

**RELIANCE UNIVERSAL TRADERS  
PRIVATE LIMITED  
FINANCIAL STATEMENTS  
2017-18**

# Independent Auditor's Report

## TO THE MEMBERS OF RELIANCE UNIVERSAL TRADERS PRIVATE LIMITED

### Report on the Financial Statements

We have audited the accompanying financial statements of **Reliance Universal Traders Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> 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, profit or loss, 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 31<sup>st</sup> 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.

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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 31<sup>st</sup> March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> 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 20 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 : 23<sup>rd</sup> April, 2018

**“Annexure A” to the Independent Auditors’ Report on the Financial Statements of Reliance Universal 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 has no Inventories, clause (ii) paragraph 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 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.

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- 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 : 23<sup>rd</sup> April, 2018

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**ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE UNIVERSAL 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 UNIVERSAL TRADERS PRIVATE LIMITED** (“the Company”) as of 31<sup>st</sup> 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.

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**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 31<sup>st</sup> 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 ICAI.

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

**Jignesh Mehta**  
Partner  
Membership No.: 102749

Place : Mumbai  
Date : 23<sup>rd</sup> April, 2018

**Balance Sheet as at 31st March, 2018**

	Notes	As at 31st March, 2018	Amount in ₹ As at 31st March 2017
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	1	165 92 02 819	166 27 11 432
Capital Work-in-Progress	1	34 24 02 557	25 47 70 820
Other Non- Current Assets	2	240 08 51 029	135 05 51 029
<b>Total Non-Current Assets</b>		<b>440 24 56 405</b>	<b>326 80 33 281</b>
<b>Current Assets</b>			
Financial Assets			
Trade Receivables	3	2 16 81 270	-
Cash and Cash Equivalents	4	3 04 152	1 99 119
Current Tax Assets (Net)	5	2 96 490	-
Other Current Assets	6	9 46 001	28 090
<b>Total Current Assets</b>		<b>2 32 27 913</b>	<b>2 27 209</b>
<b>Total Assets</b>		<b>442 56 84 318</b>	<b>326 82 60 490</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share Capital	7	10 00 00 000	10 00 00 000
Other Equity	8	254 67 57 746	252 85 34 772
<b>Total Equity</b>		<b>264 67 57 746</b>	<b>262 85 34 772</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
Financial Liabilities			
Borrowings	9	171 51 00 000	54 07 00 000
Deferred Tax Liability (Net)	10	5 46 64 051	6 48 82 971
<b>Total Non-Current Liabilities</b>		<b>176 97 64 051</b>	<b>60 55 82 971</b>
<b>Current Liabilities</b>			
Other Current Liabilities	11	91 62 521	3 41 42 747
<b>Total Current Liabilities</b>		<b>91 62 521</b>	<b>3 41 42 747</b>
<b>Total Liabilities</b>		<b>177 89 26 572</b>	<b>63 97 25 718</b>
<b>Total Equity and Liabilities</b>		<b>442 56 84 318</b>	<b>326 82 60 490</b>
Significant Accounting Policies			
See accompanying Notes to the Financial Statements			
	<b>1 to 25</b>		

