



& Associates

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To The Members of Palava Dwellers Private Limited (Formerly known as EISA Trading Private Limited)

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **Palava Dwellers Private Limited (Formerly known as EISA Trading Private Limited)** ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash flow and the Statement of Changes in Equity for the period March 14, 2017 to March 31, 2018 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS 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 Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended, and the accounting principles generally accepted in India.

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 judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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Auditor's Responsibility

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

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of 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 Ind AS 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 Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs (financial position) of the Company as at March 31, 2018, and its profit (financial performance including other comprehensive income), its cash flows and the changes in equity for the period March 14, 2017 to March 31, 2018.



Report on Other Legal and Regulatory Requirements

1. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended.
 - (e) On the basis of the written representations received from the directors as on March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in 'Annexure A'
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements - Refer Note 33 to the Ind AS financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



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

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

For MSKA & Associates

(Formerly known as MZSK & Associates)

Chartered Accountants

ICAI Firm Registration No.: 105047W



Abuali Darukhanawala

Partner

Membership No.: 108053



Place: Mumbai

Date: June 15, 2018

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ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)

[Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

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

We have audited the internal financial controls over financial reporting of Palava Dwellers Private Limited (Formerly known as EISA Trading Private Limited) ("the Company") as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the period March 14, 2017 to March 31, 2018 .

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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



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financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

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

For MSKA & Associates

(Formerly known as MZSK & Associates)

Chartered Accountants

ICAI Firm Registration No.: 105047W



Abuali Darukhanawala

Partner

Membership No.: 108053

Place: Mumbai

Date: June 15, 2018.



ANNEXURE B TO INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED) FOR THE PERIOD MARCH 14, 2017 TO MARCH 31, 2018.

[Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

- i.
 - (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
 - (b) All the fixed assets have been physically verified by the management during the period and no material discrepancies were identified on such verification.
 - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no immovable properties.
- ii. The inventory has been physically verified during the period by the management. In our opinion, the frequency of verification is reasonable. No material discrepancies were noticed on verification between the physical stock and the book records.
- iii. The Company has not granted any loans, secured or unsecured to Companies, Firms, Limited Liability Partnerships (LLP) or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Accordingly, the provisions stated in paragraph 3 (iii) (a) to (c) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the Company has not either directly or indirectly, granted any loan to any of its directors or to any other person in whom the director is interested, in accordance with the provisions of section 185 of the Act and the Company has not made investments through more than two layers of investment companies in accordance with the provisions of section 186 of the Act. Accordingly, provisions stated in paragraph 3(iv) of the Order are not applicable to the Company.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the rules framed there under. Accordingly, provisions stated in paragraph 3(v) of the order are not applicable to Company.
- vi. The provisions of sub-section (1) of section 148 of the Act are not applicable to the Company as the Central Government of India has not specified the maintenance of cost records for any of the products of the Company. Accordingly, the provisions stated in paragraph 3 (vi) of the Order are not applicable to the Company.



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- vii.
- (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing with appropriate authorities undisputed statutory dues including income-tax, goods and service tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it. Further no undisputed amount payable in respect thereof were outstanding at the year-end for the period of more than six months from the date they become payable.
 - (b) According to the information and explanations given to us and examination of records of the Company, there are no dues of income-tax, goods and service tax, sales-tax, service tax, customs duty, excise duty, value added tax, cess and any other statutory dues which have not been deposited on account of any dispute.
- viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to the bank or debenture holders. The Company does not have any loans or borrowings from any financial institution or government.
- ix. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the period. In our opinion, the term loans were applied for the purpose for which the loans were obtained including temporary deployment of surplus funds.
- x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or on material fraud on the Company by its officers or employees has been noticed or reported during the period.
- xi. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration during the year. Accordingly, the provisions stated in paragraph 3(xi) of the Order are not applicable to the Company.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provisions stated in paragraph 3(xii) of the Order are not applicable to the Company.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable Indian Accounting Standards.
- xiv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period. Accordingly, the provisions stated in paragraph 3 (xiv) of the Order are not applicable to the Company.



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- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, provisions stated in paragraph 3(xv) of the Order are not applicable to the Company.
- xvi. In our opinion, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions stated in paragraph clause 3 (xvi) of the Order are not applicable to the Company.

For MSKA & Associates
(Formerly known as MZSK & Associates)
Chartered Accountants
ICAI Firm Registration No.: 105047W



Abuali Darukhanawala
Partner
Membership No.: 108053



Place : Mumbai
Date : June 15, 2018

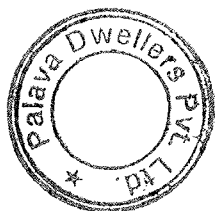


**PALAVA DWELLERS PVT. LTD.
(FORMERLY KNOWN AS
EISA TRADING PVT. LTD.)**

**ANNUAL ACCOUNTS
2017-18**

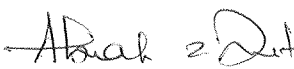
PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
BALANCE SHEET AS AT 31ST MARCH, 2018

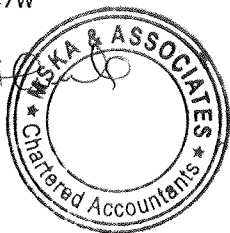
	Notes	As at 31-March-18 ₹ in Lakhs
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	2	3,617.51
Other Intangible Assets	3	-
Financial Assets		
Investments	4	8,300.00
Other Financial Assets	5	3.01
Deferred Tax Assets (net)	30	344.50
Total Non-Current Assets		12,265.02
Current Assets		
Inventories	6	2,28,489.26
Financial Assets		
Loans	7	53,351.05
Trade Receivables	8	3,095.46
Cash and Cash Equivalents	9	2,949.79
Bank Balances other than Cash and Cash Equivalents	10	3.80
Other Financial Assets	11	17,878.46
Other Current Assets	12	86,921.66
Total Current Assets		3,92,689.48
Total Assets		4,04,954.50
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	13	1.00
Other Equity		
Retained Earnings	14	5,011.84
Other Reserves	15	7,905.63
Equity attributable to owners of the Company		12,918.47
Non-Current Liabilities		
Financial Liabilities		
Trade Payables	16	
Due to Micro and Small Enterprises		0.49
Due to Others		55.80
Provisions	17	1.16
Total Non-Current Liabilities		57.45
Current Liabilities		
Financial Liabilities		
Borrowings	18	1,43,612.19
Trade Payables	19	
Due to Micro and Small Enterprises		69.25
Due to Others		38,284.07
Other Financial Liabilities	20	3,383.33
Provisions	21	0.82
Other Current Liabilities	22	2,06,544.85
Current Tax Liabilities (net)	23	84.07
Total Current Liabilities		3,91,978.58
Total Liabilities		3,92,036.03
Total Equity and Liabilities		4,04,954.50



As per our attached Report of even date
For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.: 105047W

For and on behalf of the Board of Directors of
Palava Dwellers Pvt. Ltd. (Formerly known as
Eisa Trading Pvt. Ltd.)

