RELIANCE PROGRESSIVE TRADERS PRIVATE LIMITED

FINANCIAL STATEMENTS

2017-18

Independent Auditor's Report

TO THE MEMBERS OF RELIANCE PROGRESSIVE TRADERS PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **Reliance Progressive Traders Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the 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 financial statements that give a true and fair view of the state of affairs (financial position) , 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) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

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

We conducted our audit of the financial statements 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 financial statements are free from material misstatement.

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

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 31st March, 2018, and its profit (financial performance including other comprehensive income) , its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143 (3) of the Act, we report that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

e) On the basis of the written representations received from the directors as on 31st March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018 from being appointed as a director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".

g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as referred to in Note 23 B to the financial statements.

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

   iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **Chaturvedi & Shah**
Chartered Accountants
(Firm Registration no. 101720W)

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 23rd April, 2018

"Annexure A" to the Independent Auditors' Report on the Financial Statements of Reliance Progressive Traders Private Limited

(Referred to in Paragraph 1 under the heading of "Report on other legal and regulatory requirements" of our report of even date)

i) In respect of its fixed assets :

a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets on the basis of available information.

b) As explained to us, all the fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.

c) According to the information and explanations given to us and the title deeds and other records examined by us, we report that the title deeds in respect of all the immovable properties of lands which are freehold and disclosed as fixed assets in the financial statement and buildings are held in the Company's name or in the Company's erstwhile name as at the balance sheet date.

ii) As the Company had no Inventories during the year, clause (ii) of paragraph of 3 of the Order is not applicable to the Company.

iii) The Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act. Consequently, the requirement of clause (iii) (a) to clause (iii) (c) of paragraph 3 of the Order is not applicable to the Company.

iv) Company not directly or indirectly advanced loan to the persons covered under Section 185 of the Act or given guarantees or securities in connection with the loan taken by such persons. Company has not made any investments or given any loan or any guarantee or security in connection with the loan to any person or body corporate covered under section 186 of the Act. Consequently, the requirement of clause (iv) of paragraph 3 of the Order is not applicable to the Company.

v) According to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the clause (v) of paragraph 3 of the Order is not applicable to the Company.

vi) To the best of our knowledge and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act in respect of the activities undertaken by the Company.

vii) In respect of Statutory dues :

a) According to the records of the Company, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues, were outstanding as at March 31, 2018 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess on account of any dispute, which have not been deposited.

viii) The Company has not raised loans from financial institutions or banks or government or by issue of debentures and hence the clause (viii) of paragraph 3 of the order is not applicable to the Company.

ix) The company has not raised money by way of initial public offer or further public offer (including debt instruments) and term loans have been applied for the purpose for which they are raised.

x) Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.

xi) In our opinion and according to the information and explanations given to us, managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.

xii) In our opinion company is not a nidhi company. Therefore, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the company.

xiii) In our opinion and according to the information and explanations given to us, all transactions with related parties are in compliance with sections 177 and 188 of the Act and their details have been disclosed in the financial statements etc., as required by the applicable accounting standards.

xiv) In our opinion and according to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence clause (xiv) of paragraph 3 of the Order is not applicable to the company.

xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with the directors or persons connected with him and covered under section 192 of the Act. Hence, clause (xv) of the paragraph 3 of the Order is not applicable to the Company.

xvi) To the best of our knowledge and as explained, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **Chaturvedi & Shah**
Chartered Accountants
(Firm Registration no. 101720W)

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 23rd April, 2018

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE PROGRESSIVE TRADERS PRIVATE LIMITED

(Referred to in paragraph 2 (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

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 **RELIANCE PROGRESSIVE TRADERS PRIVATE LIMITED** ("the Company") as of 31st March, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's 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 issued by ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 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 issued by the ICAI.

For **Chaturvedi & Shah**
Chartered Accountants
(Firm Registration no. 101720W)

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 23rd April, 2018

Balance Sheet as at 31st March, 2018

Amount in ₹

	Notes	As at 31st March, 2018	As at 31st March 2017
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	**1**	**2405 09 43 762**	2103 68 07 209
Capital Work-in-Progress	**1**	**42 08 91 258**	24 59 95 339
Financial Assets			
Investments	**2**	**4 000**	4 000
Other Non-Current Assets	**3**	**494 68 51 777**	399 40 03 495
Total Non-Current assets		**2941 86 90 797**	2527 68 10 043
Current Assets			
Financial Assets			
Trade Receivables	**4**	**24 50 63 258**	1 43 11 110
Cash and Cash Equivalents	**5**	**26 68 811**	35 11 443
Current Tax Assets (Net)	**6**	**1 65 86 459**	94 02 767
Other Current Assets	**7**	**33 23 27 784**	17 35 21 500
Total Current Assets		**59 66 46 312**	20 07 46 820
Total Assets		**3001 53 37 109**	2547 75 56 863
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	**8**	**10 00 00 000**	10 00 00 000
Other Equity	**9**	**2527 55 60 215**	2527 41 18 650
Total Equity		**2537 55 60 215**	2537 41 18 650
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	**10**	**448 35 00 000**	12 00 000
Other Non-Current Liabilities	**11**	**3 50 81 216**	3 49 68 032
Total Non-Current Liabilities		**451 85 81 216**	3 61 68 032
Current Liabilities			
Other Current Liabilities	**12**	**12 11 95 678**	6 72 70 181
Total Current Liabilities		**12 11 95 678**	6 72 70 181
Total Liabilities		**463 97 76 894**	10 34 38 213
Total Equity and Liabilities		**3001 53 37 109**	2547 75 56 863
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	**1 to 27**		

As per our Report of even date

For and on behalf of the Board

For Chaturvedi & Shah
Firm Registration No: 101720W
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 23rd April, 2018

Rajendra Kamath
Director
(DIN : 01115052)

