	1,395.47	-	-	-	-	20,579.74	20368.72462
Net Non-current Assets	(1,257.09)	453.82	1.84	4.76	-	-	(20,571.69)	(13,659.68)
Net Assets	(4,585.10)	384.77	71.56	72.42	(804.09)	(733.08)	(24,784.95)	(19,108.24)
Accumulated NCI	(1,558.93)	130.82	35.49	35.92	(209.06)	(190.60)	(9,205.13)	(7,096.80)

Summarised statement of profit and loss	Neelkamal Realtors Suburban Pvt Limited		Royal Netra Construction Pvt Limited		Spacecon Realty Pvt Limited		Horizontal Realty and Aviation Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Revenue	11,556.93	1,613.95	-	-	-	-	-	(23.95)
Profit/ (Loss) for the year	(4,970.90)	(888.02)	(0.85)	(0.89)	(71.01)	283.80	(2,643.90)	(302.44)
Other comprehensive income	1.03	2.55	-	-	-	-	(2.36)	-
Total Comprehensive income	(4,969.87)	(885.47)	(0.85)	(0.89)	(71.01)	283.80	(2,646.26)	(302.44)
Profit allocated to NCI	(1,689.76)	(301.06)	(0.42)	(0.44)	(18.46)	73.79	(982.82)	(112.32)

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(Rs. in lacs)

Summarised statement of cash flows	Neelkamal Realtors Suburban Pvt Limited		Royal Netra Construction Pvt Limited		Spacecon Realty Pvt Limited		Horizontal Realty and Aviation Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Cash flows from operating activities	1,403.56	3,215.01	(124.41)	(339.61)	998.95	3,999.79	10,829.09	1,817.85
Cash flows from investing activities	(17.40)	(269.43)	5.94	5.99	-	-	(8,995.98)	(141.09)
Cash flows from financing activities	(378.23)	(3,005.40)	228.25	276.35	(997.60)	(3,999.78)	(1,831.68)	(1,712.11)
Gross increase/ (decrease) in cash and cash equivalents	1,007.93	(59.82)	109.78	(57.27)	1.35	0.01	1.43	(35.35)
Less: transferred to NCI	342.70	(20.34)	54.45	(28.41)	0.35	0.00	0.53	(13.13)
Net increase/ (decrease) in cash and cash equivalents attributable to the Group	665.23	(39.48)	55.33	(28.87)	1.00	0.00	0.90	(22.22)

(ii) **Joint Ventures and AOP which are considered as Subsidiaries**

Set out below is the summarised financial information for each subsidiary joint venture that has non-controlling interests that are material to the group. The amounts disclosed for each subsidiary joint venture are before intra-group eliminations:

(Rs. in lacs)

Summarised Balance Sheet	ECC DB Joint Venture		Turf Estate Joint Venture		Evergreen Industrial Estate		Conwood DB Joint Venture	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Other members' contribution as on April 01	639.82	818.04	(3,791.45)	(2,765.63)	757.33	770.92	(2,820.23)	(2,798.24)
Capital introduction/ (withdrawal)	(339.21)	(115.58)	-	-	-	-	1,754.08	-
Share of Profit/ (Loss)	(10.03)	(62.64)	(1,032.73)	(1,025.82)	8.67	(13.59)	0.44	(21.98)
Other members' contribution as on March 31	290.58	639.82	(4,824.18)	(3,791.45)	766.00	757.33	(1,065.71)	(2,820.23)

(Rs. in lacs)

Summarised statement of profit and loss	ECC DB Joint Venture		Turf Estate Joint Venture		Evergreen Industrial Estate		Conwood DB Joint Venture	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Revenue	-	-	-	-	-	-	-	10,700.00
Profit for the year	(42.91)	(251.14)	(3,100.88)	(3,079.27)	26.28	(41.19)	4.37	(219.99)
Other comprehensive income	2.78	0.58	2.69	1.79	-	-	-	0.15
Total Comprehensive income	(40.13)	(250.56)	(3,098.18)	(3,077.47)	26.28	(41.19)	4.37	(219.84)
Profit allocated to NCI	(10.03)	(62.64)	(1,032.73)	(1,025.82)	8.67	(13.59)	0.44	(21.98)

(Rs. in lacs)

Summarised statement of cash flows	ECC DB Joint Venture		Turf Estate Joint Venture		Evergreen Industrial Estate		Conwood DB Joint Venture	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Cash flows from operating activities	(88.17)	(49.88)	(164.01)	(2,218.10)	48.63	(1.83)	(18,645.60)	6,139.13
Cash flows from investing activities	15.74	20.38	44.56	920.12	-	-	9,450.70	815.03
Cash flows from financing activities	60.73	27.01	119.08	1,289.87	(44.82)	1.49	9,180.42	(6,939.50)
Net increase/ (decrease) in cash and cash equivalents	(11.69)	(2.49)	(0.36)	(8.10)	3.81	(0.34)	(14.48)	14.66
Less: transferred to NCI	(2.92)	(0.62)	(0.12)	(2.70)	1.26	(0.11)	(1.45)	1.47
Net increase/ (decrease) in cash and cash equivalents attributable to the Group	(8.77)	(1.87)	(0.24)	(5.40)	2.55	(0.23)	(13.03)	13.19

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(C) Interest in Associates and Joint Ventures

I Set out below are the Joint Ventures and Associates of the Company

Name of entity	Principal place of business/ country of origin	Accounting Method	Joint Venture/ Associate	Ownership interest held by the group	
				31.03.2018	31.03.2017
				%	%
DB (BKC) Realtors Private Limited	India	Equity Method	Joint Venture	57.20	40.80
DB Realty and Shreepati Infrastructures LLP (Note 1 & 4.1 below)	India	Equity Method	Joint Venture	60.00	60.00
DBS Realty	India	Equity Method	Joint Venture	33.33	33.33
Dynamix Realty (Note 2 below)	India	Equity Method	Joint Venture	50.00	50.00
Lokhandwala Dynamix Balwas JV	India	Equity Method	Joint Venture	50.00	50.00
D B HI-SKY Constructions Pvt Limited	India	Equity Method	Associate	50.00	50.00
Mahal Pictures Private Limited	India	Equity Method	Associate	33.33	33.33
Neelkamal Realtors Tower Pvt Limited (Note 4.2 below)	India	Equity Method	Associate	42.82	42.82
Sangam City Township Pvt Limited	India	Equity Method	Associate	26.67	26.67
Shiva Buildcon Pvt Limited	India	Equity Method	Associate	44.43	44.43
Shiva Multitrade Pvt. Limited	India	Equity Method	Associate	44.43	44.43
Shiva Realtors Suburban Pvt. Limited	India	Equity Method	Associate	44.43	44.43
Milan Theatres Private Limited	India	Equity Method	Associate	32.76	-

II The Company, through its subsidiaries, has the following step-down Joint Ventures and associates:

(i) Joint Ventures of DB View Infracon Pvt. Limited. are as under:

Name of entity	Principal place of business/ country of origin	Accounting Method	subsidiary/ associate/ Joint Venture	Percentage of ownership Interest as on	
				31.03.2018	31.03.2017
				%	%
Sneh Developers*	India	Equity Method	Joint Venture	48.00	48.00
Suraksha DB Realty	India	Equity Method	Joint Venture	50.00	50.00

***Further, 1% holding is held by Nine Paradise Erectors Pvt. Limited.**

(ii) Joint Venture of DB Contractors & Builders Pvt. Limited. is as under:

Name of entity	Principal place of business/ country of origin	Accounting Method	subsidiary/ associate/ Joint Venture	Percentage of ownership Interest as on	
				31.03.2018	31.03.2017
				%	%
Lokhandwala D B Realty LLP*	India	Equity Method	Joint Venture	45.00	45.00

***Further, 5% shares are held by D B Realty Limited.**

- The Consolidated Financial Statements include financial statements of the said Limited Liability Partnership (LLP) where the Company is one of the two group of partners, which is treated as a joint venture of the Company and whose financial statements reflect total assets of Rs 558.18 lacs, total revenue of Rs. Nil and net loss after tax of Rs. 0.04 lacs. Such financial statements of the LLP are approved by only three partners representing the Company out of the total six partners of the LLP. The Company is taking steps to complete the process and the financial impact on the accounts would not be significant or material.
- The said partnership firm has a SRA project by which it is entitled for two components of TDR viz. Land Component of TDR and Construction Component of TDR. The Partners of the firm have amended the terms of profits sharing ratio vide supplementary deed dated February 11, 2012 and accordingly, the said project is divided into two projects viz. a) Project I- Land component of TDR (Partners – Eversmile Construction Company Private Limited – profit/ loss sharing ratio of 99% and Conwood Construction and Developers Private Limited – profit/ loss sharing ratio of 1%) and b) Project II – Construction component of TDR (Partners – DB Realty Limited – profit/ loss sharing ratio of 50% and Eversmile Construction Company Private Limited – profit/ loss sharing ratio of 50%). Since, the Holding Company has share only in the profit/ loss in the Project II, the profit/ loss has been considered for the same on the basis of project wise break-up of the audited accounts.
- Since all the entities listed above are unlisted, quoted price is not available.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

4 Significant judgments and assumptions

4.1 DB Realty and Shreepati Infrastructures LLP

Although the holding company has right to 60% of the profits of the said LLP, it does not have control over the entity as defined in Ind-AS 110. Thus, the said LLP, in spite of 60% share in the profit of the LLP, has not been treated as a subsidiary and has been consolidated as a Joint Venture as per Ind-AS 28.

4.2 Neelkamal Realtors Tower Pvt Limited

The holding company holds 42.82% stake in the equity shares of the said company, but the economic right of the holding company in the said company is 50.83%. Although the holding company holds more than 50% share in the economic rights of the company but it does not have the ability to affect those returns through its power over the said company. Thus, it does not qualify the definition of control as per Ind-AS 110 and the said company has been treated as an Associate as per Ind-AS 28 instead of subsidiary.

4.3 DB (BKC) Realtors Private Limited

Although the holding company has right to 57.2% of the profits of the said company, it does not have control over the entity as defined in Ind-AS 110, as per share subscription agreement. Thus, the said company, in spite of 57.2% share in the profit of the company, has not been treated as a subsidiary and has been consolidated as a Joint Venture as per Ind-AS 28.

4.4 Milan Theatre Private Limited

The Group holds 32.76% (Previous Year - NIL) in the said Company through its subsidiary Horizontal Realty & Aviation Pvt. Limited. The said subsidiary has impaired the value of investment in its books and thus the carrying value of investment in Milan Theatre Private Limited appearing in the consolidated financial statements is NIL.