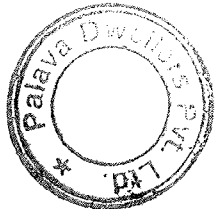

Abuali Darukhanawala
(Partner)
Membership No. 108053




Hifesh Marthak
(Director)
DIN: 01039229

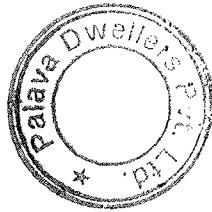

Vishal Ghadigaonkar
(Director)
DIN: 06705143

Place: Mumbai
Date: 15 JUN 2018




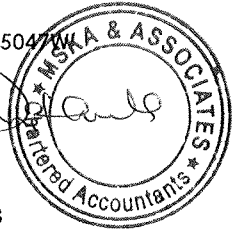
PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
STATEMENT OF PROFIT AND LOSS FOR THE PERIOD 14TH MARCH, 2018 TO 31ST MARCH, 2018

Particulars	Notes	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
I INCOME		
Revenue From Operations	24	98,368.43
Other Income	25	219.49
Total		98,587.92
II EXPENSES		
Cost of Projects	26	62,863.10
Employee Benefits Expense	27	4,298.86
Finance Costs (Net)	28	763.23
Depreciation and Amortisation Expense	2 & 3	1,750.94
Other Expenses	29	8,364.32
Total		78,040.45
III Profit before Tax (I - II)		20,547.47
IV Tax Expense:	30	
Current Tax		(7,974.50)
Deferred Tax		344.50
Total Tax Expense		(7,630.00)
V Profit for the period (III - IV)		12,917.47
VI Other Comprehensive Income (OCI)		
A) Items that will not be reclassified to Statement of Profit and Loss		-
B) Items that will be reclassified to Statement of Profit and Loss		-
Other Comprehensive Income for the period (Net of Tax) (A+B)		-
VII Total Comprehensive Income for the period (V + VI)		12,917.47
IX Earnings per Equity Share (in ₹) :	44	
(Face value of ₹ 100 per Equity Share)		
Basic		1,29,174.70
Diluted		1,29,174.70



As per our attached Report of even date
For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.: 105047



Abuali Darukhanawala
(Partner)
Membership No. 108053




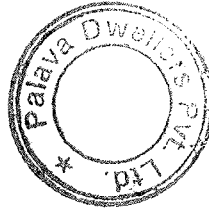
Place: Mumbai

Date: 15 JUN 2018

For and on behalf of the Board of Directors of
Palava Dwellers Pvt. Ltd. (Formerly known as
Eisa Trading Pvt. Ltd.)


Hitesh Marthak
(Director)
DIN: 01039229


Vishal Ghadigaonkar
(Director)
DIN: 06705143



PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD 14TH MARCH, 2018 TO 31ST MARCH, 2018

(A) EQUITY SHARE CAPITAL

₹ in Lakhs

Particulars	As at 31-March-18
Balance at the beginning of the reporting period	1.00
Changes in Equity Share Capital during the reporting period	-
Balance at the end of the reporting period	1.00

(B) OTHER EQUITY

₹ in Lakhs

Particulars	Reserves and Surplus		Total
	Debenture Redemption Reserve	Retained Earnings	
As at 14-March-17	-	-	-
Profit for the Period	-	12,917.47	12,917.47
Other Comprehensive Income	-	-	-
Total Comprehensive Income for the Period	-	12,917.47	12,917.47
Transfer (from) / to	7,905.63	(7,905.63)	-
As at 31-March-18	7,905.63	5,011.84	12,917.47

As per our attached Report of even date
For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.: 105047W

For and on behalf of the Board of Directors of Palava Dwellers Pvt. Ltd.
(Formerly known as Eisa Trading Pvt. Ltd.)

Abuali Darukhanawala
(Partner)
Membership No. 108053



Hitesh Marthak
(Director)
DIN: 01039229

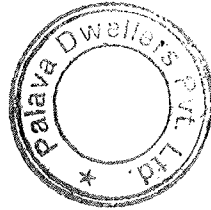
(Handwritten signature of Hitesh Marthak)

Vishal Ghadigaonkar
(Director)
DIN: 06705143

(Handwritten signature of Vishal Ghadigaonkar)

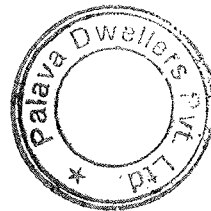
Place: Mumbai

Date: 15 JUN 2018



PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
CASH FLOW STATEMENT FOR THE PERIOD 14TH MARCH, 2018 TO 31ST MARCH, 2018

	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
(A) Operating Activities	
Profit Before Tax	20,547.47
Adjustments for :	
Depreciation, impairment and Amortisation Expense	1,750.94
Sundry Balances Written Back	(182.11)
Net Unrealised Foreign Exchange Loss/(Gain)	2.98
Interest Income	(18,708.43)
Finance Costs	19,805.54
Operating Profit Before Working Capital Changes	23,216.39
Working Capital Adjustments:	
Decrease in Trade and Other Receivables	37,382.05
Increase in Inventories	(28,456.01)
Increase in Trade and Other Payables	9,248.31
Cash Generated From/ (used in) Operating Activities	41,390.74
Income Tax Paid	(7,890.43)
Net Cash Flows From / (used in) Operating Activities	33,500.31
(B) Investing Activities	
Purchase of Property, Plant And Equipment	(554.40)
Investment in Fixed Deposit with Banks (net)	543.41
Loans Given	(23,170.99)
Interest Received	18,942.54
Net Cash Flows used in Investing Activities	(4,239.44)
(C) Financing Activities	
Issue of Share capital	1.00
Proceeds from Borrowings	1,49,219.82
Repayment of Borrowings	(1,58,020.25)
Finance Costs paid	(22,778.36)
Net cash flow from Financing Activities	(31,577.79)
(D) Net decrease in Cash and Cash Equivalents (A+B+C) :	(2,316.92)
Add: Cash and cash equivalents at the beginning of the period	-
Add: Cash and cash equivalents taken over as per the scheme of merger / Slump Sale	5,266.71
Cash and Cash Equivalents at period end	2,949.79



As per our attached Report of even date
For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.: 105047W

Abu

Abuali Darukhanawala
(Partner)
Membership No. 108053



Place: Mumbai

Date: 15 JUN 2018

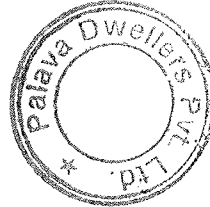
For and on behalf of the Board of Directors of Palava Dwellers Pvt.
Ltd. (Formerly known as Eisa Trading Pvt. Ltd.)