As per our Report of even date

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

**Jignesh Mehta**  
Partner  
Membership No: 102749

Mumbai  
Dated : 23rd April, 2018

For and on behalf of the Board

**Raman Seshadri**  
Director  
(DIN : 05244442)

**B. Chandrasekaran**  
Director  
(DIN : 06670563)

**Rajendra Kumar Khandelwal**  
Company Secretary  
(ACS : 10384)

**Pramod Bhawalkar**  
Director  
(DIN : 01114946)

**C. S. Gokhale**  
Director  
(DIN : 00012666)

**Harshit Shah**  
CFO  
(PAN : ECKPS0237P)

**Gaurav Jain**  
Director  
(DIN : 02697278)

**Sanjeev Vijayvargiya**  
Manager  
(PAN: ABQPV6072N)

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

	Notes	2017-18	Amount in ₹ 2016-17
<b>INCOME</b>			
<b>Revenue from Operations</b>			
Income from Services	12	2 96 49 000	-
Other Income	13	-	79 37 217
<b>Total Income</b>		<b>2 96 49 000</b>	<b>79 37 217</b>
<b>EXPENSES</b>			
Finance Costs	14	47 69 389	1 49 32 104
Depreciation / Amortisation and Depletion Expense	1	35 08 613	35 08 612
Other Expenses	15	1 33 66 944	76 75 197
<b>Total Expenses</b>		<b>2 16 44 946</b>	<b>2 61 15 913</b>
<b>Profit/(Loss) Before Tax</b>		<b>80 04 054</b>	<b>(1 81 78 696)</b>
<b>Tax Expenses</b>			
Current Tax		-	-
For earlier years		-	-
Deferred Tax	5	(1 02 18 920)	(97 36 285)
<b>Profit For the Year</b>		<b>1 82 22 974</b>	<b>(84 42 411)</b>
<b>Other Comprehensive Income :</b>			
a) Items that will be reclassified to Profit or Loss		-	-
b) Items that will not be reclassified to Profit or Loss		-	-
<b>Total comprehensive income for the year</b>		<b>1 82 22 974</b>	<b>(84 42 411)</b>
<b>Earnings per equity share of face value of ₹ 10 each</b>			
Basic (in ₹)	16	1.82	(0.84)
Diluted (in ₹)	16	0.00	(0.84)
Significant Accounting Policies See accompanying Notes to the Financial Statements	1 to 25		

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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Manager  
(PAN: ABQPV6072N)

Mumbai  
Dated : 23rd April, 2018

**Rajendra Kumar Khandelwal**  
Company Secretary  
(ACS : 10384)

**Harshit Shah**  
CFO  
(PAN : ECKPS0237P)

## 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

	Reserve and Surplus			Instruments	Total
	Retained Earnings	Debenture Redemption Reserve	Securities Premium Account	Classified as Equity *	
<b>AS ON 31st March 2017</b>					
Balance at beginning of reporting period i.e. 1st April, 2016	47 56 37 183	-	62 27 52 000	75 77 48 000	185 61 37 183
Add: Total Comprehensive Income for the year	( 84 42 411)	-	-	-	( 84 42 411)
Add: Securities Premium taken during the year	-	-	85 82 00 000	17 16 40 000	102 98 40 000
Add: Financial Instruments issued / (repaid) during the year	-	-	-	(34 90 00 000)	(34 90 00 000)
<b>Balance at the end of the reporting period i.e. 31st March, 2017</b>	<b>46 71 94 772</b>	<b>-</b>	<b>148 09 52 000</b>	<b>58 03 88 000</b>	<b>252 85 34 772</b>
<b>AS ON 31st March, 2018</b>					
Balance at beginning of reporting period i.e. 1st April, 2017	46 71 94 772	-	148 09 52 000	58 03 88 000	252 85 34 772
Add: Total Comprehensive Income for the year	1 82 22 974	-	-	-	1 82 22 974
Add: Transfer to / (from) retained earnings	(1 37 03 573)	1 37 03 573	-	-	-
<b>Balance at the end of the reporting period i.e. 31st March, 2018</b>	<b>47 17 14 173</b>	<b>1 37 03 573</b>	<b>148 09 52 000</b>	<b>58 03 88 000</b>	<b>254 67 57 746</b>

\* For further details, Refer Note 8

As per our Report of even date

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

**Jignesh Mehta**  
Partner  
Membership No: 102749

Mumbai  
Dated : 23rd April, 2018

For and on behalf of the Board

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Director  
(DIN : 02697278)