III Summarised financial information for associates and joint ventures:

The table below provide summarised financial information for those joint ventures and associates that are material to the group. The information disclosed reflects the amount presented in financial statements of the relevant associates and joint ventures and not the Company's share of those amounts. They have been amended to reflect adjustments made by the entity when using the equity method, including fair value adjustments made by the entity when using the equity method, including fair value adjustments made at time of acquisition and modifications for differences in accounting policies.

Summarised Balance Sheet	DB (BKC) Realtors Private Limited		DB Realty and Shreepati Infrastructures LLP		DBS Realty		Dynamix Realty		Lokhandwala Dynamix Balwas JV		D B HI-SKY Constructions Pvt Limited		Mahal Pictures Private Limited		Neelkamal Realtors Tower Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Current Assets																
- Cash and cash equivalents	1.63	0.42	0.62	0.66	34.92	17.67	2.21	2.18	82.74	79.58	0.54	1.42	119.60	92.46	91.96	361.98
- Other current assets	42,666.86	42,670.65	478.28	477.47	25,735.52	23,566.16	6,521.42	7,853.60	0.69	0.73	6,540.01	6,441.11	286.02	278.03	104,270.29	81,068.33
Total Current assets	42,668.50	42,671.07	478.89	478.13	25,770.44	23,583.83	6,523.64	7,855.78	83.44	80.32	6,540.55	6,442.53	405.61	370.49	104,362.25	81,430.31
Total Non-current assets	2.41	3.01	79.29	79.29	4,981.17	4,792.09	3.65	394.95	345.54	345.54	4.38	3.80	1,473.85	1,413.80	5,444.82	2,357.53
Current Liabilities																
- Financial liabilities (excluding trade payable)	168.82	168.00	-	-	8.84	7.77	54.61	21,356.56	-	-	6,508.31	6,500.05	409.86	416.59	63,762.50	17,621.31
- Other liabilities	142.81	115.79	0.88	1.84	45,898.40	45,845.77	3,439.13	3,616.87	0.93	0.37	113.48	22.68	278.90	265.62	29,155.69	30,015.10
Total Current liabilities	311.62	283.79	0.88	1.84	45,907.24	45,853.54	3,493.74	24,973.43	0.93	0.37	6,621.80	6,522.74	688.77	682.21	92,918.19	47,636.40
Non-current liabilities																
- Financial liabilities (excluding trade payable)	-	-	-	-	227.49	196.03	-	-	-	-	-	-	-	-	12,070.44	29,743.88
- Other liabilities	-	0.37	-	-	7.11	7.28	3.58	3.55	-	-	0.15	-	34.25	29.49	41.26	2.20
Total Non-current liabilities	-	0.37	-	-	234.60	203.32	3.58	3.55	-	-	0.15	-	34.25	29.49	12,111.70	29,746.08
Net Assets	42,359.29	42,389.92	557.30	555.57	(15,390.23)	(17,680.92)	3,029.96	(16,726.24)	428.05	425.49	(77.01)	(76.40)	1,156.44	1,072.59	4,777.17	6,405.36

(Rs. in lacs)

D B REALTY LIMITED

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

Summarised Balance Sheet	(Rs. in lacs)														
	Sangam City Township Pvt Limited		Shiva Buildcon Pvt Limited		Shiva Multitrade Pvt. Limited		Shiva Realtors Suburban Pvt. Limited		Sneh Developers		Suraksha DB Realty		Lokhandwala D B Realty LLP		Milan Theatre Private Limited
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018
Current Assets															
- Cash and cash equivalents	0.16	0.49	0.13	0.49	0.19	0.54	0.14	0.49	0.20	0.20	0.39	193.81	5.16	9.23	291.96
- Other current assets	17,251.37	15,423.54	-	-	-	-	-	-	10.54	10.54	2,143.53	1,277.00	111.05	101.94	4,748.62
Total Current assets	17,251.53	15,424.03	0.13	0.49	0.19	0.54	0.14	0.49	10.74	10.74	2,143.92	1,470.81	116.22	111.18	5,040.58
Total Non-current assets	-	-	7.48	7.48	7.48	7.48	7.48	7.48	-	-	3.71	177.31	0.21	0.27	149.30
Current Liabilities															
- Financial liabilities (excluding trade payable)	-	-	0.15	0.17	0.15	0.17	0.15	0.17	10.33	10.33	-	27.17	-	-	5,075.46
- Other liabilities	10.92	7.44	-	-	-	-	-	-	0.92	0.71	14.26	135.49	9.62	4.33	758.78
Total Current liabilities	10.92	7.44	0.15	0.17	0.15	0.17	0.15	0.17	11.25	11.05	14.26	162.67	9.62	4.33	5,834.24
Non-current liabilities															
- Financial liabilities (excluding trade payable)	7,622.95	6,760.31	8.88	7.65	9.09	7.84	8.88	7.65	-	-	27.17	-	-	-	-
- Other liabilities	709.81	443.25	0.44	0.82	0.45	0.84	0.44	0.82	-	-	-	2.18	-	-	1.71
Total Non-current liabilities	8,332.76	7,203.56	9.32	8.47	9.54	8.68	9.32	8.47	-	-	27.17	2.18	-	-	1.71
Net Assets	8,907.86	8,213.03	(1.85)	(0.67)	(2.02)	(0.82)	(1.85)	(0.67)	(0.51)	(0.31)	2,106.20	1,483.27	106.80	107.12	(646.08)

IV Reconciliation to carrying amounts

Particulars	(Rs. in lacs)															
	DB (BKC) Realtors Private Limited		DB Realty and Shreepati Infrastructures LLP		DBS Realty		Dynamix Realty		Lokhandwala Dynamix Balwas JV		D B HI-SKY Constructions Pvt Limited		Mahal Pictures Private Limited		Neelkamal Realtors Tower Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Opening net assets	42,389.92	42,408.06	555.57	557.75	(17,680.92)	(17,711.66)	(16,726.24)	(16,024.72)	425.49	422.18	(76.40)	(75.71)	1,072.59	1,008.02	6,405.36	6,442.08
Capital introduced/ (withdrawn)	-	-	1.77	0.08	2,325.83	81.56	20,946.61	(237.67)	1.95	-	-	-	-	-	-	-
Equity component of guarantee commission	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.50
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(16.43)
Profit for the year	(30.63)	(18.20)	(0.04)	(2.26)	(35.14)	(50.90)	(1,190.93)	(464.19)	0.61	3.31	(0.62)	(0.68)	83.51	64.12	(1,628.19)	(37.79)
Other comprehensive income	-	0.06	-	-	-	0.08	0.51	0.34	-	-	0.01	(0.02)	0.34	0.44	-	-
Closing net assets	42,359.29	42,389.92	557.30	555.57	(15,390.23)	(17,680.92)	3,029.96	(16,726.24)	428.05	425.49	(77.01)	(76.40)	1,156.44	1,072.59	4,777.17	6,405.36
Add/(Less): Consolidation adjustments																
Group's share in net assets	24,229.51	17,295.09	645.14	642.50	(6,522.74)	(6,618.05)	8,857.37	(10,033.43)	243.07	243.31	(38.51)	(38.20)	385.48	357.53	2,045.58	2,742.77
Fair value adjustments	18,467.12	6,773.12	-	-	-	-	-	-	-	-	2,096.09	2,096.09	8,880.41	8,877.41	5,010.59	4,372.68
Carrying amount	42,696.63	24,068.21	645.14	642.50	(6,522.74)	(6,618.05)	8,857.37	(10,033.43)	243.07	243.31	2,057.58	2,057.89	9,265.89	9,234.94	7,056.17	7,115.46

Particulars	(Rs. in lacs)															
	Sangam City Township Pvt Limited		Shiva Buildcon Pvt Limited		Shiva Multitrade Pvt. Limited		Shiva Realtors Suburban Pvt. Limited		Sneh Developers		Suraksha DB Realty		Lokhandwala D B Realty LLP		Milan Theatre Private Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	
Opening net assets	8,213.03	8,449.99	(0.67)	0.29	(0.82)	0.16	(0.67)	0.30	(0.31)	(0.11)	1,483.27	1,552.53	107.12	107.84	205.64	
Capital introduced/ (withdrawn)	962.39	-	-	-	-	-	-	-	-	-	349.46	-	-	-	-	
Equity component of guarantee commission	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Profit for the year	(267.56)	(236.96)	(1.18)	(0.97)	(1.20)	(0.98)	(1.18)	(0.97)	(0.21)	(0.20)	273.47	(69.26)	(0.32)	(0.72)	(851.71)	
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Closing net assets	8,907.86	8,213.03	(1.85)	(0.67)	(2.02)	(0.82)	(1.85)	(0.67)	(0.51)	(0.31)	2,106.20	1,483.27	106.80	107.12	(646.08)	
Add/(Less): Consolidation adjustments																
Group's share in net assets	2,375.73	2,190.42	(0.82)	(0.30)	(0.90)	(0.36)	(0.82)	(0.30)	(0.25)	(0.15)	1,053.10	771.83	65.99	66.19	(211.65)	
Fair value adjustments	2,257.75	2,514.41	648.52	648.52	648.60	648.60	648.52	648.52	-	-	(119.53)	-	-	-	211.65	
Carrying amount	4,633.47	4,704.83	647.69	648.22	647.70	648.23	647.69	648.22	(0.25)	(0.15)	933.57	771.83	65.99	66.19	-	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

V Summarised Statement of Profit and Loss

(Rs. in lacs)

Particulars	DB (BKC) Realtors Private Limited		DB Realty and Shreepati Infrastructures LLP		DBS Realty		Dynamix Realty		Lokhandwala Dynamix Balwas JV		D B HI-SKY Constructions Pvt Limited		Mahal Pictures Private Limited		Neelkamal Realtors Tower Pvt Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017
Revenue	-	-	-	-	-	-	-	-	-	-	-	-	254.68	198.61	-	-
Depreciation	0.49	0.44	-	-	55.87	55.87	0.02	6.00	-	-	-	-	18.25	18.69	15.21	16.70
Interest income	1.33	1.35	-	-	4.22	4.22	0.10	-	3.12	3.43	-	-	117.87	104.55	3.69	-
Interest expense	-	-	-	-	31.46	26.97	-	-	-	-	-	-	-	-	118.02	105.38
Income tax expense/ (income)	0.04	0.04	-	-	1.39	2.75	391.14	133.00	0.27	-	-	-	40.23	32.32	(41.11)	(13.74)
Profit for the year	(30.63)	(18.20)	(0.04)	(2.26)	(35.14)	(50.90)	(1,190.93)	(464.19)	0.61	3.31	(0.62)	(0.68)	83.51	64.12	(1,628.19)	(37.79)
Other comprehensive income	-	0.06	-	-	-	0.08	0.51	0.34	-	-	0.01	(0.02)	0.34	0.44	-	-
Total comprehensive income	(30.63)	(18.14)	(0.04)	(2.26)	(35.14)	(50.82)	(1,190.41)	(463.85)	0.61	3.31	(0.61)	(0.69)	83.85	64.56	(1,628.19)	(37.79)
Group's share in total comprehensive income	(17.52)	(7.40)	(0.03)	(1.35)	(11.71)	(16.94)	(595.21)	(231.92)	0.30	1.66	(0.31)	(0.35)	27.95	21.52	(697.19)	(16.18)