H

Hitesh Marthak
(Director)
DIN: 01039229

V

Vishal Ghadigaonkar
(Director)
DIN: 06705143



1 SIGNIFICANT ACCOUNTING POLICIES

A Company's Background

Palava Dwellers Private Limited (the Company) is a private limited company domiciled and incorporated in India under the Companies Act, 2013 vide CIN - U70100MH2017PTC292371. The Company's registered office is located at 412, Floor - 4, 17 G Vardhaman Chamber, Cowasji Patel Road, Horniman Circle, Fort, Mumbai - 400001. The Company is primarily engaged in the business of real estate development.

B Significant Accounting Policies

I Basis of Preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015.

These financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting except for certain financial assets and financial liabilities that are measured at fair values at the end of each reporting period, as stated in the accounting policies set out below. The accounting policies have been applied consistently over all the periods presented in these financial statements.

The financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest lakhs except when otherwise indicated.

These being the first financials prepared by the Company (incorporated on 14-March-2017), comparative figures are not presented.

II Summary of Significant Accounting Policies

1 Current and Non-Current Classification

The Company presents assets and liabilities in the Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle.
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The operating cycle of the Company's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Assets and Liabilities are classified into current and non-current based on the operating cycle.

2 Property, Plant and Equipment

i. Recognition and measurement

All property, plant and equipment are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisitions of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

ii. Subsequent costs

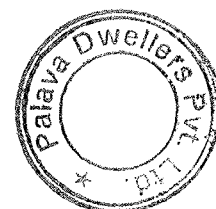
Subsequent expenditure is capitalised only when it is probable that the future economic benefits of the expenditure will flow to the Company. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred.

iii. Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss when the item is derecognized.

iv. Assets under construction

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.



v. Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013 except for Site/Sales Offices and Sample Flats wherein the estimated useful lives is determined by the management.

Sr. No.	Property, Plant and Equipment	Useful life (Years)
i)	Plant and Equipment	8 to 15
ii)	Office Equipment	5
iii)	Computers	
	(a) Servers and networks	6
	(b) End user devices, such as, desktops, laptops, etc.	3
iv)	Furniture and Fixtures	10
vi)	Vehicles	
	(a) Motor cycles, scooters and other mopeds	10
	(b) Motor buses, motor lorries, motor cars and motor taxis	8

Depreciation on assets sold during the period is charged to the Statement of Profit and Loss up to the month preceding the month of sale.

3 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and impairment losses.

The useful lives of intangible assets are assessed as either finite or indefinite. Currently the company has not identified any Intangible assets to have indefinite life.

Intangible assets with finite lives are amortised over the useful economic life. The useful economic life and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. The amortisation expense on intangible assets with finite lives is recognised in the Statement of Profit and Loss.

Gains or losses arising from derecognition of an intangible asset 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.

Intangible assets are amortized proportionately over a period of five years or over the useful economic life of the assets as determined by the management, whichever is lower.

Intangible assets with indefinite life are tested for impairment annually. Impairment losses, if any, are recognised in Statement of Profit and Loss.

4 Inventories

Inventories are valued at the lower of cost and net realisable value.

Costs incurred in bringing each item of inventory to its present condition are accounted for as follows:

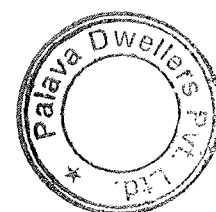
- i) Stock of Building Materials and Traded Goods is valued at lower of cost and net realizable value. Cost is generally ascertained on weighted average basis.
 - ii) Work-in-progress represents cost incurred in respect of unsold area of the real estate development projects and the costs incurred on the projects where the revenue is yet to be recognized.
 - iii) Completed unsold inventory is valued at lower of Cost and Net Realizable Value.
 - iv) Cost for this purpose includes cost of land, shares with occupancy rights, Transferrable Development Rights, premium for development rights, borrowing costs, construction / development cost and other overheads incidental to the projects
- Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and the estimated cost necessary to make the sale.

5 Provisions and Contingencies

The Company recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated.

If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A disclosure of contingent liability is also made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources. Where there is possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



6 Impairment of Non-financial Assets (excluding Inventories and Deferred Tax Assets)

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the smallest Company of assets to which it belongs for which there are separately identifiable cash flows; its cash generating units ('CGUs').

7 Financial Instruments

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

Financial Assets

Initial recognition and measurement

The Company classifies its financial assets in the following measurement categories.

- those to be measured subsequently at fair value (either through OCI, or through profit or loss)
- those measured at amortised cost

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

Subsequent measurement

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

- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss. The losses arising from impairment if any, are recognised in the statement of profit or loss.

Debt instruments at FVTOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent solely payments of principal and interest.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company does not have any debt instruments which meets the criteria for measuring the debt instrument at FVTOCI.

Debt instrument at FVTPL

Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'Accounting Mismatch'). The Company has not designated any debt instrument at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

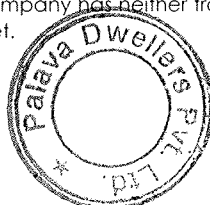
Equity investments

All equity investments, except investments in fellow subsidiaries and associates are measured at FVTPL. The Company may make an irrevocable election on initial recognition to present in OCI any subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis.

Derecognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's Balance Sheet) when:

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



When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of Financial Assets

The Company assess on a forward looking basis the expected credit losses associated with its financial assets carried at amortised cost and FVTOCI debts instruments. The impairment methodology applied depends on whether there has been significant increase in credit risk. For trade receivables, the Company is not exposed to any credit risk as the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered.

For financial assets carried at amortised cost, the carrying amount is reduced and the amount of the loss is recognised in the Statement of profit and loss. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Company. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased. If a write-off is later recovered, the recovery is credited to finance costs.

Financial Liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities measured at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to Statement of Profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

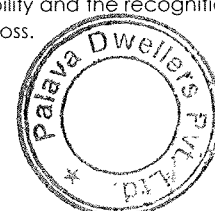
Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

Derecognition of Financial Liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.



Reclassification of Financial Assets and Financial Liabilities

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

Offsetting of Financial Instruments

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

8 Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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

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

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

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

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

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

9 Cash and Cash Equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

10 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.

The specific recognition criteria are described below:

i) Sale of Goods

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on delivery of the goods. Revenue from the sale of goods is measured at the fair value of the consideration received or receivable, net of returns and allowances, trade discounts and volume rebates.