B. Chandrasekaran
Director
(DIN : 06670563)

Ankur Garg
CFO
(PAN : BAWPG6897G)

Raman Seshadri
Director
(DIN : 05244442)

C. S. Gokhale
Director
(DIN : 00012666)

Manish Vyas
Manager
(PAN : AAEPV9516G)

Gaurav Jain
Director
(DIN : 02697278)

Sona Shukla
Company secretary
(ACS- 8926)

Statement of Profit and Loss for the year ended 31st March, 2018

	Notes	2017-18	Amount in ₹ 2016-17
INCOME			
Revenue from Operations			
Income from Services	**13**	**37 08 12 882**	7 76 36 859
Other Income	**14**	**15 11 198**	15 29 225
Total Income		**37 23 24 080**	7 91 66 084
EXPENSES			
Finance Costs	**15**	**28 93 080**	78 37 831
Depreciation and Amortisation Expense	**1**	**25 80 03 821**	24 61 18 635
Other Expenses	**16**	**10 99 85 614**	1 25 51 540
Total Expenses		**37 08 82 515**	26 65 08 006
Profit/(Loss) Before Tax		**14 41 565**	(18 73 41 922)
Tax Expenses			
Current Tax		**-**	-
For earlier years		**-**	81 108
Deferred Tax		-	-
Profit For the Year		**14 41 565**	(18 74 23 030)
Other Comprehensive Income :			
a} Items that will be reclassified to Profit or Loss		**-**	-
b} Items that will not be reclassified to Profit or Loss		**-**	-
Total comprehensive income for the year		**14 41 565**	(18 74 23 030)
Earnings per equity share of face value of ₹ 10 each			
Basic (in ₹)	**17**	**0.14**	(18.74)
Diluted (in ₹)	**17**	**0.00**	(18.74)
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	**1 to 27**		

As per our Report of even date

For and on behalf of the Board

For Chaturvedi & Shah
Firm Registration No: 101720W
Chartered Accountants

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Mumbai
Dated : 23rd April, 2018

Statement of Changes in Equity for the year ended 31st March, 2018

A. Equity Share Capital

Amount in ₹

Balance at the beginning of the reporting period i.e. 1st April, 2016	Changes in equity share capital during the year 2016-17	Balance at the end of the reporting period i.e. 31st March, 2017	Changes in equity share capital during the year 2017-18	Balance at the end of the reporting period i.e. 31st March, 2018
10 00 00 000	-	10 00 00 000	-	10 00 00 000

B. Other Equity

Amount in ₹

	Reserve and Surplus		Instruments	Total
	Retained Earnings	Securities Premium Reserve	Classified as Equity *	
AS ON 31st March, 2017				
Balance at beginning of reporting period i.e. 1st April, 2016	229 18 41 680	2018 80 43 000	425 96 99 000	2673 95 83 680
Add: Total Comprehensive Income for the year	(18 74 23 030)	-	-	(18 74 23 030)
Add: Securities Premium taken during the year	-	279 41 40 000	14 70 60 000	294 12 00 000
Add: Financial Instruments issued / (repaid) during the year	-	-	(421 92 42 000)	(421 92 42 000)
Balance at the end of the reporting period i.e. 31st March, 2017	210 44 18 650	2298 21 83 000	18 75 17 000	2527 41 18 650
AS ON 31st March, 2018				
Balance at beginning of reporting period i.e. 1st April, 2017	210 44 18 650	2298 21 83 000	18 75 17 000	2527 41 18 650
Add: Total Comprehensive Income for the year	14 41 565	-	-	14 41 565
Balance at the end of the reporting period i.e. 31st March, 2018	210 58 60 215	2298 21 83 000	18 75 17 000	2527 55 60 215

* For further details Refer No. 9

As per our Report of even date

For and on behalf of the Board

For Chaturvedi & Shah
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Chartered Accountants

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Membership No: 102749

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Cash Flow Statement for the year ended 31st March, 2018

		2017-18	Amount in ₹ 2016-17
A	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit / (Loss) before tax as per Statement of Profit and Loss	**14 41 565**	(18 73 41 922)
	Adjusted for :		
	Depreciation and Amortisation Expenses	**25 80 03 821**	24 61 18 635
	Loss on Compulsory Acquisition of Land	**54 82 622**	-
	Interest Income	**(15 11 198)**	(15 29 225)
	Finance Costs	**28 93 080**	78 37 831
	Operating Profit / (Loss) before Working Capital Changes	**26 63 09 890**	6 50 85 319
	Adjusted for :		
	Trade and Other Receivables	**(23 27 78 432)**	57 30 148
	Trade and Other Payables	**6 17 60 854**	(10 47 176)
	Cash Generated from Operations	**9 52 92 312**	6 97 68 291
	Taxes Paid (net)	**71 83 692**	36 52 986
	Net Cash flow from Operating Activities	**8 81 08 620**	6 61 15 305
B	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of Tangible and Intangible Assets	**(437 06 36 505)**	(24 39 50 472)
	Proceeds from Disposal of Tangible and Intangible Assets	**2 94 955**	-
	Movement in Security Deposits	**(19 18 05 647)**	147 95 48 114
	Interest Income	**15 11 198**	15 29 225
	Net Cash flow (used in) / from Investing Activities	**(456 06 35 999)**	123 71 26 867
C	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from Borrowings - Non Current	**456 28 18 600**	36 68 00 000
	Repayment of Borrowings - Non Current	**(8 05 18 600)**	(38 18 50 000)
	Redemption of Debentures	**-**	(432 49 42 000)
	Proceeds from Issue of Debentures	**-**	10 57 00 000
	Proceeds from Preference Share Capital including premium	**-**	294 12 00 000
	Interest Paid	**(1 06 15 253)**	(84 32 413)
	Net Cash Generated from / (used in) Financing Activities	**447 16 84 747**	(130 15 24 413)
	Net (Decrease) / Increase in Cash and Cash Equivalents	**(8 42 632)**	17 17 759
	Opening Balance of Cash and Cash Equivalents	**35 11 443**	17 93 684
	Closing Balance of Cash and Cash Equivalents (Refer Note No. 5)	**26 68 811**	35 11 443