(Rs. in lacs)

Particulars	Sangam City Township Pvt Limited		Shiva Buildcon Pvt Limited		Shiva Multitrade Pvt. Limited		Shiva Realtors Suburban Pvt. Limited		Sneh Developers		Suraksha DB Realty		Lokhandwala D B Realty LLP		Milan Theatre Private Limited	
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2017	31.03.2018	31.03.2018
Revenue	-	-	-	-	-	-	-	-	-	-	260.40	0.35	-	-	-	5,696.48
Depreciation	-	-	-	-	-	-	-	-	-	-	1.45	2.37	0.07	0.21	-	-
Interest income	-	-	-	-	-	-	-	-	-	-	7.52	1.64	-	-	-	0.68
Interest expense	-	-	1.22	0.77	1.25	0.79	1.22	0.77	-	-	-	-	-	-	-	2,106.04
Income tax expense/ (income)	266.56	235.99	0.38	0.24	0.39	0.25	0.38	0.24	-	-	2.64	0.54	-	-	-	-
Profit for the year	(267.56)	(236.96)	(1.18)	(0.97)	(1.20)	(0.98)	(1.18)	(0.97)	(0.21)	(0.20)	273.47	(69.26)	(0.32)	(0.72)	-	(851.71)
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income	(267.56)	(236.96)	(1.18)	(0.97)	(1.20)	(0.98)	(1.18)	(0.97)	(0.21)	(0.20)	273.47	(69.26)	(0.32)	(0.72)	-	(851.71)
Group's share in total comprehensive income	(71.36)	(63.20)	(0.52)	(0.43)	(0.53)	(0.44)	(0.52)	(0.43)	(0.10)	(0.10)	136.74	(34.63)	(0.16)	(0.36)	-	(279.02)

One of the subsidiary companies is a partner in firm viz; M/s Om Metal Consortium ("OMC"), which is a jointly controlled entity. The financial statements of OMC have not been considered for consolidation due to non-availability of the same. Management is taking steps to obtain audited financial statements of the said partnership firm and does not expect any material impact on consolidated financial statements of the Company.

61 Financial Instruments

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial assets and financial liabilities are disclosed in note 2.12 of the Ind AS financial statements.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

61.1 Financial assets and liabilities:

The carrying value of financial instruments by categories as of March 31, 2018 were as follows: (Rs. in lacs)

Particulars	See Note	Fair Value through Profit and Loss	Fair Value through OCI	Amortised Cost	Carrying amount As at March 31, 2018
Financial assets:					
Non-current					
Other investments	8	86,144.64	40,575.36	-	126,720.00
Loans	9	-	-	3,650.35	3,650.35
Other financial assets	10	-	-	13,671.65	13,671.65
		86,144.64	40,575.36	17,322.01	144,042.00
Current					
Investments	15	-	-	9,570.01	9,570.01
Trade receivables	16	-	-	5,604.22	5,604.22
Cash and cash equivalents	17	-	-	2,128.43	2,128.43
Bank balance other than above	18	-	-	527.72	527.72
Loans	19	-	-	87,315.32	87,315.32
Other financial assets	20	-	-	1,184.29	1,184.29
		-	-	106,330.00	106,330.00
Total		86,144.64	40,575.36	123,652.01	250,372.00
Financial liabilities:					
Non-current					
Borrowings	25	-	-	118,411.28	118,411.28
Trade Payables	26	-	-	560.64	560.64
Other financial liability	27	-	-	11,403.33	11,403.33
		-	-	130,375.25	130,375.25
Current					
Borrowings	30	-	-	39,249.53	39,249.53
Trade and other payables	31	-	-	16,341.55	16,341.55
Other financial liabilities	32	-	-	131,385.90	131,385.90
		-	-	186,976.98	186,976.98
Total		-	-	317,352.24	317,352.24

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The carrying value of financial instruments by categories as of March 31, 2017 were as follows:

(Rs. in lacs)

Particulars	See Note	Fair Value through Profit and Loss	Fair Value through OCI	Amortised Cost	Carrying amount As at March 31, 2017
Financial assets:					
Non-current					
Other investments	8	77,058.17	42,261.25	-	119,319.42
Loans	9	-	-	3,167.87	3,167.87
Other financial assets	10	-	-	17,138.37	17,138.37
		77,058.17	42,261.25	20,306.24	139,625.66
Current					
Investments	15	-	-	712.84	712.84
Trade receivables	16	-	-	7,831.45	7,831.45
Cash and cash equivalents	17	-	-	438.16	438.16
Bank balance other than above	18	-	-	728.12	728.12
Loans	19	-	-	131,781.02	131,781.02
Other financial assets	20	-	-	1,608.41	1,608.41
		-	-	143,100.01	143,100.01
Total		77,058.16	42,261.25	163,406.25	282,725.66
Financial liabilities:					
Non-current					
Borrowings	25	-	-	111,184.83	111,184.83
Trade Payable	26	-	-	636.06	636.06
Other financial liabilities	27	-	-	17,540.48	17,540.48
		-	-	129,361.37	129,361.37
Current					
Borrowings	30	-	-	26,219.93	26,219.93
Trade and other payables	31	-	-	14,509.49	14,509.49
Other financial liabilities	32	-	-	110,360.20	110,360.20
		-	-	151,089.62	151,089.62
Total		-	-	280,451.00	280,451.00

Fair Value Hierarchy

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are whether observable or unobservable and consists of the following three levels:

Level	Nature of Inputs
Level 1	Inputs are quoted prices (unadjusted) in active markets for identical assets and liabilities.
Level 2	Inputs are other than quoted prices included within level 1 that are observable for the asset or liability either directly (i.e. prices) or indirectly (i.e. derived from prices).
Level 3	Inputs are not based on observable market data unobservable inputs. Fair value are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

Note: The investment included in Level 3 of fair value hierarchy has been valued using the cost approach to arrive at their fair value. The cost of unquoted investment approximate the fair value because there is a wide range of possible fair value measurements and the cost represents estimate of fair value within that range.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

The following table summarizes financial assets and liabilities measured at fair value on a recurring basis and financial assets that are not measured on fair value on recurring basis (but fair value disclosure are required)

Particulars	See Note	Level	(Rs. in lacs)	
			As at March 31, 2018	As at March 31, 2017
Financial assets:				
Non-current				
Other investments	8	Level 3	126,720.00	119,319.42
Loans	9	Level 2	3,650.35	3,167.87
			130,370.35	122,487.29
Current				
Investments	15	Level 2	9,570.01	712.84
Loans	19	Level 2	87,315.32	131,781.02
			96,885.34	132,493.86
Total			227,255.68	254,981.15
Financial liabilities:				
Non-current				
Borrowings	25	Level 2	134,165.53	128,706.70
			134,165.53	128,706.70
Current				
Borrowings	30	Level 2	39,249.53	26,219.93
			39,249.53	26,219.93
Total			173,415.06	154,926.63

Carrying amounts of financial instruments such as cash and cash equivalents, other bank balances, trade receivables, trade payables and other financial assets and liabilities at March 31, 2018 and March 31, 2017 reasonably approximate their respective fair values.

Level 3 Fair values

Reconciliation of Level 3 Fair values

The following tables shows a reconciliation of the opening and closing balance of Level 3 fair values

Particulars	(Rs. in lacs)
	Securities
Opening Balance (April 01, 2016)	118,699.02
Net change in fair values (unrealised)	620.41
Closing balance (March 31, 2017)	119,319.42
Add: Purchase of preference shares	1,496.38
Add: Net change in fair values (unrealised)	5,904.19
Closing balance (March 31, 2018)	126,720.00

61.2 Financial Risk Management:

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

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises three types of risk: interest rate risk, credit and default risk and liquidity risk. Financial instruments affected by market risk include investments, loans, trade receivables, borrowings, trade payables and other financial liabilities.

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(A) Interest Risk:

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's debt obligations with floating interest rates.

The interest rate profile of the Group's interest bearing financial instruments is as follows:

(Rs. in lacs)

Exposure to Interest Rate Risk		
Particulars	As at March 31, 2018	As at March 31, 2017
Financial Liability		
Variable rate Instrument		
Long Term Borrowings	81,628.82	79,529.02
Short Term Borrowings	11,163.50	11,065.08
Current Maturity of Long Term Debt	8,800.92	8,584.71
Fixed Rate Instruments		
Long Term Borrowings	36,782.46	31,655.81
Short Term Borrowings	28,086.03	15,154.85
Current Maturity of Long Term Debt	6,953.34	8,937.16
Total	173,415.06	154,926.63
Financial Assets		
Fixed Rate Instruments		
Fixed Deposit	780.02	966.88
Loans and advances to related parties	63,267.80	93,839.32
Loans to others	24,041.83	37,933.66
Project Advance	3,538.12	3,045.85
Security Deposit (Related Parties)	5,353.99	9,439.66
Security Deposit (Others)	8,065.36	7,459.95
Other advances	1,302.21	1,738.47
Total	106,349.34	154,423.79

Interest Rate Sensitivity:

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax and carrying amount of project work in progress (which will have subsequent impact on the profit or loss of future period depending upon the revenue which would be recognised based on the percentage of completion as indicated in Accounting Policy for revenue recognition mentioned in Note 2) is affected through the impact on floating rate borrowings, as follows:

Particulars	(Rs. in lacs)	
	100 BP Increase	100 BP Decrease
March 31, 2018		
Financial Liabilities		
Variable Rate Instruments		
Borrowings	(941.35)	941.35
March 31, 2017		
Financial Liabilities		
Variable Rate Instruments		
Borrowings	(9,917.88)	9,917.88

(B) Credit risk and default risk:

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).

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Trade Receivables

Considering the inherent nature of business of the Company, Customer credit risk is minimal. The Company generally does not part away with its assets unless trade receivables are fully realised.

Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required, other than those made in the accounts. Also the Company does not have any significant concentration of credit risk.