**Sanjeev Vijayvargiya**  
Manager  
(PAN: ABQPV6072N)

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

	2017-18	Amount in ₹ 2016-17
<b>Notes</b>		
<b>A CASH FLOW FROM OPERATING ACTIVITIES</b>		
<b>Net Profit / (Loss) before tax as per Statement of Profit and Loss</b>	<b>80 04 054</b>	(1 81 78 696)
Adjusted for :		
Profit on Compulsory Acquisition of Land	-	( 79 37 217)
Depreciation / Amortisation and Depletion Expense	<b>35 08 613</b>	35 08 612
Finance Cost	<b>47 69 389</b>	1 49 32 104
<b>Operating Profit / (Loss) before Working Capital Changes</b>	<b>1 62 82 056</b>	( 76 75 197)
Adjusted for :		
Trade and Other Receivables	<b>(2 25 99 181)</b>	-
Trade and Other Payables	<b>( 85 04 107)</b>	28 93 221
<b>Cash Generated (used in) Operations</b>	<b>(1 48 21 232)</b>	( 47 81 976)
Tax Paid (net)	<b>( 2 96 490)</b>	-
<b>Net Cash flow (used in) Operating Activities</b>	<b>(1 51 17 722)</b>	( 47 81 976)
<b>B CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Tangible and Intangible assets	<b>(113 76 31 737)</b>	(117 58 18 280)
Proceeds from disposal of Tangible and Intangible assets	-	99 10 377
Movement in Security Deposits	<b>( 3 00 000)</b>	( 25 83 692)
<b>Net Cash flow (used in) Investing Activities</b>	<b>(113 79 31 737)</b>	(116 84 91 595)
<b>C CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Borrowings - Non Current	<b>118 19 00 000</b>	118 76 50 000
Repayment of Borrowings - Non Current	<b>( 75 00 000)</b>	(69 08 50 000)
Proceeds from Issue of Debentures	-	68 08 00 000
Repayment of Debentures	-	(102 98 00 000)
Proceeds Form Preference Share Capital including premium	-	102 98 40 000
Interest Paid	<b>(2 12 45 508)</b>	( 51 22 796)
<b>Net Cash Generated from Financing Activities</b>	<b>115 31 54 492</b>	117 25 17 204
<b>Net Increase/ (Decrease) in Cash and Cash Equivalents</b>	<b>1 05 033</b>	( 7 56 367)
<b>Opening Balance of Cash and Cash Equivalents</b>	<b>1 99 119</b>	9 55 486
<b>Closing Balance of Cash and Cash Equivalents</b> (Refer Note No. 4)	<b>3 04 152</b>	1 99 119

As per our Report of even date

For and on behalf of the Board

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

**Raman Seshadri**  
Director  
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Mumbai  
Dated : 23rd April, 2018

**Rajendra Kumar Khandelwal**  
Company Secretary  
(ACS : 10384)

**Harshit Shah**  
CFO  
(PAN : ECKPS0237P)

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

### A. CORPORATE INFORMATION

Reliance Universal 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 IndAS.

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

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

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.

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

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

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 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 service 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'.

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

### 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.

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.

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

### (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.

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

	As at 31st March, 2018	Amount in ₹ As at 31st March 2017
<b>2 Other Non-Current Assets</b>		
(Unsecured and Considered good)		
Capital Advances	236 40 00 000	131 40 00 000
Security Deposits	3 68 51 029	3 65 51 029
<b>Total</b>	<u>240 08 51 029</u>	<u>135 05 51 029</u>
	As at 31st March, 2018	Amount in ₹ As at 31st March 2017
<b>3 Trade Receivables</b>		
(Unsecured and Considered good)		
Receivable from Related parties	2 16 81 270	-
<b>Total</b>	<u>2 16 81 270</u>	<u>-</u>
	As at 31st March, 2018	Amount in ₹ As at 31st March 2017
<b>4 Cash and Cash Equivalents</b>		
Balance With Bank	3 04 152	1 99 119
<b>Cash and Cash Equivalents as per Balance Sheet</b>	<u>3 04 152</u>	<u>1 99 119</u>
<b>Cash and Cash Equivalent as per Cash Flow Statement</b>	<u>3 04 152</u>	<u>1 99 119</u>
	Year ended 31st March, 2018	Amount in ₹ Year ended 31st March 2017
<b>5 Taxation</b>		
a) <b>Income tax recognised in Statement of Profit and Loss</b>		
<b>Current Tax</b>	-	-
In respect of the current year	-	-
In respect of earlier years	-	-
<b>Deferred Tax</b>		
In respect of the current year	(1 02 18 920)	( 97 36 285)
<b>Total income tax expenses recognised in the current year</b>	<u>(1 02 18 920)</u>	<u>( 97 36 285)</u>