Revenue from Sale of Land, Transfer of Development Rights and Building Materials are recognized upon transfer of significant risks and rewards to the buyers / Customers.

ii) Income from Property Development:

Property development involves such activities of real estate development which has the same economic substance as construction contracts. Therefore, percentage completion method is applied for recognising revenue, costs and profits from transactions in property developments.



Income from property development and value of shares representing occupancy rights of units of immovable property is recognized upon transfer of all significant risks and rewards of ownership to the buyers and no significant uncertainty exists regarding the amount of consideration and ultimate collection. The point of time at which all significant risks and rewards of ownership can be considered as transferred, is determined on the basis of the terms and conditions of the agreement for sale.

The Guidance Note on Accounting under Ind AS for Real Estate Transactions requires recognition of revenue under percentage of completion method only when, all critical approvals for project commencement have been obtained, on incurring at least 25% of estimated construction and development cost (excluding land and borrowing cost), at least 25% of the total saleable area is secured by agreement or letter of allotment (containing salient terms of agreement to sell) with buyers and receipt of 10% of the sales consideration per contract. The percentage of completion is worked out based on the total project cost incurred to the total estimated project cost including land and borrowing cost.

As the projects necessarily extend beyond one year, revision in costs and revenues estimated during the course of the contract are reflected in the accounting period in which the said estimates are revised.

Determination of revenue under the percentage of completion method necessarily involves making estimates by the Company, some of which are technical in nature, concerning, where relevant, the percentage of completion, costs to completion, the expected revenues from the project and the foreseeable losses to completion. Provision for foreseeable losses, determination of profit from real estate projects and valuation of construction work in progress is based on such estimates.

iii) Rendering of Services

Revenue from the Contract / Support services is recognised by reference to the terms of contract/ agreement. When the contract outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

iv) Interest Income

For all debt instruments measured at amortised cost, Interest income is recorded using the effective interest rate (EIR).

v) Dividends

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

11 Foreign Currency Translation

Initial Recognition

Foreign currency transactions during the period are recorded in the reporting currency at the exchange rates prevailing on the date of the transaction.

Conversion

Foreign currencies denominated monetary items are translated into rupees at the closing rates of exchange prevailing at the date of the balance sheet. Non-monetary items, which are carried in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange Differences

Exchange differences arising, on the settlement of monetary items or reporting of monetary items at the end of the period at closing rates, at rates different from those at which they were initially recorded during the period, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

12 Current Income Tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable profit for the period. The tax rates and tax laws used to compute the amount are those that are enacted by the reporting date and applicable for the period

Deferred Tax

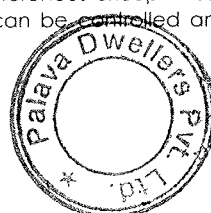
Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for all deductible and taxable temporary differences arising between the tax bases of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of transaction.

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

Deferred tax asset in respect of carry forward of unused tax credits and unused tax losses are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

The Company recognizes deferred tax liabilities for all taxable temporary differences except those associated with the investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.



Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the Company will pay normal tax during the specified period.

Presentation of Current and Deferred Tax:

Current and deferred tax are recognized as income or an expense in the Statement of Profit and Loss, except when they relate to items that are recognized in OCI, in which case, the current and deferred tax income/ expense are recognized in OCI. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

13 Borrowing Costs

Borrowing costs that are directly attributable to long term project development activities are inventorised / capitalized as part of project

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

14 Retirement and Other Employee Benefits

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

a) Defined Contribution Plan

The Company contributes to a recognised provident fund for all its employees. Contributions are recognised as an expense when employees have rendered services entitling them to such benefits.

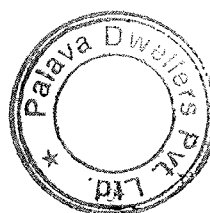
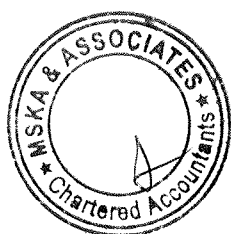
b) Gratuity (Defined Benefit Scheme)

The Company provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognised in full in the OCI for the period in which they occur.

15 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period (after deducting preference dividends and attributable taxes) attributable equity share holders to by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events of bonus issue and consolidation of equity shares. For the purpose of calculating diluted earnings per share, the net profit or loss for the period and the weighted average number of equity shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period (after deducting preference dividends and attributable taxes) attributable equity share holders and the weighted average number of equity shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares

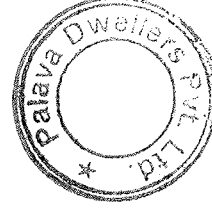
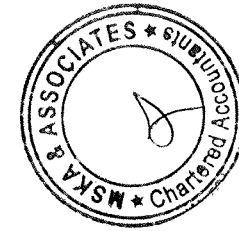


PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
 NOTES TO THE FINANCIAL STATEMENTS AS AT 31ST MARCH, 2018

2 Property, Plant and Equipment

₹ in Lakhs

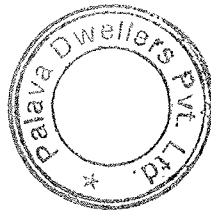
	Plant and Equipments	Office Equipments	Computers	Furniture and Fixtures	Vehicles	Total
Gross Carrying Amount						
As at 14-March-17	-	-	-	-	-	-
Additions on account of merger (Refer note 45)	9,268.85	218.22	584.59	150.49	12.08	10,234.23
Additions	541.45	12.95	-	-	-	554.40
Disposals / Adjustments	(24.10)	-	(203.71)	-	-	(227.81)
As at 31-March-18	9,786.20	231.17	380.88	150.49	12.08	10,560.82
Depreciation and Impairment						
As at 14-March-17	-	-	-	-	-	-
Additions on account of merger (Refer note 45)	4,542.27	158.68	584.42	126.57	11.50	5,423.44
Depreciation charge for the period	1,712.83	28.46	0.05	6.19	0.15	1,747.68
Disposals / Adjustments	(24.10)	-	(203.71)	-	-	(227.81)
As at 31-March-18	6,231.00	187.14	380.76	132.76	11.65	6,943.31
Net Carrying Amount						
As at 31-March-18	3,555.20	44.03	0.12	17.73	0.43	3,617.51



PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
 NOTES TO THE FINANCIAL STATEMENTS AS AT 31ST MARCH, 2018

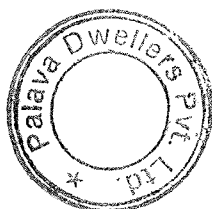
3 Other Intangible Assets

	Software
(A) Gross Carrying Amount	
As at 14-March-17	
Additions on account of merger (Refer note 45)	71.56
Additions	-
As at 31-March-18	71.56
(B) Amortisation	
As at 14-March-17	
Additions on account of merger (Refer note 45)	68.30
Amortisation charge for the period	3.26
As at 31-March-18	71.56
(C) Net Carrying Amount (A-B)	
As at 31-March-18	-



PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
NOTES TO THE FINANCIAL STATEMENTS AS AT 31ST MARCH, 2018

	Face value (₹)	Numbers	As at 31-March-18 ₹ in Lakhs
4 Non-Current Investments			
(i) Unquoted Non Convertible Debentures			
Fully paid up, at unamortised cost			
Holding Company			
Lodha Developers Ltd.	100	35,00,000	3,500.00
(ii) Unquoted Optionally Convertible Redeemable Debentures,			
Fully paid up, at unamortised cost			
Others			
Bellissimo Healthy Construction and Developers Pvt. Ltd.	10	4,80,00,000	4,800.00
Total (i to ii)			8,300.00
Aggregate value of unquoted investments			8,300.00
5 Other Non-Current Financial Assets			
Fixed Deposits with maturity of more than 12 months			3.01
Total			3.01
6 Inventories			
(At lower of cost and net realizable value)			
Building Materials			1,959.95
Land and Property Development Work-in-Progress			2,26,529.31
Total			2,28,489.26
The carrying amount of Inventories of ₹ 2,28,489.26 Lakhs are charged as securities against specific borrowings.			
7 Current Loans			
Unsecured considered good unless otherwise stated			
Related Parties :			
Holding Company			46,164.43
Fellow Subsidiaries			7,186.62
Total			53,351.05
8 Trade Receivables			
Unsecured			
Considered good			3,095.46
Total			3,095.46
i) For trade receivables outstanding with related parties, refer to Note 39			
ii) Trade Receivables amounting to ₹ 3,095.46 Lakhs are charged as securities against specific borrowings.			
9 Cash and Cash Equivalents			
Cash on hand			0.44
Balances with Banks			2,949.35
Total			2,949.79
10 Bank Balances other than Cash and Cash Equivalents			
Fixed Deposits held as margin money			3.80
Total			3.80
11 Other Current Financial Assets			
Interest Receivables			16,826.29
Accrued Revenue			930.29
Deposits			0.25
Other Receivable from Related Parties			121.63
Total			17,878.46



As at
 31-March-18
 ₹ in Lakhs

12 Other Current Assets		
Advances/ Deposits to/ for :		
Related Parties		75,073.07
Suppliers and Contractors		366.47
Others		18.65
Prepaid Expenses		5,884.41
Indirect Tax Receivables		5,579.06
Total		86,921.66

As at
 31-March-18
 ₹ in Lakhs

13 Share Capital			
A) Authorised Share Capital			
Equity Shares of ₹ 10 each		Numbers	₹ in Lakhs
Balance at the beginning of the period		10,000	1.00
Increase/(decrease) during the period		-	-
Balance at the end of the period		10,000	1.00
B) Issued Equity Capital Subscribed and fully paid up		Numbers	₹ in Lakhs
Equity Shares of ₹ 10 each			
Balance at the beginning of the period		10,000	1.00
Increase/(decrease) during the period		-	-
Balance at the end of the period		10,000	1.00
C) Shares held by Holding Company			
Equity Shares		Numbers	₹ in Lakhs
Lodha Developers Ltd.		9,800	0.98
		9,800	0.98
D) Details of shareholders holding more than 5% shares in the company			
Equity Shares		Numbers	% of Holding
Lodha Developers Ltd.		9,800	98.00%

Terms/ rights attached to equity shares

The company has only one class of equity shares having par value of ₹ 10 per share

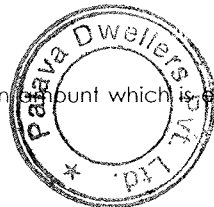
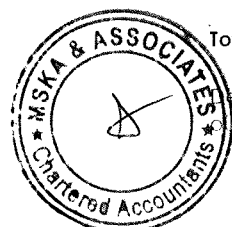
Each Shareholder is entitled for one vote per share. The shareholders have the right to receive interim dividends declared by the Board of Directors and final dividend proposed by the Board of Directors and approved by the Shareholders.

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

As at
 31-March-18
 ₹ in Lakhs

14 Retained Earnings		
Balance at the beginning of the period		-
Increase during the period		5,011.84
Balance at the end of the period		5,011.84
15 Other Reserves		
Debenture redemption reserve		
Balance at the beginning of the period		-
Increase during the period		7,905.63
Balance at the end of the period		7,905.63
Total Other Reserves		7,905.63

Debenture Redemption Reserve - Reserve created for an amount which is equal to 25% of the value of debentures outstanding.

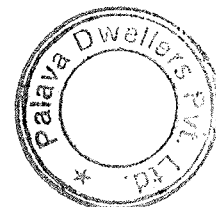


	As at 31-March-18 ₹ in Lakhs
16 Non-Current Trade Payables	
Due to Micro and Small Enterprises*	0.49
Due to Others	55.80
Total	<u>56.29</u>
* The information has been determined to the extent such parties have been identified on the basis of information available with the Company.	
Terms and conditions:	
Trade payables are normally settled as per agreed terms.	
17 Non-Current Provisions	
Employee Benefits	
Gratuity	1.16
Total	<u>1.16</u>
18 Current Borrowings	
Secured	
i) Non Convertible Debentures	31,460.81
ii) Term Loans From	
Banks	29,119.17
Others	83,032.21
Total	<u>1,43,612.19</u>

Disclosure of details of security, terms of repayments and rate of interest of borrowings *:

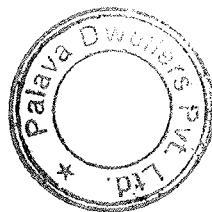
A Non Convertible Debentures	
1 Secured by	31,622.50
(i) Charge on Palava land of 80 acres	
(ii) Charge over Project receivables	
(iii) Personal Guarantee by Managing Director of Holding Company	
(iv) Corporate Guarantee of the Holding Company	
Terms of Repayment:	
Repayment starting from June-2018 ending on December-2020.	
Effective rate of interest:	
Rate of Interest - 12% p.a.	
B Term Loan from Banks and Financial Institutions	
1 Secured by	30,304.48
(i) Charge on land at Palava	
(ii) Charge over Project receivables	
(iii) Personal Guarantee by Managing Director of Holding Company	
(iv) Corporate Guarantee of the Holding Company	
Terms of Repayment:	
Repayment starting from November-2019 ending on August-2022.	
Effective rate of interest:	
Rate of Interest - 10.5% p.a.	
2 Secured by	83,915.34
(i) Charge on land at Thane	
(ii) Charge over Project receivables	
(iii) Personal Guarantee by Managing Director of Holding Company	
Terms of Repayment:	
Repayment starting from July-2019 ending on December-2022.	
Effective rate of interest:	
Rate of Interest - 10.5% p.a.	