The ageing of Trade Receivable (Gross) is as follows:

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
More than 6 months	5,467.38	7,267.34
Others	136.84	564.11
Total	5,604.22	7,831.45

The movement in the expected credit loss allowances on Trade Receivables is as follows:

Particulars	(Rs. in lacs)
	Amount
Balance as on March 31, 2016	381.38
Impairment Loss recognised in FY 16-17	1,247.40
Amounts written off/(back)	-
Balance as on March 31, 2017	1,628.79
Impairment Loss recognised in FY 17-18	1,530.85
Amounts written off/(back)	-
Balance as on March 31, 2018	3,159.64

Loans

The loans and advances are in the nature of advances for project in SPVs where the Company is a stakeholder and hence the risk is minimal. Based on the above factors and historical data, loss on collection of receivables is not material and hence no additional provision was made apart from provisions for impairment in respect of certain specific loans.

Details of Loans are as follows -

Particulars	(Rs. in lacs)	
	As at March 31, 2018	As at March 31, 2017
Loans- Non-Current	3,650.35	3,167.87
Loans- Current	87,315.32	131,781.02
Total	90,965.67	134,948.89

The movement in the expected credit loss allowances on Loans is as follows:

Particulars	(Rs. in lacs)
	Amount
Balance as on March 31, 2016	9,656.67
Impairment Loss recognised in FY 16-17	-
Amounts written off/(back)	(1,533.89)
Balance as on March 31, 2017	8,122.78
Impairment Loss recognised in FY 17-18	1,854.29
Amounts written off/(back)	-
Balance as on March 31, 2018	9,977.07

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Outstanding Financial Guarantees	(Rs. in lacs)	
Particulars	As at March 31, 2018	As at March 31, 2017
A. Guarantees and Securities provided to banks and financial institutions (in India and overseas) against credit facilities extended to:		
a) Associates		
Neelkamal Realtors Tower Private Limited (Guarantee & Security provided)	-	35,000.00
Milan Theatres Private Limited (Guarantee and security given) (Refer Note 61.2(i) below)	17,450.00	17,450.00
Sub Total (a)	17,450.00	52,450.00
b) Jointly Controlled Entities (Guarantees given)		
DB (BKC) Realtors Private Limited (Guarantees given & Securities provided)	-	7,500.00
Sub Total (b)	-	7,500.00
c) Companies under the same management		
YJ Realty & Aviation Private Limited ((Guarantee given and Securities provided)	-	8,500.00
Majestic Infracon Private Limited (Refer Note 61.2(ii) below) (Guarantee and security provided for Rs. 42,500 lacs and further guarantee provided for Rs. 42,800 lacs)	85,300.00	85,300.00
Pune Buildtech Private Limited (Refer Note 61.2(iii) below) (Guarantee given & security provided)	23,805.71	23,805.71
BD&P Hotels (India) Private Limited (Refer Note 61.2(iii) below)	7,099.34	7,099.34
Bamboo Hotel and Global Centre (Delhi) Private Limited (Guarantee given)(Refer Note 61.2(iv))	27,500.00	27,500.00
Sub Total (c)	143,705.05	152,205.05
d) Others		
Delux Hospitality Limited, Mauritius (Term Loan of USD 138 Million) & YJ Realty & Aviation Private Limited (Stand by Letter of Credit of USD 65 Million) (Overall Guarantee of the Company of USD 138 million and security for USD 65 million) (Refer 61.2(v) below)	89,760.86	89,443.87
Indo Global Soft Solutions & Technologies Pvt. Limited.(Guarantee Given)(Refer 61.2(vi))	70,000.00	-
Sub Total (d)	159,760.86	89,443.87
Grand Total (a+b+c+d)	320,915.90	301,598.92

- (i) The Company has given corporate guarantee to ECL Finance Limited on behalf of Milan Theatres Private Limited. The said facility is secured by (i) Pledge of 20,000,000 shares of D B Realty Limited.; (ii) First Mortgage and Charge on the land admeasuring 3,442.20 Sq mtr. situated at Santacruz, Mumbai; (iii) First Mortgage and Charge on the land admeasuring 72,000 sq. yards situated at S. No. 92, Mahajan wadi, Thane; (iv) First charge on the existing and future receivables; (v) Pledge of 66.67% shares of Milan Theatres Private Limited.; (vi) Corporate Guarantee of Conwood Construction & Developers Private Limited; and (vii) Personal Guarantee of Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding balance of loan as on March 31, 2018 is Rs. Nil (Previous year Rs. 17,653.60 lacs)
- (ii) In earlier years, the Company had given corporate guarantee on behalf of Majestic Infracon Private Limited in which some of the directors of the Company are interested for facility availed from Punjab National Bank, Mumbai and Bank of India, Mumbai, for an amount aggregating Rs. 85,300 lacs (Previous Year Rs. 85,300 lacs). The Company has also provided collateral securities of the Company's property admeasuring 80,934 sq meters at Malad (East), Mumbai (forming part of Inventory) with including all development rights, unutilized Floor Space Index (FSI) / or such other FSI that may be granted in future for Rs. 42,500 lacs out of total loan amounting to Rs. 85,300 lacs.
- The said facility is also secured by (a) pledge of Majestic Infracon Private Limited shareholding consisting of 45,934,000 equity shares in Etisalat DB Telecom Private Limited; (b) a pari passu charge on the property consisting of Hotel Hilton, Mumbai. (c) Together with collateral securities of the Company's property admeasuring 80,934 sq meters at Malad (East), Mumbai with including all development rights, unutilized Floor Space Index (FSI) / or such other FSI that may be granted in future.
- The liability towards Punjab National Bank is Rs. Nil and Bank of India is Rs. 6,252 lacs as on March 31, 2018 (Previous Year Rs.6,811.47 lacs) . The Company is confident that this company would fulfill the obligations under the credit facilities and does not expect any outflow of resources.
- (iii) The Company has given corporate guarantees and has given collateral securities of the Company's property DB Hill Park admeasuring 80,934 Sq meters at Malad (East), Mumbai and Resham Bhavan located at Churchgate, Mumbai (forming part of Inventory), on behalf of BD&P Hotels (India) Private Limited and Pune Buildtech Private Limited which is not a part of DB consolidated group.
- The said facilities are also secured by (i) Charge on Fixed Assets both present and future of the respective projects other than project land (ii) charge on all current assets including receipt of all the receivables related to the respective project (iii) charge on all bank accounts, insurance contracts of respective company along with the following common securities (iv) a pari passu charge on its property consisting of Hotel Hilton, Mumbai. The outstanding balance of loan as on March 31, 2018 is Rs. 25,697 lacs (Previous Year Rs.3,765.50 lacs)

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One of the associate Companies has also given security to Punjab National Bank on behalf of Pune Buildtech Private Limited for Rs. 3,050 lacs (Previous year Rs. 3,050 lacs) and had further extended security to Punjab National Bank on behalf of BD & P Hotels (India) Private Limited for Rs. 1,400 lacs. However, the said associate company has taken counter guarantee against the same from respective entities.

- (iv) During the year, the Company has given corporate guarantee in respect of facilities availed by Bamboo Hotel and Global Centre (Delhi) Private Limited from Reliance Commercial Finance for Rs. 27,500 lacs. The loan is primarily secured by (i) charge on all buildings and structures, (ii) charge on the scheduled receivables, both present and future, (iii) charge over all the rights, titles, interest, claims, benefits, demands under the Project, both present and future, (iv) charge on the escrow account, all monies credited/ deposited therein and all investments in respect thereof, (v) charge on the Transferrable Development Rights till the same is loaded on the project, (vi) mortgage on the assets proposed and located at Asset Area 13, Aerocity Delhi, (vii) Hypothecation of receivables from assets proposed and located at Asset Area 13, Aerocity Delhi, (viii) Charge over security deposit of Rs. 26,800 lacs paid by Heaven Star Hotels (Delhi) Private Limited to DIAL. The outstanding balance of loan as on March 31, 2018 is Rs. 24,600 lacs (Previous year Rs. 27,500 lacs).
- (v) The Company has given corporate guarantee in respect of facilities availed by Delux Hospitality Limited, Mauritius ('DBH, Mauritius') & YJ Realty & Aviation Private Limited from ICICI Bank UK PLC and ICICI Bank Limited respectively of USD 138 millions – Rs. 89,760.86 lacs as at the year end March 31, 2018 (Previous Year Rs. 89,443.87 lacs) and security in respect of Bacchuwadi Property of the Company against stand by letter of credit issued by ICICI Bank Limited as an integral part of the arrangement of USD 65 millions. The current outstanding of the loan is USD 127 lacs as on March 31, 2018 (Previous year USD 199.73 lacs) in ICICI Bank UK PLC. For the purpose of the said corporate guarantee, the Company has received in its favour irrevocable and unconditional personal guarantees from the two interested directors covering the entire amount of guarantee issued by the Company.

The said facilities are secured by (a) mortgage of its property consisting of Dynamix Mall in YJ Realty & Aviation Private Limited and (b) pledge of its entire shareholding of Marine Drive Hospitality & Realty Private Limited in DBH, Mauritius (being a wholly owned subsidiary of DBHPL) and (c) Pledge of 50,409,641 shares of the Company held by Neelkamal Tower Construction LLP (Previous year 33,997,818), one of the Managing Director and his relatives (16,411,823 shares).

For all the above Contingent Liabilities the Company is confident that these companies will fulfill their obligations under the credit facilities and does not expect any outflow of resources.

- (vi) During the year 2017-2018, the Company has granted Corporate Guarantee and security on behalf of Indo Global Soft Solutions & Technologies Private Limited which is not a part of D B Consolidated group, in respect of loan from Dewan Housing Finance Corporation Limited (DHFL) of Rs. 70,000 lacs. The loan is primarily secured by (i) Exclusive charge on lease hold land admeasuring 19,434.10 sq.mt along with the structures thereon pertaining to the free sale area (ii) Exclusive charge by way of hypothecation on present and future receivables excluding few units (iii) CG of NRTPL and DB Realty Limited (iv) Personal Guarantee of Mr. Sanjay Chhabria, Mrs. Ritu Chhabria, Mr. Shahid Balwa and Mr. Vinod Goenka. The outstanding principal amount of the facility in the books of Indo Global Soft Solutions & Technologies Private Limited is Rs. 65,000 lacs as at the year end March 31, 2018.

The outstanding loan figures as on the reporting date of the entities to whom guarantees are given are provided by the Management and relied upon by the auditors.

The Company is in the process of releasing the security and guarantee wherever there is no loan outstanding as on reporting date.