As per our Report of even date

For and on behalf of the Board

For Chaturvedi & Shah
Firm Registration No: 101720W
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Company secretary
(ACS- 8926)

Mumbai
Dated : 23rd April, 2018

Notes to the financial statements for the year ended 31st March, 2018

A. CORPORATE INFORMATION

Reliance Progressive Traders Private Limited ['the company'] is a public limited company incorporated in India having its registered office at 5th Floor, Court House, Dhobi Talao, Lokmanya Tilak Marg, Mumbai- 400002. The principal activity of the company is business of real estate and development of commercial properties in India.

B. ACCOUNTING POLICIES

B.1 BASIS OF PREPARATION AND PRESENTATION

The financial statements have been prepared on the historical cost basis except for certain assets and liabilities which has been measured at fair value as per requirement of Ind AS.

The financial statements of the Company have been prepared to comply with the Indian Accounting standards ('Ind AS'), including the rules notified under the relevant provisions of the companies Act, 2013.

Company's financial statements are presented in Indian Rupees (₹), which is its functional currency.

B.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Property, plant and equipment:

Property, plant and equipment is stated at cost, net of trade discount and rebates less accumulated depreciation and accumulated impairment losses, if any. Such cost includes purchase price, borrowing cost and any cost directly attributable to bringing the assets to its working condition for its intended use. In case of land the company has availed fair value as deemed cost on the date of transition to Ind AS.

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

Depreciation on property, plant and equipment is provided using straight line method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except for premium paid on Leasehold Land which is amortised over the period of the lease. 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.

Gains or losses arising from derecognition of a property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

(b) Leases:

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Company as a lessee

A leased asset is amortised over the period of the lease.

(c) Intangible Assets:

Intangible Assets are stated at cost of acquisition. Intangible Assets are annually tested for impairment.

(d) Finance Costs:

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the Statement of Profit and Loss in the period in which they are incurred.

(e) Impairment of non-financial assets - property, plant and equipment and intangible assets :

The Company assesses at each reporting date as to whether there is any indication that any property, plant and equipment and intangible assets or group of assets, called cash generating units (CGU) may be impaired. If any such indication exists the recoverable amount of an asset or CGU is estimated to determine the extent of impairment, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the CGU to which the asset belongs.

Notes to the financial statements for the year ended 31st March, 2018

An impairment loss is recognised in the Statement of Profit and Loss to the extent, asset's carrying amount exceeds its recoverable amount. The recoverable amount is higher of an asset's fair value less cost of disposal and value in use. Value in use is based on the estimated future cash flows, discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specific to the assets.

The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

(f) Provisions

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.

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 recognised as a finance cost.

(g) Tax Expenses

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in the comprehensive income or in equity. In this case, the tax is also recognised in other comprehensive income or equity.

- **Current Tax**

  Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates and laws that are enacted at the Balance sheet date.

- **Deferred Tax**

  Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

(h) Cash and cash equivalents

Cash and cash equivalents includes cash in hand and deposits with any qualifying financial institution repayable on demand or maturing within three months of the date of acquisition and which are subject to an insignificant risk of change in value.

(i) Foreign Currencies transactions and translation

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency closing rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss except to the extent that exchange differences which are regarded as an adjustment to interest costs on foreign currency borrowings are capitalized as cost of assets under construction. Additionally, exchange gains or losses on foreign currency borrowings taken prior to April 1, 2016 which are related to the acquisition or construction of fixed assets are adjusted in the carrying cost of such assets.

Non-monetary items that are measured in terms of historical cost in a foreign currency are recorded using the exchange rates at the date of the transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. 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 Statement of Profit and Loss, respectively).

(j) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value

Notes to the financial statements for the year ended 31st March, 2018

of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Revenue from operations includes sale of services, goods and services tax, adjusted for discounts (net).

Interest income

Interest income from a financial asset is recognised using effective interest rate method.

Dividends

Revenue is recognised when the Company's right to receive the payment has been established.

(k) Financial Instruments

i) Financial Assets

A. Initial recognition and measurement:

All financial assets and liabilities are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, which are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are recognised using trade date accounting.

B. Subsequent measurement

a) Financial assets carried at amortised cost (AC)

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

b) Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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

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

C. Investment in Subsidiaries /Associates

The Company has accounted for its investments in subsidiaries, associates and joint venture at cost at cost less impairment loss (if any).

D. Other Equity Investments

All other equity investments are measured at fair value, with value changes recognised in Statement of Profit and Loss, except for those equity investments for which the Company has elected to present the value changes in 'Other Comprehensive Income'.

E. Impairment of financial assets

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of financial assets other than those measured at fair value through profit and loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

(a) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or

(b) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For trade receivables Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date these historical default rates are reviewed and changes in the forward looking estimates are analysed.

Notes to the financial statements for the year ended 31st March, 2018

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

ii) Financial liabilities

A. Initial recognition and measurement:

All financial liabilities are recognized initially at fair value and in case of loans and borrowings and payables, net of directly attributable cost. Fees of recurring nature are directly recognised in profit or loss as finance cost.

B. Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

iii) Derecognition of financial instruments

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

iv) Offsetting

Financial assets and financial liabilities are offset and the net amount is presented in the balance sheet when, and only when, the Company has a legally enforceable right to set off the amount and it intends, either to settle them on a net basis or to realise the asset and settle the liability simultaneously

C. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Company's financial statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Depreciation and useful lives of property plant and equipment

Property, plant and equipment / intangible assets are depreciated / amortised over their estimated useful lives, after taking into account estimated residual value. Management reviews the estimated useful lives and residual values of the assets annually in order to determine the amount of depreciation / amortisation to be recorded during any reporting period. The useful lives and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortisation for future periods is revised if there are significant changes from previous estimates.