* Above note represents outstanding borrowings before adjusting loan issue cost and premium on debentures.



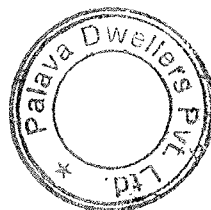
As at
 31-March-18
 ₹ in Lakhs

19 Current Trade Payables	
Due to Micro and Small Enterprises*	69.25
Due to Others	10,914.80
Due to Related Parties	27,369.27
Total	38,353.32
* The information has been determined to the extent such parties have been identified on the basis of information available with the Company.	
Terms and conditions:	
For terms and conditions with related parties, refer to Note 39	
20 Other Current Financial Liabilities	
Interest accrued but not due	2,318.37
Other Payables:	
Employee Payables	4.76
Payable on Cancellation of allotted units	922.83
Other Liabilities	137.37
Total	3,383.33
21 Current Provisions	
Employee Benefits	
Gratuity	0.82
Total	0.82
22 Other Current Liabilities	
Advances received from Customers	1,92,985.75
Duties and Taxes	565.47
Other Liabilities	12,993.63
Total	2,06,544.85
23 Current Tax Liabilities (net)	
Income Tax (Net of Provisions)	84.07
Total	84.07



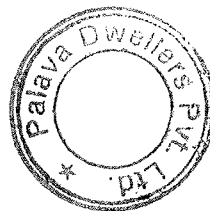
PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
 NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31ST MARCH, 2018

	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
24 Revenue From Operations	
Income from Property Development	92,445.25
Sale of Building Materials	2,449.30
Other Operating Revenue	3,473.88
Total	98,368.43
25 Other Income	
Sundry Balances / Excess Provisions written back (Net)	182.11
Miscellaneous Income	37.38
Total	219.49
26 Cost of Projects	
Opening Stock	
Land and Property Development - Work-in-Progress	-
Add: On account of merger (Refer note 45)	1,97,651.93
Add: Expenditure during the period :	
Land, Construction and Development Cost	65,950.60
Purchase of Building Material	2,451.46
Building Materials Consumed (Net)	17,383.55
Other Construction Expenses	2,113.33
Overheads Allocated	3,908.80
	2,89,459.67
Less: Others	(67.25)
	2,89,392.42
Less: Closing Stock	
Land and Property Development - Work-in-Progress	2,26,529.32
	(2,26,529.32)
Total	62,863.10
27 Employee Benefits Expense	
Salaries and Wages*	7,694.38
Contribution to Provident and Other Funds	2.64
	7,697.02
Less: Allocated to Cost of Projects	(3,398.16)
Total	4,298.86
* Salary & Wages includes reimbursable to Fellow Subsidiary	6,238.92
28 Finance Costs (Net)	
Interest Expense on Borrowings and others	19,147.29
Other Borrowing Costs	658.25
	19,805.54
Less : Interest Income on:	
Loans / Advances/ Deposits	(18,708.43)
Customers' Overdues	(333.88)
	(19,042.31)
Total	763.23



PALAVA DWELLERS PRIVATE LIMITED (FORMERLY KNOWN AS EISA TRADING PRIVATE LIMITED)
 NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31ST MARCH, 2018

	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
29 Other Expenses	
Rates and Taxes	157.87
Insurance	13.28
Postage / Telephone / Internet	7.99
Printing and Stationery	88.11
Legal and Professional	330.27
Payment to Auditors as:	
Audit Fees	34.00
Taxation Matters	5.00
Other Services	3.00
Advertising expenses	1,429.00
Brokerage and Commission	1,513.61
Office Expenses	44.51
Business Promotion	616.92
Travelling and Conveyance	2.10
Infrastructure and Facility	1,817.21
Bank Charges	18.13
Donation	1,200.19
Corporate Social Responsibility Expenses (Refer note 41)	100.00
Foreign Exchange Loss (net)	1.56
Miscellaneous Expenses	1,492.21
	8,874.96
Less: Allocated to Cost of Projects	(510.64)
Total	8,364.32



30 Tax Expense:

a. The major components of income tax expense are as follows:

(i) Income tax recognised in statement of profit and loss

	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
Current Income Tax expense:	
Current Income Tax	(7,974.50)
Total	(7,974.50)
Deferred Tax benefit :	
Origination and reversal of temporary differences	344.50
Total	344.50
Income Tax Expense reported in the Statement of Profit and Loss	(7,630.00)

b. Reconciliation of tax expense and the accounting profit multiplied by India's tax rates :

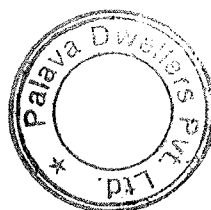
	For the Period 14-March-17 to 31-March-18 ₹ in Lakhs
Accounting Profit Before Tax	20547.47
Income tax expense calculated at corporate tax rate	(7,111.07)
Income tax expense:	
Deductible expenses for tax purposes:	
Other deductible expenses	-
Non-deductible expenses for tax purposes:	
Donation /CSR Expenses	(224.98)
Other non-deductible expenses	(51.13)
Interest on tax	(242.82)
Total	(7,630.00)

c. The major components of Deferred Tax Assets arising on account of timing differences are as follows:

	Balance sheet As at 31-March-18 ₹ in Lakhs
Deferred tax relates to the following:	
Accelerated depreciation and amortisation for Tax purposes	344.50
Deferred Tax Assets	344.50
	Profit and loss
	For the Period
	14-March-17 to
	31-March-18
	₹ in Lakhs
Accelerated depreciation and amortisation for Tax purposes	344.50
Others	-
Deferred Tax Benefit	344.50

d. Reconciliation of Deferred Tax Assets :

	Balance sheet As at 31-March-18 ₹ in Lakhs
Opening balance	-
Tax income during the period recognised in Statement of Profit and Loss	344.50
Closing balance	344.50



31 Category wise classification of Financial Instruments

	As at 31-March-18 ₹ in Lakhs
Financial Assets carried at Amortised Cost	
Investments	8,300.00
Loans	53,351.05
Trade receivables	3,095.46
Cash and cash equivalents	2,949.79
Bank Balance other than Cash and Equivalents	3.80
Other Financial Assets	17,881.46
Total Financial Assets carried at Amortised Cost	85,581.56
Financial Liabilities carried at Amortised Cost	
Trade payables	38,409.61
Other Financial Liabilities	3,383.33
Borrowings	1,43,612.19
Total Financial Liabilities carried at Amortised Cost	1,85,405.13

32 Significant Accounting Judgements, Estimates and Assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Estimates and judgements are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable. 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. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

Judgements, Estimates and Assumptions

The Company makes certain judgement, estimates and assumptions regarding the future. Actual experience may differ from these judgements, estimates and assumptions. The estimates and assumptions that have significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

(i) **Useful Life of Property, Plant and Equipments and Intangible Assets**

The Company determines the estimated useful life of its Property, Plant and Equipments and Intangible Assets for calculating depreciation/ amortisation. The estimate is determined after considering the expected usage of the assets or physical wear and tear. The company periodically review the estimated useful life and the depreciation/ amortisation method to ensure that the method and period of depreciation/ amortisation are consistent with the expected pattern of economic benefits from these assets.