In case of financial guarantee given by the Company to various entities, there are few defaults by borrowers . However the Company is not expecting any liability as security given by the borrower is on higher side as per best estimation of the Management. Hence the Company has not made any provision for expected credit loss.

Cash and Bank Balances

The Group held cash and bank balance with credit worthy banks of Rs. 2,859.64 lacs at March 31, 2018 (March 31, 2017 Rs. 1,369.78 lacs) . The credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks where credit risk is largely perceived to be extremely insignificant.

(C) Liquidity Risk:

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. The Group's management regularly reviews expected future cash inflows and outflows. Accordingly, based on the projections, the management takes necessary steps for raising fresh debt and recovery from existing financial assets to meet its obligations. The amounts are gross and undiscounted, and include contractual interest payments.

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(Rs. in lacs)

Particulars	Amount payable during below period				
	As at March 31, 2018	Within 1 year	1-2 years	2-5 years	More than 5 years
Long Term Borrowings:					
I. Secured					
Yes Bank Limited	37,013.25	-	5,000.00	32,013.25	-
HDFC Limited	42,393.18	963.00	41,430.18	-	-
LIC Housing finance limited	2,222.40	-	1,494.00	995.12	-
Reliance Commercial Finance Limited	22,803.00	-	26,014.50	-	-
9,000 Zero Coupon, redeemable non-convertible Debentures	7,730.36	-	-	-	9,000.00
Vehicle Loan					
II. Unsecured					
8% Redeemable Preference shares of Rs. 10/- each	4,697.24	-	-	4,697.24	-
Loan from Others	1,474.20		1,474.20	-	-
Short Term Borrowings:					
I. Secured					
Bank overdraft from Yes Bank	11,163.50	11,163.50			
Loan from Yes Bank	840.04	840.04			
II. Unsecured					
Inter-Corporate Deposits from related parties	15,518.96	15,518.96	-	-	-
Loans from Others	11,727.03	3,866.43	-	-	-
Current Maturities of long term borrowings					
Yes Bank	6,036.70	6,036.70	-	-	-
Daimler Financial services	26.01	26.01	-	-	-
Oriental Bank of Commerce	17.30	17.30	-	-	-
Oriental Bank of Commerce	7.47	7.47	-	-	-
Kotak Mahindra Bank	7.54	7.54	-	-	-
LIC Housing Finance Limited	1,118.52	1,118.52	-	-	-
ICICI Bank Limited	1,645.70	1,645.70	-	-	-
Reliance Commercial Finance	200.00	200.00	-	-	-
Reliance Home Finance Limited	6,670.00	6,670.00	-	-	-
Bank of India	19.01	19.01	-	-	-
Oriental Bank of Commerce	6.01	6.01	-	-	-
(b) Vehicle Loans	77.66		78.01	2.23	
Non Current					
Trade Payables	560.64	-	502.41	58.23	-
Other financial liabilities	11,403.33		68.58	11,334.75	-
Current					
Trade and other payables	16,341.55	16,341.55	-	-	-
Other financial liabilities	115,631.65	115,631.65	-	-	-

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(Rs. in lacs)

Particulars	Amount payable during below period				
	As at March 31, 2017	Within 1 year	1-2 years	2-5 years	more than 5 years
Long Term Borrowings:					
I. Secured					
Yes Bank Limited	36,558.65	-	4,085.00	32,452.00	21.65
ICICI Bank Limited	990.15	-	1,110.46	-	-
From HDFC Limited	41,980.22	-	-	41,980.22	-
Relaince Capital Limited	5,686.47	-	5,686.47	-	-
Reliance Commercial Finance	200.00	45.20	227.00	-	-
Reliance Home Finance Limited	6,670.00	1,317.32	7,570.45	-	-
Short Term Borrowings:					
OBC Bank Limited	830.76	830.76	-	-	-
Bank overdraft from Yes Bank	11,065.08	11,065.08	-	-	-
ECL Finance Limited	1,148.82	1,148.82	-	-	-
IL&FS Financial Services Limited	3,464.72	3,464.72	-	-	-
Housing Development Infrastructure Limited	2,000.00	2,000.00	-	-	-
II. Unsecured					
Inter-Corporate Deposits	820.20	820.20	-	-	-
Loans from related parties	5,064.39	5,064.39	-	-	-
Loans from Others	1,825.97	1,825.97	-	-	-
Current Maturities of long term borrowings					
YES Bank	3,775.00	3,775.00	-	-	-
Daimler Financial services	29.01	29.01	-	-	-
Oriental Bank of Commerce	14.08	14.08	-	-	-
Oriental Bank of Commerce	8.91	8.91	-	-	-
Kotak Mahindra Prime Limited	6.84	6.84	-	-	-
Indiabulls Housing Finance Limited	523.34	523.34	-	-	-
LIC Housing Finance Limited	3,063.04	3,063.04	-	-	-
ICICI Bank Limited	1,223.33	1,223.33	-	-	-
Reliance Capital Limited	8,858.28	8,858.28	-	-	-
Bank of India	14.61	14.61	-	-	-
OBC Bank Limited	5.42	5.42	-	-	-
(b) Vehicle Loans	158.90	-	91.68	74.21	-
II. Unsecured					
Liability of preference shares					
8% Redeemable Preference shares of Rs. 10/- each	4,049.34	-	-	4,049.34	-
Loan from others	792.56	-	792.56	-	-
Loan from related parties	14,098.54	-	14,098.54	-	-
Non Current					
Trade Payables	636.06	-	608.96	27.10	-
Other financial liabilities	17,540.48	-	17,543.94	2.64	17.84
Current					
Trade and other payables	14,509.49	14,509.49	-	-	-
Other financial liabilities	92,838.34	92,838.34	-	-	-

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(D) Foreign Risk

The following table shows foreign currency exposures in USD on financial instruments at the end of the reporting period.

Particulars	(Amount in USD)	
	Foreign Currency Exposure (In lacs) (unhedge)	
	March 31, 2018	March 31, 2017
Retention Money-Liabilities	2.71	2.71

Sensitivity analysis of 1% change in exchange rate at the end of reporting period:

Particulars	Foreign Currency Exposure (In lacs)	
	March 31, 2018	March 31, 2017
<u>1% Depreciation in INR</u>		
Impact on Profit and Loss/Equity	(1.76)	(1.76)
<u>1% Appreciation in INR</u>		
Impact on Profit and Loss/Equity	1.76	1.76

The Group has not hedged its foreign currency liabilities as risk related to outstanding exposure is very insignificant.

62 Capital Management:

For the purposes of the Group's capital management, capital includes issued capital and all other equity reserves. The primary objective of the Group's Capital Management is to maximise shareholder value. The Group manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants. The Group believes in lower debt equity ratio.

The debt equity ratio of the Group is as follows:

Particulars	(Rs. in lacs)	
	31 March, 2018	31 March, 2017
Equity Capital	24,325.88	24,325.88
Capital Reserve	5,046.31	5,046.31
Securities Premium Reserve	238,567.90	238,567.90
Retained Earnings	(32,940.90)	(1,580.26)
Other comprehensive income	9,447.06	11,071.46
Equity	244,446.26	277,431.29
Long Term Borrowings	118,411.28	111,184.83
Short Term Borrowings	39,249.53	26,219.93
Current maturities of long term borrowing	15,754.25	17,521.87
Less: cash and cash equivalents	(2,128.43)	(438.16)
Adjusted net debt	171,286.63	154,488.46
Debt to Equity	0.70	0.56

The group has not declared any dividend during the year.

63 Reconciliation of Liabilities arising from Financial Liabilitiesx

Particulars	(Rs. in lacs)						
	As at March 31, 2017	Cash movement	Business Acquisition/ Disposals	Foreign Exchange Changes	Fair value Changes	Others	As at March 31, 2018
Long Term Borrowings	128,706.70	(9,680.24)	-	-	14,318.14	820.93	134,165.53
Short Term Borrowings	14,324.09	13,761.94	-	-	-	-	28,086.03
Total	143,030.78	4,081.70	-	-	14,318.14	820.93	162,251.56

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							(Rs. in lacs)
Particulars	As at March 31, 2016	Cash movement	Business Acquisition/ Disposals	Foreign Exchange Changes	Fair value Changes	Others	As at March 31, 2017
Long Term Borrowings	92,187.63	32,958.97	-	-	3,560.09	-	128,706.70
Short Term Borrowings	24,181.61	(9,857.52)	-	-	-	-	14,324.09
Total	116,369.24	23,101.45	-	-	3,560.09	-	143,030.78

These cash movements are included within the following lines in the Statement of Cash Flows:

- i Proceeds from Long-term Borrowings
- ii Repayment of Long-term Borrowings
- iii Increase/ (Decrease) in Short-term Borrowings

64 Business Combination

(a) Summary of acquisitions

On January 2, 2017, the parent entity through its wholly owned subsidiary Nine Paradise Erectors Private Limited acquired 62.86% of the issued capital of Horizontal Realty and Aviation Private Limited (formerly known as EON Aviation Private Limited)

Details of purchase consideration, the net assets acquired and goodwill are as follows:

(i) Purchase consideration

		(Rs. In lacs)
Purchase consideration		Horizontal Realty and Aviation Pvt Limited
Cash Paid		88.04
Total Purchase consideration		88.04

(ii) Assets and liabilities recognised as result of acquisitions

		(Rs. In lacs)
Particular	Horizontal Realty and Aviation Pvt Limited	
Property, plant and equipments		5,736.39
Other non current assets		39.98
Trade receivables		87.10
Other current assets		786.08
Long term borrowings		(23,113.27)
Long term provisions		(17.27)
Short term borrowings		(40.55)
Trade payables		(1,505.51)
Other current liabilities		(778.75)
Net Identifiable assets acquired		(18,805.81)

(iii) Calculation of goodwill

		(Rs. In lacs)
Particular	Horizontal Realty and Aviation Pvt Limited	
Consideration transferred		88.04
Less: Non controlling interest acquired		6,984.48
Less: Net identifiable assets acquired		(18,805.81)
Goodwill		(11,909.37)

(iv) Accounting policy choice for non-controlling interests

The group recognises non-controlling interests in an acquired entity either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets. For the non-controlling interest in Horizontal Realty and Aviation Private Limited, the group elected to recognise the non-controlling interest at its proportionate share of the acquired net identifiable assets.