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

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

	<b>Year ended 31st March, 2018</b>	Year ended 31st March 2017
Profit before tax	<b>80 04 054</b>	(1 81 78 696)
Applicable Tax Rate	<b>25.75%</b>	30.90%
Computed Tax Expense	-	-
<b>Current Tax Provision (A)</b>	<b>-</b>	<b>-</b>
Incremental Deferred Tax Liability on account of Tangible and Intangible Assets	<b>(1 26 94 239)</b>	( 97 36 285)
Incremental Deferred Tax Asset on account of Financial Assets and Other Items	<b>24 75 319</b>	-
<b>Deferred tax Provision (B)</b>	<b>(1 02 18 920)</b>	<b>( 97 36 285)</b>
<b>Tax Expenses recognised in Statement of Profit and Loss (A+B)</b>	<b>(1 02 18 920)</b>	<b>( 97 36 285)</b>
		Amount in ₹
	<b>As at 31st March, 2018</b>	As at 31st March 2017
b) <b>Current Tax Assets (Net)</b>		
At start of the year	-	-
Charge for the Year	-	-
Adjustments in relation to the prior years recognised in the current year	-	-
Tax paid / (refund received) during the year	<b>2 96 490</b>	-
At end of the year	<b>2 96 490</b>	-
		Amount in ₹
	<b>As at 31st March, 2018</b>	As at 31st March 2017
<b>6 Other Current Assets (Unsecured and Considered good)</b>		
Balance with Customs, Central Excise, GST and State Authorities	<b>9 42 911</b>	-
Others	<b>3 090</b>	28 090
<b>Total</b>	<b>9 46 001</b>	28 090

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

	As at 31st March, 2018		Amount in ₹ As at 31st March 2017	
	Units	Amount	Units	Amount
<b>7 Share Capital</b>				
<b>Authorised Share Capital</b>				
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	1 50 000	15 00 000	1 50 000	15 00 000
Preference Shares of ₹ 10 each	1 98 50 000	19 85 00 000	1 98 50 000	19 85 00 000
		<u>30 00 00 000</u>		<u>30 00 00 000</u>
<b>Issued, Subscribed and Paid-Up:</b>				
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
<b>TOTAL</b>		<u>10 00 00 000</u>		<u>10 00 00 000</u>

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

	As at 31st March, 2018	As at 31st March 2017
<u>Equity Shares</u>		
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	<u>1 00 00 000</u>	<u>1 00 00 000</u>

The details of shareholder holding more than 5% shares :

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
<u>Equity Shares</u>				
Reliance Industrial Investments and Holdings Limited	1 00 00 000	100.00	1 00 00 000*	100.00
	<u>1 00 00 000</u>	<u>100.00</u>	<u>1 00 00 000</u>	<u>100.00</u>

\* Held by Reliance Commercial Land and Infrastructure Limited, Refer Note 7.2

- 7.1** 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.
- 7.2** 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.
- 7.3** 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

8 Other Equity	Amount in ₹	
	As at 31st March, 2018	As at 31st March 2017
<b>Retained Earnings</b>		
As per Last Balance Sheet	46 71 94 772	47 56 37 183
Add: Profit for the year	1 82 22 974	( 84 42 411)
Add: Other comprehensive Income	-	-
Add : Transfer from Retained Earnings	(1 37 03 573)	-
	<u>47 17 14 173</u>	<u>46 71 94 772</u>
<b>Debenture Redemption Reserve</b>		
As per Last Balance Sheet	-	-
Add : Transfer from Retained Earnings	1 37 03 573	-
	<u>1 37 03 573</u>	<u>-</u>
<b>Securities Premium Account</b>		
As per Last Balance Sheet	148 09 52 000	62 27 52 000
Add : Taken during the year	-	85 82 00 000
	<u>148 09 52 000</u>	<u>148 09 52 000</u>
<b>Instruments classified as Equity</b>		
<b>10% Non Cumulative Optionally Convertible Preference Shares</b>		
As per Last Balance Sheet	12 48 000	12 48 000
Add: Preference Shares issued during the year	-	-
	<u>12 48 000</u>	<u>12 48 000</u>
<b>9% Non Cumulative Optionally Convertible Preference Shares</b>		
As per Last Balance Sheet	17 16 40 000	-
Add: Preference Shares issued during the year	-	17 16 40 000
	<u>17 16 40 000</u>	<u>17 16 40 000</u>
<b>Zero Coupon Unsecured Optionally Fully Convertible Debentures</b>		
As per Last Balance Sheet	40 75 00 000	75 65 00 000
Add: Debenture issued / (redeemed) (Net) during the year	-	(34 90 00 000)
	<u>40 75 00 000</u>	<u>40 75 00 000</u>
<b>Total</b>	<u><u>254 67 57 746</u></u>	<u><u>252 85 34 772</u></u>