(b) Recoverability of trade receivable

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

(c) Provisions

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

(d) 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, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Notes to the financial statements for the year ended 31st March, 2018

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

(e) Impairment of financial assets

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

D. STANDARDS ISSUED BUT NOT EFFECTIVE

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Ind AS 115 - Revenue from Contract with Customers and certain amendment to existing Ind AS. These amendments shall be applicable to the Company from April 01, 2018.

a) Issue of Ind AS 115 - Revenue from Contracts with Customers

Ind AS 115 will supersede the current revenue recognition guidance including Ind AS 18 Revenue, Ind AS 11 Construction Contracts and the related interpretations. Ind AS 115 provides a single model of accounting for revenue arising from contracts with customers based on the identification and satisfaction of performance obligations.

b) Amendment to Existing issued Ind AS

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

i. Ind AS 21 - The Effects of Changes in Foreign Exchange Rates

ii. Ind AS 40 - Investment Property

iii. Ind AS 12 - Income Taxes

iv. Ind AS 28 - Investments in Associates and Joint Ventures and

v. Ind AS 112 - Disclosure of Interests in Other Entities

Application of above standards are not expected to have any significant impact on the Company's financial statements.

Notes to the financial statements for the year ended 31st March, 2018

1. 1. Property, Plant and Equipment, Capital Work-in-Progress and Intangible Assets

Amount in ₹

Description	Gross Block				Depreciation/ Amortisation				Net Block	
	As at 01-04-2017	Additions/ Adjustments	Deductions/ Adjustments	**As at 31-03-2018**	As at 01-04-2017	For the year	Deductions/ Adjustments	**As at 31-03-2018**	**As at 31-03-2018**	As at 31-03-2017
Property, Plant and Equipment										
Own Assets										
Freehold Land	998 17 50 667	280 32 92 598	57 77 577	1277 92 65 688	-	-	-	-	1277 92 65 688	998 17 50 667
Buildings	1176 90 89 551	47 46 25 353	-	1224 37 14 904	127 06 20 312	20 01 83 199	-	147 08 03 511	1077 29 11 393	1049 84 69 239
Plant & Machinery	1 06 22 757	-	-	1 06 22 757	36 17 165	17 31 835	-	53 49 000	52 73 757	70 05 592
Electrical Installations	30 26 50 358	-	-	30 26 50 358	7 77 30 395	2 98 57 820	-	10 75 88 215	19 50 62 143	22 49 19 963
Equipments	37 39 80 271	-	-	37 39 80 271	5 69 35 961	2 52 49 299	-	8 21 85 260	29 17 95 011	31 70 44 310
Furniture & Fixtures	98 87 385	-	-	98 87 385	22 69 947	9 81 668	-	32 51 615	66 35 770	76 17 438
Total	**2244 79 80 989**	**327 79 17 951**	**57 77 577**	**2572 01 21 363**	**141 11 73 780**	**25 80 03 821**	**-**	**166 91 77 601**	**2405 09 43 762**	**2103 68 07 209**
Previous Year	2216 98 16 223	27 81 64 766	-	2244 79 80 989	116 50 55 145	24 61 18 635	-	141 11 73 780	2103 68 07 209	
Capital Work-in-Progress*									42 08 91 258	24 59 95 339

1.1 *Capital Work in Progress includes.
*Capital Work in Progress includes Capital Goods Inventory ₹ 1 28 47 665 (Previous year ₹ 1 78 60 164)

Notes to the financial statements for the year ended 31st March, 2018

Amount in ₹

		As at 31st March, 2018		As at 31st March, 2017	
		Units	Amount	Units	Amount
2	**Non-Current Investments**				
	In Equity Shares - Unquoted, Fully Paid Up				
	Sonali Land Private Limited of ₹ 10 each	**400**	**4 000**	400	4 000
	(Strategic Investment Valued at Cost)				
	Total	**400**	**4 000**	400	4 000

Amount in ₹

		As at 31st March, 2018	As at 31st March, 2017
2.1	**Category-wise current investment**		
	Financial assets carried at amortised cost	**-**	-
	Financial assets measured at Cost	**4 000**	4 000
	Financial assets measured at Fair value through other comprehensive income (FVTOCI)	**-**	-
	Financial assets measured at Fair value through Profit & Loss (FVTPL)	**-**	-
	Total	**4 000**	4 000

Amount in ₹

		As at 31st March, 2018	As at 31st March, 2017
3	**Other Non-Current Assets**		
	(Unsecured and Considered good)		
	Capital Advances	**375 98 92 279**	284 20 69 644
	Security Deposits	**118 69 59 498**	115 19 33 851
	Total	**494 68 51 777**	399 40 03 495

Amount in ₹

		As at 31st March, 2018	As at 31st March, 2017
4	**Trade Receivables**		
	(Unsecured and Considered good)		
	Receivable from Related parties	**23 05 36 939**	31 79 543
	Other Trade Receivables	**1 45 26 319**	1 11 31 567
	Total	**24 50 63 258**	1 43 11 110

Amount in ₹

		As at 31st March, 2018	As at 31st March, 2017
5	**Cash and Cash Equivalents**		
	Balance With Bank	**26 68 811**	35 11 443
	Cash and Cash Equivalents as per Balance Sheet	**26 68 811**	35 11 443
	Cash and Cash Equivalents as per Cash Flow Statement	**26 68 811**	35 11 443