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65 Related Party Disclosure:

(i) Disclosures as required by the Indian Accounting Standard 24 (Ind AS-24) "Related Party Disclosures" are given below:

(a) List of related parties where control exists:

Sr. No.	Name of the Related Parties
Jointly Controlled Entities	
1	Sneh Developers
2	DB Realty and Shreepati Infrastructure LLP
3	Dynamix Realty (Partnership Firm)
4	Lokhandwala Dynamix Balwas Joint Venture
5	Lokhandwala DB Realty LLP
6	National Tiles (step down joint venture)
7	Suraksha DB Realty
8	DBS Realty (Partnership Firm)
9	Om Metal Consortium
10	DB (BKC) Realtors Private Limited

(b) Related parties with whom transactions have taken place and relationships:

Associate Companies	
11	Sangam City Township Private Limited
12	Mahal Pictures Private Ltd
13	DB Hi-Ski Constructions Private Limited
14	Shiva Buildcon Private Limited
15	Shiva Multitrade Private Limited
16	Shiva Realtors Suburban Private Limited
17	Neelkamal Realtors Towers Private Limited
18	Milan Theatres Private Limited (w.e.f 10.07.2017)
Entity in respect of which the company is an associate	
19	Neelkamal Tower Construction LLP
Key Management Personnel (KMP)	
20	Vinod Goenka (Chairman & Managing Director)
21	Shahid Balwa (Vice Chairman & Managing Director)
22	A. Anil Kumar (CFO) resigned w.e.f 15.11.2017
23	Asif Balwa (CFO) appointed w.e.f 14.02.2018
24	Mahesh Manilal Gandhi (Non Executive Director)
25	Sundaram Rajagopal (Non Executive Director)
26	Devendra Vasal (Non Executive Director)
27	Jagat Killawala (Non Executive Director)
28	Sunita Goenka (Non Executive Director)
29	Janak Ishwarbhai Desai (till 14.09.2017) (Non Executive Director)

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30	Nasir Mahumad Rafique (Non Executive Director)
31	Jayavardhan Vinod Goenka (Non Executive Director)
32	Salim Usman Balwa (Non Executive Director)
	Relatives of KMP
33	Aseela V Goenka (Wife of Chairman)
34	Sanjana V Goenka (Daughter of Chairman)
35	Pramod Goenka (Brother of Chairman)
36	Shanita D Jain (Sister of Chairman)
37	Usman Balwa (Father of Vice Chairman)
38	Sakina U Balwa (Mother of Vice Chairman)
39	Shabana Balwa (Wife of Vice Chairman)
40	Arshad S Balwa (Son of Vice Chairman)
41	Aaliya S Balwa (Daughter of Vice Chairman)
42	Wahida Asif Balwa (wife of CFO) (w.e.f 14.02.2018)
43	Ishaq Balwa (brother of CFO) (w.e.f 14.02.2018)
44	Mohammed Balwa (brother of CFO) (w.e.f 14.02.2018)
	Enterprises where individuals i.e. KMP and their relatives have significant influence
45	Pune Buildtech Private Limited
46	Hotels Balwas Private Limited
47	Mystical Constructions Private Limited (formerly known as Nihar Construction Private Limited)
48	Neelkamal Realtors & Builders Private Limited
49	YJ Realty And Aviation Private Limited
50	Conwood Construction & Developers Private Limited
51	Dynamix Clubs And Resorts Private Limited
52	Dynamix Contractors & Builders Private Limited
53	Eversmile Construction Company Private Limited
54	K G Enterprises
55	Goenka & Associates Medical Research Centre
56	Balwas Charitable Trust
57	Goenka Family Trust
58	Vinod Goenka HUF
59	Bamboo Hotel and Global Centre (Delhi) Private Limited (formerly known as Heaven Star Hotels (Delhi) Private Limited)
60	BD&P Hotels (India) Private Limited
61	Goan Hotels & Realty Private Limited
62	Majestic Infracon Private Limited
63	Marine Drive Hospitality & Realty Private Limited
64	Deluxe Hospitality Limited, Mauritius
65	Neelkamal Realtors and Hotels Private Limited (w.e.f 14.02.2018)
66	Pony Infrastructure and Contractors Ltd
67	Dynamix Securities & Holdings Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

65A	Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence	KMP and their Relatives	(Rs. in lacs) Total
	Balance Outstanding As At Year Ended					
	Loans Granted					
	Current Year	8,840.40	24.92	53,510.10	892.39	63,267.80
	Previous Year	5,064.72	21,324.89	66,990.65	459.06	93,839.32
	Loan Granted, considered doubtful					
	Current Year	-	-	5,585.82	-	5,585.82
	Less: Provision created on the same	-	-	(5,585.82)	-	(5,585.82)
	Previous Year	-	-	1,361.00	-	1,361.00
	Less: Provision created on the same	-	-	(1,361.00)	-	(1,361.00)
	Interest accrued and due, considered doubtful					
	Current Year	-	-	213.30	-	213.30
	Less: Provision created on the same	-	-	(213.30)	-	(213.30)
	Previous Year	-	-	213.30	-	213.30
	Less: Provision created on the same	-	-	(213.30)	-	(213.30)
	Loan Taken					
	Current Year	1,944.42	1,926.15	11,648.38	-	15,518.96
	Previous Year	1,404.72	1,891.00	1,768.67	-	5,064.39
	Project Advance					
	Current Year	3,538.12	-	-	-	3,538.12
	Previous Year	3,045.85	-	-	-	3,045.85
	Security Deposits					
	Current Year	95.18	-	6,013.81	-	6,108.99
	Previous Year	172.41	-	10,022.24	-	10,194.66
	Other Receivable					
	Current Year	-	0.42	6.20	-	6.62
	Previous Year	82.36	-	11.23	-	93.59
	Interest Receivable					
	Current Year	-	-	-	-	-
	Previous Year	-	-	620.81	-	620.81
	Advance For Transferrable Development Rights					
	Current Year	-	2,101.83	-	672.50	2,774.33
	Previous Year	-	2,101.83	-	-	2,101.83
	Mobilisation Advance given					
	Current Year	-	-	1,947.04	-	1,947.04
	Less: Provision created on the same	-	-	(1,947.04)	-	(1,947.04)
	Previous Year	-	-	1,947.04	-	1,947.04
	Less: Provision created on the same	-	-	(1,947.04)	-	(1,947.04)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

(Rs. in lacs)					
Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence	KMP and their Relatives	Total
Preference share issued					
Current Year	-	-	0.57	-	0.57
Previous Year	-	-	0.57	-	0.57
Employee benefit payable					
Current Year	-	-	-	23.43	23.43
Previous Year	-	-	-	26.17	26.17
Trade Payables					
Current Year	-	9.46	424.59	0.18	434.24
Previous Year	-	-	1,112.01	-	1,112.01
Security Deposits taken					
Current Year	-	-	1,000.00	-	1,000.00
Previous Year	-	-	1,000.00	-	1,000.00
Other Payable					
Current Year	-	11.08	3.45	-	14.53
Previous Year	-	1,082.12	188.19	-	1,270.30
Capital Contribution Payable					
Current Year	-	1,000.00	-	-	1,000.00
Previous Year	-	-	-	-	-
Retention Money Payable					
Current Year	-	-	57.21	-	57.21
Previous Year	-	-	-	-	-
Advance Received towards purchase of Tenancy Rights					
Current Year	-	173.50	-	-	173.50
Previous Year	-	173.50	-	-	173.50

(Rs. in lacs)					
Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Transactions during the year					
Loans Granted					
Current Year					
Given during the year	7,037.97	0.11	23,892.64	521.58	31,452.30
Returned during the year	3,262.29	21,300.00	37,373.19	88.25	62,023.73
Written off during the year	-	0.08	-	-	0.08

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

	(Rs. in lacs)				
Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Previous Year					
Given during the year	14,952.82	40.50	93,308.90	150.71	108,452.92
Returned during the year	10,068.10	41.50	56,918.32	80.00	67,107.92
Loan Taken					
Current Year					
Taken during the year	4,790.72	88.45	18,593.05	-	23,472.22
Repaid during the year	4,251.02	53.30	8,713.34	-	13,017.66
Previous Year					
Taken during the year	-	24.29	3,925.95	-	3,950.24
Repaid during the year	-	-	919.35	-	919.35
Project advances					
Current Year					
Given during the year	9.94	-	-	-	9.94
Returned during the year	1.00	-	-	-	1.00
Interest income	483.33	-	-	-	483.33
Previous year					
Given during the year	9.91	-	-	-	9.91
Returned during the year	-	-	-	-	-
Interest income	414.16	-	-	-	414.16
Mobilisation advance					
Current Year					
Given during the year	-	-	-	-	-
Received during the year	-	-	1,131.60	-	1,131.60
Previous Year					
Given during the year	-	-	-	-	-
Received during the year	-	-	-	-	-
Other Payables					
Current Year					
Expenses on behalf of the Company	-	-	-	-	-
Income recognised during the year	-	-	8.33	-	8.33
Payments made during the year	-	-	0.07	-	0.07
Previous Year					
Given during the year	-	-	-	-	-
Returned during the year	-	-	-	-	-

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

Description	(Rs. in lacs)				
	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Advance Received against sale of flats					
Current Year	-	-	-	-	-
Previous Year	-	-	-	15.74	15.74
Advertisement Income					
Current Year	-	-	8.33	-	8.33
Previous Year	-	-	58.33	-	58.33
Balances written back					
Current Year	-	-	-	0.01	0.01
Previous Year	-	-	-	-	-
CSR Expenditure					
Current Year	-	-	7.58	-	7.58
Previous Year	-	-	-	-	-
Rent Paid					
Current Year	-	-	98.55	-	98.55
Previous Year	-	-	225.25	-	225.25
Director Sitting Fees					
Current Year	-	-	-	1.40	1.40
Previous Year	-	-	-	1.00	1.00
Remuneration to KMP #					
Current Year	-	-	-	79.30	79.30
Previous Year	-	-	-	74.63	74.63
Reimbursement on behalf of others					
Current Year	-	0.19	6.20	3.94	10.33
Previous Year	-	0.11	-	-	0.11
Reimbursement of expenses to others					
Current Year	17.99	-	4.08	0.79	22.86
Previous Year	11.19	10.34	-	-	21.53
Sale of Flat					
Current Year	-	-	-	-	-
Previous Year	-	-	-	306.30	306.30
Revenue from assignment of rights					
Current Year	-	-	-	-	-
Previous Year	-	-	6,955.00	-	6,955.00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

	(Rs. in lacs)				
Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Civil Work Expenses					
Current Year	-	-	54.44	-	54.44
Previous Year	-	-	1,091.97	-	1,091.97
Interest Income on Financial Assets/Liabilities recognised at amortised cost					
Current Year	-	-	16.73	-	16.73
Previous Year	-	-	6.92	-	6.92
Refundable Deposits Accepted					
Current Year	-	-	11.50	-	11.50
Previous Year	-	-	114.45	-	114.45
Expenses incurred by the Company					
Current Year	0.12	1.00	65.08	-	66.20
Previous Year	-	10.22	-	-	10.22
Gratuity taken over / transfered					
Current Year	3.34	-	-	-	3.34
Previous Year	-	-	-	-	-

As the liabilities for gratuity and leave encashment are provided on an actuarial basis for the Company as a whole, the amounts pertaining to key managerial personnel and relative of key managerial personnel are not included above.