- 8.1 1 24 800 fully paid Preference Shares (Previous year 1 24 800) 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, be 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	1 24 800	1 24 800
Add: Shares Issued during the year	-	-
Shares outstanding at the end of the year	<u>1 24 800</u>	<u>1 24 800</u>

- 8.2 1 71 64 000 fully paid Preference Shares (Previous year 1 71 64 000) 9% Non Cumulative Optionally Convertible Redeemable Preference shares of ₹10 each held by Reliance Industries Limited, the Ultimate Holding Company. Each OCPS shall either be redeemed at ₹60 or converted in to 1 (one) equity share of Rs. 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 OCPS shall be non-participating in the surplus funds and shall also be non-participating in surplus assets and profits on winding-up, which may remain after the entire capital has been repaid. The OCPS shall carry voting rights as prescribed under the Companies Act, 2013.

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 71 64 000	-
Add: Shares Issued during the year	-	1 71 64 000
Shares outstanding at the end of the year	<u>1 71 64 000</u>	<u>1 71 64 000</u>

- 8.3 4 07 50 000 fully paid (previous year 4 07 50 000) Zero Coupon Unsecured Optionally Fully Convertible Debentures (OFCD) of ₹10 each held by Reliance Industrial Investments and Holdings Limited, Holding Company. The Company (issuer) & Debenture-holder will have an option for early conversion at any time after allotment of the OFCDs by giving one month notice to the Company. The conversion will be based on higher of book value or face value as at March 31, 2016. The equity shares arising out of conversion of the OFCDs will rank pari passu in all respects with the then outstanding equity shares of the Company on the date of such conversion, except for dividend, which if declared, shall be paid on pro-rata basis from the date of allotment of such Equity Shares. The Company will settle the outstanding OFCDs on expiry of 15 years. Since the OFCDs are unsecured, no security is required to be created.

- 8.4 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.

### 9 Borrowings

	As at 31st March, 2018		As at 31st March 2017	
	Non Current	Current	Non Current	Current
<b>Unsecured - At Amortised Cost</b>				
Loan from the Holding Company #	171 51 00 000	-	54 07 00 000	-
<b>Total</b>	<u>171 51 00 000</u>	<u>-</u>	<u>54 07 00 000</u>	<u>-</u>

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

	As at 31st March, 2018		Amount in ₹ As at 31st March 2017	
	<b>10 Deferred Tax Liability</b>			
At the start of the year		6 48 82 971		7 46 19 256
Charge / (credit) to profit or loss		<u>(1 02 18 920)</u>		<u>( 97 36 285)</u>
<b>Total</b>		<u>5 46 64 051</u>		<u>6 48 82 971</u>

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

Component of Deferred tax liabilities / (asset)			Amount in ₹
	As at 31st March 2017	Charge/(credit) to profit or loss	As at 31st March, 2018
<b>Deferred tax liabilities / (asset) in relation to:</b>			
Property, plant and equipment	<b>6 48 82 971</b>	(1 02 18 920)	5 46 64 051
<b>Total</b>	<b>6 48 82 971</b>	(1 02 18 920)	5 46 64 051
			Amount in ₹
		<b>As at 31st March, 2018</b>	As at 31st March 2017
<b>11 Other Current Liabilities</b>			
Creditors for Capital Expenditure		<b>58 26 484</b>	1 50 43 522
Interest accrued but not due		-	1 64 76 119
Other Payables*		<b>33 36 037</b>	26 23 106
<b>Total</b>		<b>91 62 521</b>	3 41 42 747
			Amount in ₹
		<b>2017-18</b>	2016-17
<b>12 Revenue From Operations</b>			
Income from Services		<b>3 49 85 820</b>	-
Less : Service Tax / GST Recovered		<b>(53 36 820)</b>	-
		<b>2 96 49 000</b>	-
			Amount in ₹
		<b>2017-18</b>	2016-17
<b>13 Other Income</b>			
Profit on Compulsory Acquisition of Land		-	79 37 217
		-	79 37 217
			Amount in ₹
		<b>2017-18</b>	2016-17
<b>14 Finance Costs</b>			
Interest Expenses*		<b>47 69 389</b>	1 49 32 104
		<b>47 69 389</b>	1 49 32 104

\* Interest Expenses are net of Interest Capitalised of ₹ 4,84,90,190 (Previous Year ₹ 33,74,695)