Notes to the financial statements for the year ended 31st March, 2018

Amount in ₹

		Year ended 31st March, 2018	Year ended 31st March, 2017
6	**Taxation**		
	a) **Income tax recognised in Statement of Profit and Loss**		
	Current Tax		
	In respect of the current year	-	-
	In respect of earlier years	-	81 108
	Deferred Tax		
	In respect of the current year	-	-
	Total income tax expenses recognised in the current year	-	81 108

The income tax expenses for the year can be reconciled to the accounting profit as follows:

	Year ended 31st March, 2018	Year ended 31st March, 2017
Profit before tax	**14 41 565**	(18 73 41 922)
Applicable Tax Rate	**25.75%**	30.90%
Computed Tax Expense	-	-
Adjustments in relation to the prior years recognised in the current year	-	81 108
Current tax Provision	-	81 108
Tax Expenses recognised in Statement of Profit and Loss	-	81 108

	As at 31st March, 2018	As at 31st March, 2017
b) **Current Tax Assets (Net)**		
At start of the year	**94 02 767**	58 30 889
Adjustments in relation to the prior years recognised in the current year	-	(81 108)
Tax paid / (refund received) during the year	**71 83 692**	36 52 986
At end of the year	**1 65 86 459**	94 02 767

Amount in ₹

		As at 31st March, 2018	As at 31st March, 2017
7	**Other Current Assets** (Unsecured and Considered good)		
	Security Deposits	**31 29 11 000**	15 61 31 000
	Balance with Customs, Central Excise, GST and State Authorities	**5 66 205**	-
	Others	**1 88 50 579**	1 73 90 500
	Total	**33 23 27 784**	17 35 21 500

Notes to the financial statements for the year ended 31st March, 2018

Amount in ₹

		As at 31st March, 2018		As at 31st March, 2017	
		Units	Amount	Units	Amount
8	**Share Capital**				
	Authorised Share Capital				
	Class A Equity Shares of ₹ 10 each	**1 00 00 000**	**10 00 00 000**	1 00 00 000	10 00 00 000
	Class B Equity Shares of ₹ 10 each	**50 00 000**	**5 00 00 000**	50 00 000	5 00 00 000
	Preference shares of ₹ 10 each	**2 00 00 000**	**20 00 00 000**	2 00 00 000	20 00 00 000
			35 00 00 000		35 00 00 000
	Issued, Subscribed and Paid-Up:				
	Class A Equity Shares of ₹ 10 each fully paid up	**1 00 00 000**	**10 00 00 000**	1 00 00 000	10 00 00 000
	TOTAL		**10 00 00 000**		10 00 00 000

The reconciliation of the number of outstanding shares is set out below:

	As at 31st March, 2018	As at 31st March, 2017
Equity Shares		
Shares outstanding at the beginning of the year	**1 00 00 000**	1 00 00 000
Add: Shares Issued during the year	**-**	-
Shares outstanding at the end of the year	**1 00 00 000**	1 00 00 000

The details of shareholder holding more than 5% shares :

	As at 31st March, 2018		As at 31st March, 2017	
Name of Shareholder	**No. of Shares held**	**% of Holding**	No. of Shares held	% of Holding
Equity Shares				
Reliance Industrial Investments and Holdings Ltd.	**1 00 00 000**	**100.00**	1 00 00 000*	100.00
	1 00 00 000	**100.00**	1 00 00 000	100.00

* Held by Reliance Commercial Land and Infrastructure Limited, Refer Note 8.2

8.1 The Equity Shareholder is eligible for one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to the approval of the shareholders in the Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amount, in proportion to their shareholding.

8.2 Consequent upon the Scheme of Amalgamation, Reliance Commercial Land & Infrastructure Limited has merged with Reliance Industrial Investments and Holdings Limited vide National Company Law Tribunal Order dated November 2, 2017.

8.3 Of the above Class A equity shares 1 00 00 000 (Previous year 1 00 00 000) are held by Reliance Industrial Investments and Holdings Limited, the Holding Company.

Notes to the financial statements for the year ended 31st March, 2018

Amount in ₹

9 Other Equity		As at 31st March, 2018		As at 31st March, 2017
Retained Earnings				
As per Last Balance Sheet	**210 44 18 650**		229 18 41 680	
Add: Profit for the year	**14 41 565**		(18 74 23 030)	
Add: Other comprehensive Income	**-**		-	
		210 58 60 215		210 44 18 650
Securities Premium Reserve				
As per Last Balance Sheet	**2298 21 83 000**		2018 80 43 000	
Add : Taken during the year	**-**		279 41 40 000	
		2298 21 83 000		2298 21 83 000
Instruments classified as Equity				
10% Non Cumulative Optionally Convertible Preference Shares				
As per last Balance Sheet	**4 04 57 000**		4 04 57 000	
Add: Preference Shares issued during the year	**-**		-	
		4 04 57 000		4 04 57 000
9% Non Cumulative Optionally Convertible Preference Shares				
As per last Balance Sheet	**14 70 60 000**		-	
Add: Preference Shares issued during the year	**-**		14 70 60 000	
		14 70 60 000		14 70 60 000
Zero Coupon Unsecured Optionally Fully Convertible Debentures				
As per Last Balance Sheet	**-**		421 92 42 000	
Add: Debentures taken / (refund) during the year	**-**		(421 92 42 000)	
		-		-
Total		**2527 55 60 215**		2527 41 18 650

9.1 40 45 700 fully paid (Previous year 40 45 700) 10% Non Cumulative Optionally Convertible Redeemable Preference shares of ₹ 10 each held by Reliance Industries Limited, the Ultimate Holding Company. These Preference Shares shall carry a preferential right over the Equity shares of the Company as regards to payment of dividend and repayment of capital, in the event of winding-up of the Company. The dividend proposed, if any, by the Board of Directors is subject to the approval of the shareholders in the Annual General Meeting. The Company (issuer) & Preference-holder will have an option for early conversion at any time after allotment of the Preference Shares by giving one month notice to the Company. The Preference Shares shall, unless converted, are redeemable at the end of 20 year from the date of allotment i.e. 13th March, 2009 or earlier as may be decided by the Company. Each Preference Share may, at the option of the holder and the Company, be converted into 500 (five hundred) Class B Equity Shares at any time from the date of its allotment upto the date of redemption. The Original Allottee, i.e. Reliance Industries Limited has the right to hold all the immovable properties for the time being of the Company.