(Rs. in lacs except specifically mention)

Guarantee/ Securitites given by the Group to the lenders on behalf of various entities (Refer note 61)				
Particulars	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	
Opening Balance as on 1st April 2017	52,450.00	16,000.00	USD 1,380 lacs and Rs. 167,750.00 lacs	-
	(35,000.00)	(16,000.00)	(USD 1380 lacs and Rs. 140,250.00 lacs)	(-)
Given during the year	-	-	-	-
	(17,450.00)	-	(27,500.00)	(-)
Released during the year	35,000.00	16,000.00	8,500.00	-
	(-)	(-)	(-)	(-)
Closing Balance as on March 31, 2018	17,450.00	-	USD 1380 lacs and Rs. 141,800.00 lacs	-
	(52,450.00)	(16,000.00)	(USD 1,380 lacs and Rs. 167,750.00 lacs)	(-)
Irrevocable and unconditional personal guarantee by each Managing Director to the Company (Refer Note 61.2(v))	-	-	(USD 138 million)	-
	(-)	(-)	(USD 138 million)	(-)

Aircraft Challenger 604 is given by way of hypothecation in favour of Punjab National Bank against term loan granted by the said bank to a related party, i.e., B D & P Hotels (India) Private Limited.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

(Rs. in lacs)

Guarantees and securities received by the Company for Loans taken from lenders					
Name	Relation	Opening Balance as on 1st April, 2017	Received during the year	Released during the year	Closing Balance as on 31st March, 2018
Dynamix Realty	Joint Venture	(-)	-	-	(-)
Vinod Goenka	KMP				
Shahid Balwa	KMP				
		(3,500)	(-)	(3,500)	(-)
Marine Drive Hospitality and Realty Private Limited	Enterprises where individuals i.e. KMP and their relatives have significant interest	-	-	-	-
Dynamix Realty	Joint Venture				
N.A.Estate Private Limited	Subsidiary				
Shahid Balwa	KMP				
Vinod Goenka	KMP				
		(6,000)	(-)	(6,000)	(-)
Neelkamal Realtors & Builders Private Limited	Enterprises where individuals i.e. KMP and their relatives have significant interest	290	-	290	-
		290	(-)	(-)	290
Sanjana Goenka (7,000,000 Shares of the Company)	Relative of KMP	3,000	-	3,000	-
Vinod Goenka	KMP				
		(3,000)	(-)	(-)	(3,000)
Eversmile Construction Company Private Limited	Enterprises over which KMP and their relatives have significant influence.				
YJ Realty & Aviation Private Limited	Enterprises over which KMP and their relatives have significant influence.	3,000	-	-	3,000
Milan Theatre Private Limited	Enterprises over which KMP and their relatives have significant influence.				
Shahid Balwa	KMP				
		(3,000)	(-)	(-)	(3,000)
Esteem Properties Private Limited	Subsidiary				
Vinod Goenka	KMP	20,000.00	-	-	20,000.00
Shahid Balwa	KMP				
		(20,000.00)	(-)	(-)	(20,000.00)
Vinod Goenka	KMP	6,750	-	-	6,750
Shahid Balwa	KMP				
		(6,750)	(-)	(-)	(6,750)
Vinod Goenka	KMP	8,975	-	8,975	-
Shahid Balwa	KMP				
		(8,975)	(-)	(-)	(8,975)
Vinod Goenka	KMP	-	10,705	-	10,705
Shahid Balwa	KMP				
		(-)	(-)	(-)	(-)
Vinod Goenka	KMP	200	-	-	200
Shahid Balwa	KMP				
		(200)	(-)	(-)	(200)
Vinod Goenka	KMP	6,550	-	-	6,550
Shahid Balwa	KMP				
		(-)	(6,550)	(-)	(6,550)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

Guarantees and securities received by the Company for Loans taken from lenders					
Name	Relation	Opening Balance as on 1st April, 2017	Received during the year	Released during the year	Closing Balance as on 31st March, 2018
Neelkamal Tower Construction LLP (The LLP has given 13,117,020 shares of the Company as security to various lenders)	Entity in respect of which the Company is an Associate	-	-	-	-
		(4,200)	(-)	(4,200)	(-)
Salim Balwa	KMP				
Rajiv Agarwal	KMP	55.07	-		39.42
Jayvardhan Goenka	KMP				
Vinod Goenka	KMP				
Neelkamal Tower Construction LLP Security of Shares in D B Realty Ltd held by it	Entity in respect of which the Company is an Associate	45,000.00	-	-	45,000.00
Vinod Goenka	KMP				
Shahid Balwa	KMP	44,239.00	-	-	44,239.00

Note :

1. Mr. Vinod Goenka and Mr. Shahid Balwa had granted guarantees for short term loan taken from IL&FS Financial Services Limited (IFIN).
2. During the preceding year, one of the subsidiary company had granted security to ECL Finance Limited for securing the financial assistance of Rs. 17,450 lacs granted to Milan Theatres Private Limited. The security was granted by way of Mortgage, on pari pasu basis, of land admeasuring 12,649 sq. mtrs. together with buildings and structures standing thereon at village Dahisar, Taluka Borivali, Mumbai. Further, on pari-pasu basis, charge on all movable machinery, equipment and book debts, both present and future. The outstanding principal amount of the loan in the books of Milan Theatres Private Limited as of 31st March, 2017 was Rs. 17,346.82 lacs which has been repaid during the year.
3. Mr. Vinod Goenka, KMP of the Group and Mr. Shahid Balwa, KMP of the Group have granted guarantees for loans taken by one of the subsidiary company from ECL Finance Ltd. and Edelweiss Housing Finance Ltd. The outstanding principal amount of loan in the books of the Company as of 31st March, 2017 is Rs. NIL.
4. Milan Theatres Private Limited has also given corporate guarantees for Debentures issued by the Company. The outstanding principal amount of Debentures in the books of the Company is Rs. 7,809.29 lacs. (Previous Year Rs. Nil.)

Disclosure under Regulation 34(3) of SEBI (Listing Obligation and Disclosure Requirements, 2015)

(Rs. in lacs)

Loans and Advances to Associates					
Name	Op. Balance	Given during the year	Returned during the year	Closing Balance	Maximum Balance Outstanding
Mahal Pictures Private Limited	180.00 (180.00)	-	-	180.00 (180.00)	180.00 (180.00)
Neelkamal Realtors Tower Pvt Ltd	4,884.46 -	1,195.12 (14,952.82)	2,032.88 (10,068.10)	4,046.71 (4,884.72)	6,079.59 (14,952.82)
Sangam city township Private Limited	3,652.00 (3,650.00)	-	-	3,652.00 (3,652.00)	3,652.00 (3,652.00)
D.B.Hi-Sky Construction Private Limited	3,251.66 (3,243.75)	9.94 (7.91)	1.00 -	3,260.59 (3,251.66)	3,260.59 (3,251.66)
Milan Theatres Private Limited	49.00 (49.00)	5,825.00 -	1,229.41 -	4,644.59 (49.00)	5,874.00 (49.00)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

(Rs. in lacs)

Loans given to Enterprises over which KMP and their relatives have significant influences					
Name	Op. Balance	Given during the year	Repaid during the year	Closing Balance	Maximum Balance Outstanding
Y. J. Realty & Aviation Private Limited	399.33	308.00	594.81	112.52	633.83
	-	(409.33)	(10.00)	(399.33)	(402.33)
Marine Drive & Realty Hospitality Private Limited	-	102.15	-	102.15	102.15
	-	-	-	-	-
Neelkamal Realtors & Builders Private Limited	1,456.75	1,712.50	1,066.03	2,103.22	2,125.87
	(2,708.20)	(895.44)	(2,146.90)	(1,456.75)	(3,355.50)
Majestic Infracon Pvt. Ltd.	305.10	-	300.00	5.10	305.10
	(305.10)	-	-	(305.10)	(305.10)
Pune Buildtech Private Limited	-	15,000.00	-	15,000.00	15,000.00
	-	-	-	-	-

(Rs. in lacs)

Mobilization Advances					
Name	Op. Balance	Given during the year	Repaid during the year	Closing Balance	Maximum Balance Outstanding
Majestic Infracon Private Limited	2,668.29	-	1,131.60	1,536.69	2,668.29
	(1,131.60)	(1,536.89)	-	(2,668.49)	(2,668.49)
Pony Infrastructure and Contractors Ltd	410.35	-	-	410.35	410.35
	(412.35)	-	2.00	(410.35)	(410.35)

66 Figures of the previous year have been regrouped/ reclassified wherever necessary to conform to the presentation of the current year

The accompanying notes 1 to 66 form an integral part of the financial statements.

As per our report of even date.