(ii) **Impairment of Non-Financial Assets**

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. An assessment is carried to determine whether there is any indication of impairment in the carrying amount of the Company's assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount.

(iii) **Income Taxes**

Significant judgments are involved in estimating budgeted profits for the purpose of paying advance tax, determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

(iv) **Defined Benefit Plans (Gratuity)**

The costs of providing pensions and other post-employment benefits are charged to the Statement of Profit and Loss in accordance with Ind AS 19 'Employee benefits' over the period during which benefit is derived from the employees' services. The costs are assessed on the basis of assumptions selected by the management. These assumptions include salary escalation rate, discount rates, expected rate of return on assets and mortality rates.

(v) **Fair Value Measurement of Financial Instruments**

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques, including the discounted cash flow model, which involve various judgements and assumptions.

(vi) **Revenue Recognition**

Determination of revenue under the percentage of completion method necessarily involves making estimates by the Company, some of which are technical in nature, concerning, where relevant, the percentage of completion, costs to completion, the expected revenues from the project and the foreseeable losses to completion. Provision for foreseeable losses, determination of profit from real estate projects and valuation of construction work in progress is based on such estimates.

33 **Commitments and Contingencies**

Contingent liabilities

Claims against the Company not acknowledged as debts

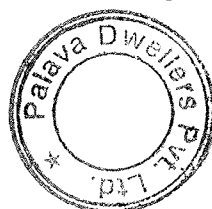
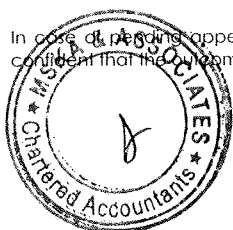
Disputed Demands of customers excluding amounts not ascertainable

The Company has assessed that it is only possible, but not probable, that outflow of economic resources will be required.

(₹ in Lakhs)
31-March-18

1.31

34 In case of pending appeals filed by the Income Tax Department against the favourable orders, the management, based on legal opinion obtained, is confident that the outcome would be favourable and no further liability is likely to accrue.



35 Land and Property Development Work-in-Progress includes:

- a) cost of ₹ 1,730.57 lakhs as at 31st March, 2018 for which conveyance is pending
 b) ₹ 4,481.98 lakhs as at 31st March, 2018 representing land already acquired for which Memorandum of Understanding / consent letters are pending
 c) ₹ 3,202.75 lakhs as at 31st March, 2018 held in the name of individuals and partnership firm under control, on behalf of the Company pending execution of conveyance.
 d) Litigation is pending in respect of claims made by some persons for certain parcels of land belonging to the Company amounting to ₹ 691.98 lakhs as at 31st March, 2018. The Company has contested these claims and is confident of retaining its title to all such parcels of land.

36 Gratuity

	31-March-18 ₹ in Lakhs
Gratuity	1.98
Total	1.98

The Company has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

The following tables summarise the components of net benefit expense recognised in the statement of profit and loss and the funded status and amounts recognised in the balance sheet for the respective plans:

Gratuity Benefits	Obligation ₹ in Lakhs	Fund ₹ in Lakhs	Total ₹ in Lakhs
Changes in the present value of the defined benefit obligation are:			
Addition in defined benefit obligation on account of merger (refer note 45)	9.79	(7.60)	2.19
Current service cost	0.84	-	0.84
Interest cost	0.72	(0.56)	0.16
Return on plan assets	-	0.03	0.03
Actuarial gain and losses due to Experience adjustments	(0.37)	-	(0.37)
Past Service Cost	0.05	-	0.05
Experience adjustments	(0.50)	-	(0.50)
Benefits paid	(0.42)	-	(0.42)
Defined benefit obligation as at 31-March-18	10.11	(8.13)	1.98

The major categories of plan assets of the fair value of the total plan assets are as follows:

	As at 31-March-18 ₹ in Lakhs
Unquoted investments:	
Policy of insurance	(8.13)
Total	(8.13)

The principal assumptions used in determining gratuity and leave encashment obligations for the Company's plans are shown below:

	As at 31-March-18 %
Discount rate:	
Gratuity	7.70%
Future salary increases:	
Gratuity	5.00%

Mortality Rate : Indian Assured Lives Mortality (2006-08) Table

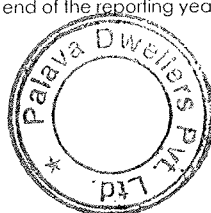
Gratuity:

Assumptions	As at 31-March-18	
	Increase ₹ in Lakhs	Decrease ₹ in Lakhs
Sensitivity Level		
Impact on defined benefit obligation		
Discount rate @ 0.5%	9.62	10.64
Future Salary @ 0.5%	10.66	9.60

The following payments are expected contributions to the defined benefit plan in future years:

	As at 31-March-18 ₹ in Lakhs
Within the next 12 months (next annual reporting period)	0.36
Between 2 and 5 years	1.60
Between 5 and 10 years	5.05
Total expected payments	7.00

The average duration of the defined benefit plan obligation w.r.t. gratuity at the end of the reporting year is 11.72 years.



37 Segment information

For management purposes, the Company is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the company who monitors the operating results of its company for the purpose of making decisions about resource allocation and performance assessment. Company's performance as single segment is evaluated and measured consistently with profit or loss in the financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis.

38 Financial risk management objectives and policies

The Company's principal financial liabilities comprise mainly of borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans and advances, trade and other receivables, cash and cash equivalents and Other balances with Bank.

The Company is exposed through its operations to the following financial risks:

- Market risk
- Credit risk, and
- Liquidity risk.