Notes to the financial statements for the year ended 31st March, 2018

The reconciliation of the number of outstanding shares is set out below:

	As at 31st March, 2018 No. of Shares	As at 31st March, 2017 No. of Shares
Shares outstanding at the beginning of the year	**40 45 700**	40 45 700
Add: Shares Issued during the year	-	-
Shares outstanding at the end of the year	**40 45 700**	40 45 700

9.2 1 47 06 000 fully paid (Previous year 1 47 06 000) 9% Non-cumulative Optionally Convertible Preference Shares (OCPS) of ₹ 10 each held by Reliance Industrial Investments & Holdings Limited, the Parent Holding Company. Each OCPS shall either be redeemed at ₹ 200 or converted in to 1 (one) equity share of ₹ 10 each at any time at the option of the Company, but not later than 10 years from the date of allotment of OCPS. The OCPS will carry a preferential right vis-à-vis equity shares of the Company with respect to payment of dividend and repayment of capital during winding-up.

The reconciliation of the number of outstanding shares is set out below:

	As at 31st March, 2018 No. of Shares	As at 31st March, 2017 No. of Shares
Shares outstanding at the beginning of the year	**1 47 06 000**	-
Add: Shares Issued during the year	-	1 47 06 000
Shares outstanding at the end of the year	**1 47 06 000**	1 47 06 000

9.3 The Preference Shares shall carry a preferential right over the Equity shares of the Company as regards to payment of dividend and repayment of capital, in the event of winding-up of the Company. The dividend proposed, if any, by the Board of Directors is subject to the approval of the shareholders in the Annual General Meeting.

Amount in ₹

10 Borrowings	As at 31st March, 2018		As at 31st March, 2017	
	Non Current	**Current**	Non Current	Current
Unsecured - At amortised Cost				
Loan from the Holding Company #	**448 35 00 000**	**-**	12 00 000	-
Total	**448 35 00 000**	**-**	12 00 000	-

Loan referred above is repayable over a period of 4 to 5 years.

Amount in ₹

	As at 31st March, 2018	As at 31st March, 2017
11 Other Non-Current Liabilities		
Deposit from Customers	**3 50 81 216**	3 49 68 032
Total	**3 50 81 216**	3 49 68 032

Amount in ₹

	As at 31st March, 2018	As at 31st March, 2017
12 Other Current Liabilities		
Creditors for Capital Expenditure	**2 81 60 501**	5 53 60 986
Interest accrued but not due	**-**	77 22 173
Other Payables *	**9 30 35 177**	41 87 022
Total	**12 11 95 678**	6 72 70 181

* Includes statutory dues

Notes to the financial statements for the year ended 31st March, 2018

			Amount in ₹
		2017-18	2016-17
13	**Revenue From Operations**		
	Income from Services	**44 01 35 956**	8 92 21 746
	Less : Service Tax / GST Recovered	**(6 93 23 074)**	(1 15 84 887)
		37 08 12 882	7 76 36 859

			Amount in ₹
		2017-18	2016-17
14	**Other Income**		
	Interest		
	From Others	**15 11 198**	15 29 225
		15 11 198	15 29 225

			Amount in ₹
		2017-18	2016-17
15	**Finance Costs**		
	Interest Expenses*	**28 93 080**	78 37 831
		28 93 080	78 37 831

* Interest Expenses are net of Interest Capitalised of ₹ 18,93,18,041 (Previous Year ₹ 7,42,361)

					Amount in ₹
16	**Other Expenditure**		**2017-18**		2016-17
	Filing Fees		**7 87 003**		19 200
	Bank Charges		**1 054**		3 611
	Security Charges		**68 72 000**		10 91 323
	General Expenses		**89 026**		4 183
	Sitting Fees - Directors		**5 62 500**		6 60 750
	Professional Fees *		**1 03 78 057**		1 01 05 666
	Inspection Fees		**-**		5 83 907
	Repair & Maintenance		**25 79 094**		-
	Electricity Expenses		**23 86 791**		-
	Rates and Taxes		**7 86 65 960**		7 000
	Lease Rent		**20 87 007**		-
	Licence and Application Fees		**34 500**		-
	Loss on Compulsory Acquisition of Land		**54 82 622**		-
	Payment to Auditors				
	Audit Fees	**46 000**		49 450	
	Tax Audit Fees	**14 000**		14 950	
	Certification Fees	**-**		11 500	
			60 000		75 900
	Total		**10 99 85 614**		1 25 51 540

* Professional Fees include payment to Key Managerial Personnel ₹ 86 78 439 (Previous year ₹ 88 06 043)

Notes to the financial statements for the year ended 31st March, 2018

17 Earnings per share

	2017-18	2016-17
Face Value per Equity Share (₹)	**10**	10
Basic Earnings per Share (₹)	**0.14**	(18.74)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹)	**14 41 565**	(18 74 23 030)
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	**1 00 00 000**	1 00 00 000
Diluted Earnings per Share (₹)	**0.00**	(18.74)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹)	**14 41 565**	(18 74 23 030)
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	**204 75 56 000**	203 28 90 290
Reconciliation of weighted average number of shares outstanding		
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	**1 00 00 000**	1 00 00 000
Weighted Average Potential Equity Shares	**203 75 56 000**	202 28 90 290
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	**204 75 56 000**	203 28 90 290

Diluted EPS is same as Basic EPS for previous year, being antidilutive.