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Regn No. 103523W/ W100048

For and on behalf of the Board

Shahid Balwa
Vice Chairman & Managing Director
DIN 00016839

Jayvardhan Goenka
Non-Executive Director
DIN 03546392

Snehal Shah
Partner
Membership No. 048539

Mahesh Gandhi
Director
DIN 00165638

Asif Balwa
Chief Financial Officer

Jignesh Shah
Company Secretary
Membership No. A19129

Place: Mumbai

Date: May 28, 2018

PART "A" : SUBSIDIARIES

Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, read with rule 5 of Companies (Accounts) Rules, 2014 in the prescribed Form AOC-1 relating to subsidiary companies

(Amount in Rs.)														
Sr. No.	Name of the Subsidiary	Reporting Currency	Country	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover/ Total Income	Profit/(loss) before Tax	Provision for Tax Expenses / (Credit)	Profit/(loss) after Tax	Proposed Dividend	% of Shareholding
1	Neekamal Realtors Suburban Private Limited	INR	India	6,600,000	(465,109,741)	2,704,676,284	3,163,166,025	-	1,172,994,207	(328,751,923)	168,337,978	(497,089,901)	-	66.00%
2	Esteem Properties Private Limited	INR	India	1,000,000	(44,448,061)	1,125,446,789	1,168,894,852	-	-	(228,150)	-	(228,150)	-	100.00%
3	Neekamal Shantinagar Properties Private Limited	INR	India	160,000	(63,946,720)	126,147,301	194,934,021	125,922,424	214,865	(2,777,066)	-	(2,777,066)	-	100.00%
4	Saifee Bucket Factory Private Limited	INR	India	248,000	(3,009,210)	41,716	2,802,926	-	-	(44,226)	-	(44,226)	-	100.00%
5	Real Gem Build Tech Private Limited	INR	India	100,000	(666,325,218)	10,815,906,897	11,482,131,915	30,132,565	158,405,968	41,767,873	22,865,246	19,082,626	-	100.00%
6	Priva Constructions Private Limited	INR	India	100,000	(31,190,637)	199,259,777	230,350,414	156,215,771	1,836,567	(3,775,999)	(1,426,231)	(2,349,768)	-	100.00%
7	D B Man Realty Limited.	INR	India	140,000,000	(9,512,508)	131,723,106	1,235,614	-	-	(36,960)	-	(36,960)	-	91.00%
8	Royal Neira Constructions Private Limited	INR	India	15,000,000	(7,843,771)	775,562,891	768,406,661	-	672,830	(84,007)	1,468	(85,475)	-	50.40%
9	N. A. Estates Private Limited	INR	India	100,000	6,396,477	183,223,518	176,727,041	-	-	(22,314)	-	(22,314)	-	100.00%
10	Nine Paradise Erectors Private Limited	INR	India	100,000	(39,902,740)	1,009,076,303	1,048,879,043	8,804,622	-	(56,764,709)	(17,658,812)	(39,105,897)	-	100.00%
11	MIG (Bandra) Realtors and Builders Private Limited (Formerly DB MIG Realtors & Builders Private Limited)	INR	India	19,034,000	(844,938,097)	15,637,408,755	16,463,312,852	-	608,900	(788,124,742)	(52,123,522)	(736,001,220)	-	100.00%
12	Spacecon Realty Private Limited (Formerly DB Spacecon Private Limited)	INR	India	135,140	(80,543,989)	4,163,770	84,572,619	-	-	(1,314,275)	5,786,256	(7,100,531)	-	74.00%
13	Vanita Infrastructure Private Limited	INR	India	100,000	(11,011,526)	124,257,396	135,168,922	-	32,824,908	(14,162,428)	-	(14,162,428)	-	100.00%
14	DB View Infracon Private Limited	INR	India	100,000	(10,628,779)	2,855,925,578	2,866,454,357	295,680,534	13,438,880	188,224,434	192,734,634	(4,510,201)	-	100.00%
15	DB Contractors & Builders Private Limited	INR	India	100,000	(610,477)	643,853	1,154,330	288,715	-	(46,755)	-	(46,755)	-	100.00%
16	Goregaon Hotel and Realty Private Limited	INR	India	100,000	(120,143,990)	1,228,185,822	1,348,229,812	8,083,037	2,821,766	(25,494,487)	562,038	(26,056,525)	-	100.00%
17	Horizontal Realty and Aviation Private Limited	INR	India	140,056,030	(2,618,550,604)	1,466,091,636	3,944,566,210	-	1,699,523	(264,390,357)	-	(264,390,357)	-	62.85%

Notes A There are no Subsidiaries which have been liquidated.

B There are no Subsidiaries which are yet to commence operations.

D B REALTY LIMITED

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PART "B" : ASSOCIATES AND JOINT VENTURES Statement pursuant to first proviso to sub-section (3) of section 129 of the Companies Act 2013, related to Associate Companies and Joint Ventures

S.No.	Name of Associates /Joint venture	Latest Audited Balance Sheet Date	Shares of Associate/Joint Ventures held by the company on the year end		Extend of Holding %	Net worth attributable to Shareholding as per latest audited Balance Sheet	Profit / (Loss) for the year		Description of how there is significant influence	Reason why the associate/joint venture is not consolidated	
			No. of Share Equity Shares	Preference Shares			Amount of Investment in Associates and Joint Venture	Considered in Consolidation			Not Considered in Consolidation
	Associates										
1	Sangam City Township Private Limited	31-Mar-18	8,000	-	463,347,110	26.67%	237,572,579	(7,135,897)	NA	Due to Share holding	-
2	DB Hi-Sky Private Limited	31-Mar-18	5,000	-	205,758,269	50.00%	(3,850,652)	(30,506)	NA	Due to Share holding	-
3	Mahal Pictures Private Limited	31-Mar-18	3,600	-	926,588,534	33.33%	38,547,981	2,794,829	NA	Due to Share holding	-
4	Shiva Buildcon Private Limited	31-Mar-18	8,885	-	64,769,372	44.43%	(82,331)	(52,454)	NA	Due to Share holding	-
5	Shiva Multitrade Private Limited	31-Mar-18	8,885	-	64,770,141	44.43%	(89,712)	(53,235)	NA	Due to Share holding	-
6	Shiva Realtors Suburban Private Limited	31-Mar-18	8,885	-	64,769,399	44.43%	(82,115)	(52,454)	NA	Due to Share holding	-
7	Neelkamal Realtors Tower Private Limited	31-Mar-15	1,125,153	660,918	705,617,032	42.82%	269,270,090	(5,007,318)	NA	Due to Share holding	-
8	Milan Theatres Private Limited	31-Mar-17	327,555	-	-	32.76%	(21,165,434)	(27,902,119)	NA	Due to Indirect shareholding	-
	Joint Venture										
1	DB Realty and Shreepati Infrastructures LLP	31-Mar-17	-	-	64,364,201	60.00%	33,437,941	(2,672)	NA	Due to Share in LLP by holding Company along with its wholly owned subsidiaries	-
2	Sheth Developers	31-Mar-18	-	-	(25,224)	48.00%	(24,709)	(10,119)	NA	Due to Share in Firm by wholly owned subsidiaries	-
3	Dynamix Realty	31-Mar-18	-	-	885,737,299	50.00%	151,497,824	(59,520,725)	NA	Due to Share in Firm	-
4	DBS Realty	31-Mar-18	-	-	(655,573,648)	33.33%	(512,956,525)	(1,171,259)	NA	Due to Share in Firm	-
5	DB (BKC) Realtors Private Limited	31-Mar-18	187,015	640,877	2,405,342,676	57.17%	2,422,951,157	(1,752,291)	NA	Due to Share holding	-
6	Lokhandwala Dynamix Balwas Joint Venture	31-Mar-18	-	-	24,307,473	50.00%	21,402,653	30,292	NA	Due to Share in Joint Venture	-
7	Lokhandwala D B Realty LLP	31-Mar-18	-	-	6,598,572	45.00%	4,806,123	(16,075)	NA	Due to Share in LLP	-
8	Suraksha D B Realty	31-Mar-17	-	-	93,356,574	50.00%	105,309,990	13,673,525	NA	Due to Indirect Share in Firm	-

Notes A There are no Associates or Joint Ventures which have been sold or liquidated.

B There are no Associates and joint ventures which are yet to commence operations.

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PROXY FORM



D B REALTY LIMITED

CIN L70200MH2007PLC166818

Registered Office: DB House, Gen.A.K.Vaidya Marg, Goregaon (East), Mumbai 400063

Website:www.dbrealty.co.in **Phone:** 91-22-4077 8600 **Email:** investors@dbg.co.in

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014)

Name of the Member (s) :

Registered address :

E-mail id :

Folio No. / Client Id :

DP ID :

I / We, being the member(s) of _____ Equity Shares of D B REALTY LIMITED, hereby appoint

1. Name : _____

Address : _____

E-mail Id : _____

Signature : _____, or failing him / her

2. Name : _____

Address : _____

E-mail Id : _____

Signature : _____, or failing him / her

3. Name : _____

Address : _____

E-mail Id : _____

Signature : _____, or failing him / her

as my / our proxy to attend and vote (on a poll) for me / us and on my / our behalf at the **Twelfth Annual General Meeting** of the Company, to be held on **Saturday, the 29th day of September, 2018** at 3.00 p.m. at Lakshdham High School Auditorium, Lakshdham High School, Gokuldharm, Goregaon (East), Mumbai 400 063 or at any adjournment thereof, in respect of such resolutions set out in the AGM Notice convening the meeting, as are indicated overleaf.

Signed this _____ day of September, 2018

Signature of the Shareholder

Signature of Proxy holder(s)



Note: This form of proxy in order to be effective should be duly completed and deposited at the registered office of the Company not less than 48 hours before the commencement of the meeting.

Resolution No.	Subject matter of the Resolution	Optional*	
		For	Against
1.	Adoption of financial statements		
2.	Re-appointment of Mr. Vinod K. Goenka, a Director who retires by rotation and being eligible, offers himself for re-appointment		
3.	Re-appointment of Mr. Shahid Balwa, a Director who retires by rotation and being eligible, offers himself for re-appointment		
4.	Ratification of appointment of Statutory Auditors to hold office for the remaining term of three years upto the conclusion of the Annual General Meeting to be held in the year 2021.		
5.	Appointment of Ms. Maryam Khan as an Independent Woman Director		



Registered Office: DB House , Gen A.K Vaidya Marg, Goregaon (East), Mumbai -400 063
Tel: + 91 22 4077 8600 | Fax: +91 22 28422444 | Website : www.dbrealty.co.in
CIN : L70200MH2007PLC166818

ATTENDANCE SLIP



D B REALTY LIMITED

CIN: L70200MH2007PLC166818

Registered Office : DB House, Gen. A.K.Vaidya Marg, Goregaon (East), Mumbai – 400 063.

Website: www.dbrealty.co.in; Phone: 91 22 40778600; Email: investors@dbg.co.in

Sr. No. _____

Name and address of the shareholder(s)	
Joint Holder 1	
Joint Holder 2	
Folio No. /DPID No. and Client ID No.	
Shares	

I/We hereby record my/our presence at the **TWELFTH ANNUAL GENERAL MEETING** of the Company held on Saturday the 29th day of September, 2018 at 3.00 p.m. at Lakshdham High School Auditorium, Lakshdham High School, Gokuldham, Goregaon (East), Mumbai 400 063.

Name of the Shareholder/Proxy _____

Folio No. /DP ID No. and Client ID No. of Shareholder _____

Address _____

No. of shares held _____

Signature of the Member / Authorised Representative / Proxy

Note: Please complete this Attendance Slip and hand it over at the entrance of the place of the meeting

ELECTRONIC VOTING PARTICULARS

Electronic Voting Event Number (EVSN)	User ID	Password

Note: Please read the instructions printed under the Note No. 21 & 22 to the Notice of 12th Annual General Meeting. The e-voting period commences on 26th September, 2018 (9:00 am IST) and ends on 28th September, 2018 (5.00 P.M. IST). The voting module shall be disabled by CDSL for voting thereafter.