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

	Amount in ₹	
	2017-18	2016-17
<b>15 Other Expenditure</b>		
Filing Fees	11 46 830	19 200
Bank Charges		
General Expenses	1 468	5 454
Advertisement Expenses	22 332	-
License and Application Fees	34 500	1 900
Sitting Fees - Directors	5 67 500	6 72 250
Professional Fees *	97 26 207	69 07 943
Security Expenses	13 52 000	-
Rates and Taxes	4 65 107	7 500
Payment to Auditors		
Audit Fees	46 000	49 450
Tax Audit Fees	5 000	-
Certification Fees	-	11 500
	<u>51 000</u>	<u>60 950</u>
<b>Total</b>	<u><u>1 33 66 944</u></u>	<u><u>76 75 197</u></u>

\* Professional Fees include payment to Key Managerial Personnel ₹ 93 85 232 (Previous Year ₹ 67 89 353)

	2017-18	2016-17
<b>16 Earnings per share</b>		
<b>Face Value per Equity Share (₹)</b>	<b>10</b>	10
<b>Basic Earnings per Share (₹)</b>	<b>1.82</b>	(0.84)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹)	1 82 22 974	( 84 42 411)
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	1 00 00 000	1 00 00 000
<b>Diluted Earnings per Share (₹)</b>	<b>0.00</b>	(0.84)
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹)	1 82 22 974	( 84 42 411)
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	869 51 50 000	11 31 97 025
<b>Reconciliation of weighted average number of shares outstanding</b>		
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	868 51 50 000	10 31 97 025
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	869 51 50 000	11 31 97 025

**17** 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.

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

### 18 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 100% to the Company's revenue for 2017-18.

### 19 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 Company
5	Reliance Corporate IT Park Limited	Fellow Subsidiary Company
6	Rajendra Kumar Khandelwal	KMP
7	Harshit Anil Shah	
8	Sanjeev Vijayvargia	

#### 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	KMP	Total
1	Loans Taken / (Repaid)	-	117 44 00 000	-	-	117 44 00 000
			- 49 68 00 000			- 49 68 00 000
2	Issue of Zero Coupon Unsecured Optionally Fully Convertible Debentures	(34 90 00 000)	-	-	-	(34 90 00 000)
4	Finance Costs	-	47 69 389	-	-	47 69 389
			- 1 49 32 104			- 1 49 32 104
5	Purchase of Fixed Assets	-	4 84 90 190	-	-	4 84 90 190
			- 33 74 695	3 15 488		- 36 90 183
6	Issue of Preference Shares (including premium)	102 98 40 000	-	-	-	102 98 40 000
7	Professional Fees	1 50 625	-	-	93 85 232	95 35 857
			-			-
8	Sale of Services	-	-	3 49 85 820	-	3 49 85 820
			-			-

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

### Balance as at 31st March, 2018

1	Equity Share Capital	-	<b>10 00 00 000</b>	-	-	<b>10 00 00 000</b>
		-	<i>10 00 00 000</i>	-	-	<i>10 00 00 000</i>
2	Preference Share Capital (including premium)	<b>165 38 40 000</b>	-	-	-	<b>165 38 40 000</b>
		<i>165 38 40 000</i>	-	-	-	<i>165 38 40 000</i>
3	Loans Taken	-	<b>171 51 00 000</b>	-	-	<b>171 51 00 000</b>
		-	<i>54 07 00 000</i>	-	-	<i>54 07 00 000</i>
4	Trade Receivables	-	-	<b>2 16 81 270</b>	-	<b>2 16 81 270</b>
		-	-	-	-	-
5	Interest Payables	-	-	-	-	-
		-	<i>1 64 76 119</i>	-	-	<i>1 64 76 119</i>
6	Other Current Liabilities*	<b>1 62 675</b>	-	<b>34 075</b>	-	<b>1 96 750</b>
		-	-	-	-	-
7	Zero Coupon Unsecured Optionally Fully Convertible Debentures	-	<b>40 75 00 000</b>	-	-	<b>40 75 00 000</b>
		<i>34 90 00 000</i>	<i>40 75 00 000</i>	-	-	<i>75 65 00 000</i>
8	Performance Guarantees Taken	<b>3 00 000</b>	-	-	-	<b>3 00 000</b>
		<i>3 00 000</i>	-	-	-	<i>3 00 000</i>