18 The Previous year's figures have been reworked, regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as an integral part of the current year financial statements and are to be read in relation to the amounts and other disclosures relating to the current year.

19 Segment Reporting

The Company is primarily engaged in the business of real estate and development of commercial properties in India. All the activities of the Company revolve around this main business. Accordingly, the Company has only one identifiable segment reportable under Ind AS-108 "Operating Reporting". The Board (the 'Chief Operating Decision Maker' as defined in Ind AS 108 'Operating Segments'), who is responsible for allocating resources and assessing performance obtains financial information. Revenue from one Customers contributed 10% or more to the Company's revenue for 2017-18 and 2016-17.

20 Related Party

i) As per Ind AS 24, the disclosures of transactions with the related parties are given below:

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

Sr. No.	Name of the Related Party	Relationship
1	Reliance Industries Limited	Ultimate Holding Company
2	Reliance Industrial Investments and Holdings Limited	Holding Company from 18/12/2017
3	Reliance Commercial Land & Infrastructure Limited	Holding Company upto 17/12/2017
4	Reliance Jio Infocomm Limited	Fellow Subsidiary Companies
5	Reliance Eminent Trading & Commercial Private Limited	
6	Reliance Ambit Trade Private Limited	
7	Reliance Corporate IT Park Limited	
8	Reliance Retail Limited	
9	Sona Shukla (Company Secretary)	Key Managerial Personnel (KMP)
10	Ankur Garg (CFO)	
11	Manish Vyas (Manager)	

Notes to the financial statements for the year ended 31st March, 2018

ii) Transactions during the year with related parties (excluding reimbursements):

Amount in ₹

Sr. No.	Nature of Transaction	Ultimate Holding Company	Holding Company	Fellow Subsidiary Companies	Associate Companies	KMP	Total
1	Loans Taken / (Repaid)	-	**448 23 00 000**	-	-	-	**448 23 00 000**
		-	*(1 50 50 000)*	-	-	-	*(1 50 50 000)*
2	Issue of optionally Convertible	-	-	-	-	-	-
	Preference Shares including Premium	-	*294 12 00 000*	-	-	-	*294 12 00 000*
3	Sale of Fixed Assets	-	-	**1 86 08 158**	-	-	**1 86 08 158**
		1 60 000	-	*28 64 495*	-	-	*30 24 495*
4	Purchase of Fixed Assets	-	**18 93 18 041**	**15 990**	-	-	**18 93 34 031**
		-	*7 42 361*	*2 54 754*	-	-	*9 97 115*
5	Finance Costs	-	**28 93 080**	-	-	-	**28 93 080**
		-	*78 37 831*	-	-	-	*78 37 831*
6	Professional Fees	**1 50 625**	-	-	-	**86 78 439**	**88 29 064**
		-	-	-	-	*88 86 043*	*88 86 043*
7	Issue / (Redemption) of Zero	-	-	-	-	-	-
	Coupon Unsecured Optionally Fully Convertible Debentures	*(60 00 00 000)*	*(361 92 42 000)*	-	-	-	*(421 92 42 000)*
8	Sale of Services	-	-	**30 59 43 320**	-	-	**30 59 43 320**
		-	-	-	-	-	-
Balance as at 31st March, 2018							
1	Equity Share Capital	-	**10 00 00 000**	-	-	-	**10 00 00 000**
		-	*10 00 00 000*	-	-	-	*10 00 00 000*
2	Preference Share Capital	**2022 85 00 000**	**294 12 00 000**	-	-	-	**2316 97 00 000**
	(including premium)	*2022 85 00 000*	*294 12 00 000*	-	-	-	*2316 97 00 000*
3	Loans Taken	-	**448 35 00 000**	-	-	-	**448 35 00 000**
		-	*12 00 000*	-	-	-	*12 00 000*
4	Trade Receivables	-	-	**20 85 00 960**	**2 20 35 979**	-	**23 05 36 939**
		-	-	-	*31 79 543*	-	*31 79 543*
5	Interest Payables	-	-	-	-	-	-
		-	*77 22 173*	-	-	-	*77 22 173*
6	Performance Guarantees Taken	**84 65 723**	-	-	-	-	**84 65 723**
		93 42 737	-	-	-	-	*93 42 737*
7	Other Current Liabilities *	**1 62 674**	-	**6 58 93 522**	-	-	**6 60 56 196**
		-	-	*2 55 135*	-	-	*2 55 135*

Note : Figures in Italics represents previous year's amount.

* Includes reimbursements

Notes to the financial statements for the year ended 31st March, 2018

iii) Disclosure in Respect of Material Related Party Transactions during the year:

Amount in ₹

	Particulars	Relationship	2017-18	2016-17
1	**Loans Taken / (Repaid)**			
	Reliance Industrial Investments & Holdings Limited	Holding	**456 28 18 600**	36 68 00 000
	Reliance Industrial Investments & Holdings Limited	Holding	**(8 05 18 600)**	(38 18 50 000)
2	**Issue of optionally Convertible Preference Shares including Premium**			
	Reliance Industrial Investments & Holdings Limited	Holding	**-**	294 12 00 000
3	**Sale of Fixed Assets**			
	Reliance Corporate IT Park Private Limited	Fellow Subsidiary	**-**	-
	Reliance Eminent Trading & Commercial Private Limited	Fellow Subsidiary	**1 35 60 590**	28 64 495
	Reliance Retail Limited	Fellow Subsidiary	**50 47 568**	-
	Reliance Industries Limited	Ultimate Holding Company	**-**	1 60 000
4	**Purchase of Fixed Assets**			
	Reliance Industrial Investments & Holdings Limited	Holding	**18 93 18 041**	7 42 361
	Reliance Retail Limited	Fellow Subsidiary	**15 990**	1 87 504
	Reliance Corporate IT Park Private Limited	Fellow Subsidiary	**-**	67 250
5	**Finance Costs**			
	Reliance Industrial Investments & Holdings Limited	Holding	**28 93 080**	78 37 831
6	**Professional Fees**			
	Sona Shukla	KMP	**25 83 909**	28 26 867
	Ankur Garg	KMP	**15 55 910**	15 38 851
	Manish Vyas	KMP	**45 38 620**	45 20 325
	Reliance Industries Limited	Ultimate Holding Company	**1 50 625**	-
7	**Issue / (Redemption) of Zero Coupon Unsecured Optionally Fully Convertible Debentures**			
	Reliance Industries Limited	Ultimate Holding Company	**-**	10 57 00 000
	Reliance Industries Limited	Ultimate Holding Company	**-**	(70 57 00 000)
	Reliance Industrial Investments & Holdings Limited	Holding	**-**	(361 92 42 000)
8	**Sale of Services**			
	Reliance Corporate IT Park Limited	Fellow Subsidiary	**30 59 43 320**	-

Notes:

1 Professional fees towards key managerial personnel are provided by Reliance Corporate IT Park Limited, a fellow subsidiary company and Reliance Industries Limited, ultimate holding company.

2 Consequent upon the Scheme of Amalgamation, Reliance Commercial Land & Infrastructure Limited has merged with Reliance Industrial Investments and Holdings Limited vide National Company Law Tribunal Order dated November 2, 2017.

21 Lease

a) Lease rental incomes are booked on the basis of agreed terms

b) Assets are given on lease over a period of 6 months to 59 months.

Notes to the financial statements for the year ended 31st March, 2018

22 Deferred tax assets (net) as at Balance Sheet date consists of the following items. As a matter of prudence, the Company has not recognised deferred tax assets in the books of accounts

Deferred Tax (assets)/ liabilities	31st March, 2018	Amount in ₹ 31st March, 2017
Deferred Tax Assets		
Carried forward Loss and Unabsorbed Depreciation under Income Tax Act, 1961	**31 59 45 002**	3 60 87 334
Related to Property, Plant & Equipment	**43 34 55 281**	66 75 43 738
Deferred Tax Asset	**74 94 00 283**	70 36 31 072

Amount in ₹

23	**Contingent Liabilities and Commitments**	**As at 31st March, 2018**	As at 31st March, 2017
A	Estimated amount of contracts remaining to be executed on Capital Accounts and not provided for:	**23 59 45 700**	128 52 95 600
B	Contingent Liabilities		
	Outstanding guarantees furnished to Banks and Financial Institutions	**84 65 723**	93 42 737

24 Capital management

The Company manages its capital to ensure that it will continue as going concern while maximising the return to stakeholders. The company manages its capital structure and make adjustment in light of changes in business condition. The overall strategy remains unchanged as compare to last year.

24.1 Net Gearing Ratio

The Net Gearing Ratio at end of the reporting period was as follows.

Amount in ₹

	As at 31st March, 2018	As at 31st March, 2017
Gross Debt	**448 35 00 000**	12 00 000
Cash and Marketable Securities	**(26 68 811)**	(35 11 443)
Net debt (A)	**448 08 31 189**	(23 11 443)
Total Equity (As per Balance Sheet) (B)	**2537 55 60 215**	2537 41 18 650
Net Gearing Ratio (A / B)	**0.18**	0.00

Debt is defined as long-term and short-term borrowings as described in note 10.

25 Financial Instruments Amount in ₹

Particulars	As at 31st March, 2018			As at 31st March, 2017		
	Carrying Amount	Levels of Input used in		Carrying Amount	Levels of Input used in	
		Level 1	Level 2		Level 1	Level 2
Financial Assets						
At Amortised Cost						
Trade Receivables	24 50 63 258	-	-	1 43 11 110	-	-
Cash and Cash Equivalents	26 68 811	-	-	35 11 443	-	-
Financial Liabilities						
At Amortised Cost						
Borrowings	448 35 00 000	-	-	12 00 000	-	-

Note: Excludes financial assets measured at Cost (Refer Note No. 2.1).

Notes to the financial statements for the year ended 31st March, 2018

The financial instruments are categorized into two levels based on the inputs used to arrive at fair value measurements as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities; and

Level 2: Inputs other than the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Credit Risk

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or pay amounts due causing financial loss to the company.

It arises from cash and cash equivalents and principally from credit exposures to customers relating to outstanding receivables.

Liquidity Risk

Liquidity risk is the risk that suitable sources of funding for the company's business activities may not be available. Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents on the basis of expected cash flows. Company manages liquidity risk by maintaining adequate reserves and matching maturity profiles of financial assets and financial liabilities.

26 Details of Loans given, Investments made and Guarantee given covered under Section 186(4) of Companies Act, 2013:

i) Loans given ₹ Nil (Previous year ₹ Nil)

ii) Investments made ₹ Nil (Previous year ₹ Nil)

iii) Guarantees given by the company in respect of loans ₹ Nil (Previous year ₹ Nil)

27 APPROVAL OF FINANCIAL STATEMENTS

The Financial Statements were approved for issue by the Board of Directors on 23rd April, 2018.

As per our Report of even date

For and on behalf of the Board

For Chaturvedi & Shah
Firm Registration No: 101720W
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 23rd April, 2018

Rajendra Kamath
Director
(DIN : 01115052)

B. Chandrasekaran
Director
(DIN : 06670563)

Ankur Garg
CFO
(PAN : BAWPG6897G)

Raman Seshadri
Director
(DIN : 05244442)

C. S. Gokhale
Director
(DIN : 00012666)

Manish Vyas
Manager
(PAN : AAEPV9516G)

Gaurav Jain
Director
(DIN : 02697278)

Sona Shukla
Company secretary
(ACS- 8926)