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

\* Includes reimbursements

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

Particulars	Relationship	Amount in ₹	
		2017-18	2016-17
<b>1 Loans Taken / (Repaid)</b>			
Reliance Industrial Investments and Holdings Limited	Holding Company	<b>118 19 00 000</b>	118 76 50 000
Reliance Industrial Investments and Holdings Limited	Holding Company	<b>( 75 00 000)</b>	(69 08 50 000)
<b>2 Issue / Redemption of Zero Coupon Unsecured Optionally Fully Convertible Debentures</b>			
Reliance Industries Limited	Ultimate Holding Company	-	68 08 00 000
Reliance Industries Limited	Ultimate Holding Company	-	(102 98 00 000)
<b>4 Finance Costs</b>			
Reliance Industrial Investments and Holdings Limited	Holding Company	<b>47 69 389</b>	1 49 32 104
<b>5 Professional Fees</b>			
Rajendra Kumar Khandelwal	KMP	<b>54 06 365</b>	67 89 353
Harshit Anil Shah	KMP	<b>7 74 534</b>	-
Sanjeev Vijayvargia	KMP	<b>32 04 333</b>	-
Reliance Industries Limited	Ultimate Holding Company	<b>1 50 625</b>	-
<b>5 Purchase of Fixed Assets</b>			
Reliance Industrial Investments and Holdings Limited	Holding Company	<b>4 84 90 190</b>	33 74 695
Reliance Corporate IT Park Ltd	Fellow Subsidiary	-	3 15 488
<b>6 Issue of Preference Shares (including premium)</b>			
Reliance Industries Limited	Ultimate Holding Company	-	102 98 40 000
<b>7 Sale of Services</b>			
Reliance Corporate IT Park Limited	Fellow Subsidiary	<b>3 49 85 820</b>	-

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

### Notes :

- 1 Professional fees towards key managerial personnel are provided by Reliance Corporate IT Park Limited and Reliance Jio Infocomm, a fellow subsidiary companies 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.

### 20 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.

### 21 Contingent Liabilities and Commitments

31st March, 2018      31st March 2017

A	Estimated amount of contracts remaining to be executed on Capital Accounts and not provided for:	47 48 74 401	48 34 76 774
B	Contingent Liabilities		
	Outstanding guarantees furnished to Banks and Financial Institutions	3 00 000	3 00 000

### 22 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.

#### 22.1 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	171 51 00 000	54 07 00 000
Cash and Marketable Securities	( 3 04 152)	( 1 99 119)
<b>Net debt (A)</b>	<b>171 47 95 848</b>	<b>54 05 00 881</b>
<b>Total Equity (As per Balance Sheet) (B)</b>	<b>264 67 57 746</b>	<b>262 85 34 772</b>
<b>Net Gearing Ratio (A/B)</b>	<b>0.65</b>	<b>0.21</b>

Debt is defined as long-term and short-term borrowings as described in note 9.

### 23 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
<b>Financial Assets</b>						
<b>At Amortised Cost</b>						
Trade Receivables	2 16 81 270	-	-	-	-	-
Cash and Cash Equivalents	3 04 152	-	-	1 99 119	-	-
<b>Financial Liabilities</b>						
<b>At Amortised Cost</b>						
Borrowings	171 51 00 000	-	-	54 07 00 000	-	-

## 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.

## 24 Details of Loans given, Investments made and Guarantees 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)

## 25 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		
<b>For Chaturvedi &amp; Shah</b> Firm Registration No: 101720W Chartered Accountants	<b>Raman Seshadri</b> Director (DIN : 05244442)	<b>Pramod Bhawalkar</b> Director (DIN : 01114946)	<b>Gaurav Jain</b> Director (DIN : 02697278)
<b>Jignesh Mehta</b> Partner Membership No: 102749	<b>B. Chandrasekaran</b> Director (DIN : 06670563)	<b>C. S. Gokhale</b> Director (DIN : 00012666)	<b>Sanjeev Vijayvargiya</b> Manager (PAN: ABQPV6072N)
Mumbai Dated : 23rd April, 2018	<b>Rajendra Kumar Khandelwal</b> Company Secretary (ACS : 10384)	<b>Harshit Shah</b> CFO (PAN : ECKPS0237P)	