The Company has evolved a risk mitigation framework to identify, assess and mitigate financial risk in order to minimize potential adverse effects on the company's financial performance. There have been no substantive changes in the company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated herein.

a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risks: interest rate risk, currency risk and other price risk. Financial instruments affected by market risk includes borrowings, investments, trade payables, trade receivables, loans and derivative financial instruments.

i) Interest rate risk

The Company is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the company has external borrowings (excluding short-term overdraft facilities) which are fixed and floating rate borrowings. The Company achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Company entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

ii) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate due to changes in foreign exchange rates. Since the Company has insignificant assets or liabilities denominated in foreign currency, the exposure to risk due to changes in foreign exchange rates is minimal. The

b) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Company has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Company is exposed to credit risk in respect of installments due. However, the legal ownership of residential and commercial units are transferred to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Credit risk from balances with banks and financial institutions is managed by Company's treasury in accordance with the company's policy. The company limits its exposure to credit risk by only placing balances with local banks and international banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

c) Liquidity risk

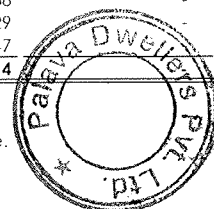
Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Company has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company manages the liquidity risk by maintaining adequate funds in cash and cash equivalents. The Company also has adequate credit facilities agreed with banks to ensure that there is sufficient cash to meet all its normal operating commitments in a timely and cost-effective manner.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	(₹ in Lakhs) Total
As at 31-March-2018						
Borrowings*	-	-	622.50	1,43,151.38	-	1,43,773.88
Trade payables	27,369.27	10,984.05	-	56.29	-	38,409.61
Other financial liabilities**	2,854.66	3.43	104.77	420.47	-	3,383.33
	30,223.93	10,987.48	727.27	1,43,628.14		1,85,566.82

* Borrowings are stated before netting off loan issue cost.

** Payments on Cancellation of allotted units liabilities included in Other financial liabilities are stated at nominal value.



39 Information on Related Party Transactions as required by Ind As 24 "Related Party Disclosures".

A. List of other related parties:

(As identified by the management), unless otherwise stated

I Person having Control or joint control or significant influence

- 1 Mangal Prabhat Lodha (MPL)
- 2 Abhishek Lodha

Son

II Close family members of person having Control

- 1 Manjula Lodha
- 2 Vinti Lodha

Wife
Son's wife.

III Ultimate Holding Company

Sambhavnath Infrabuild and Farms Pvt. Ltd.

IV Holding Company

Lodha Developers Ltd. (formerly known as Lodha Developers Pvt. Ltd.)

V Subsidiaries/ Fellow Subsidiaries of Ultimate Holding Company / Holding Company (with whom the Company had transactions)

- 1 Adinath Builders Pvt. Ltd.
- 2 Bellissimo Developers Thane Pvt. Ltd. (Formerly known as Lodha Developers Thane Private Ltd. and Ishwer Realty And Technologies Pvt. Ltd.)
- 3 Bellissimo Mahavir Associates Dwellers Pvt.Ltd. (Formerly Mahavir Associates, Partnership Firm) (from 25-August-17)
- 4 Cowtown Infotech Services Pvt. Ltd.
- 5 Hi-class Buildcon Pvt. Ltd.
- 6 Lodha Buildcon Pvt. Ltd.
- 7 Mandip Finserve Pvt. Ltd. (from 30-December-17)
- 8 Muscovite Constructions Pvt. Ltd. (from 30-December-17)
- 9 Nabhiraja Software Design Pvt. Ltd.
- 10 Odeon Theatres and Properties Pvt. Ltd.
- 11 Sanathnagar Enterprises Ltd.
- 12 Shreeniwass Cotton Mills Ltd.
- 13 Simtools Pvt. Ltd.
- 14 Bellissimo Properties Development Pvt. Ltd. (Formerly known as Lodha Properties Development Pvt. Ltd.)

VI Entities controlled by person having control or joint control (with whom the company had transactions) - Others

Sitaben Shah Memorial Trust
Lodha Charitable Trust (Merged with Sitaben Shah Memorial Trust w.e.f. 24-January-18).

VII Key Management Personnel

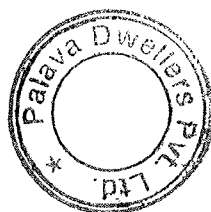
Vishal Ghadigaonkar
Hitesh Marthak
Shaishav Dharra

B. Balances Outstanding and Transactions during the period ended with related parties are as follows:

(i) Outstanding Balances:

(₹ in Lakhs)

Sr. No.	Nature of Transactions	As at	Ultimate Holding Company/Holding Company/ Subsidiaries/ Fellow Subsidiaries	Others
1	Loans Given	31-March-18	53,351.05	-
2	Loans Taken	31-March-18	-	-
3	Other Receivables	31-March-18	121.63	-
4	Trade Payables	31-March-18	27,369.27	-
5	Interest Receivables	31-March-18	16,826.29	-
6	Interest Payables	31-March-18	593.06	-
7	Investments	31-March-18	3,500.00	4,800.00
8	Security cum Guarantee taken	31-March-18	61,926.98	-
9	Advance / Deposit given	31-March-18	75,073.07	-



(ii) Disclosure in respect of transactions with related parties:

(₹ in Lakhs)

Sr No	Nature of Transactions	Name of Related Party	Relationship	For the Period 14-March-17 to 31-March-18
1	Construction Contract	Muscovite Constructions Pvt. Ltd.	Fellow Subsidiary	20,644.80
2	Donation Given	Lodha Charitable Trust	Others	1,300.00
3	Infrastructure & Facility*	Nabhiraja Software Design Pvt. Ltd.	Fellow Subsidiary	1,817.21
4	Legal & Professional Expenses	Muscovite Constructions Pvt. Ltd.	Fellow Subsidiary	4.13
5	Interest Expenses	Cowtown Land Development Pvt. Ltd. Nabhiraja Software Design Pvt. Ltd. Shreeniwas Cotton Mills Ltd. Simtools Pvt. Ltd.	Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary	501.51 97.47 115.28 520.09
6	Interest Income	Muscovite Constructions Pvt. Ltd. Hi-Class Buildcon Pvt. Ltd. Bellissimo Developers Thane Pvt. Ltd. Lodha Developers Ltd.	Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Holding Company	1,692.01 1,498.70 147.90 6,401.22
7	Reimbursement of Salary paid	Lodha Developers Ltd. Nabhiraja Software Design Pvt. Ltd.	Holding Company Fellow Subsidiary	1,574.41 6,238.92
8	Reimbursement of Expenses Paid	Nabhiraja Software Design Pvt. Ltd.	Fellow Subsidiary	205.93
9	Sale of Materials*	Adinath Builders Pvt. Ltd. Bellissimo Developers Thane Pvt. Ltd. Lodha Buildcon Pvt. Ltd. Lodha Developers Ltd. Shreeniwas Cotton Mills Ltd.	Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Holding Company Fellow Subsidiary	393.31 0.12 2,316.19 53.41 0.73
10	Purchase of Material	Cowtown Land Development Pvt. Ltd. Lodha Developers Ltd. Sambhavnath Infrabuild and Farms Pvt. Ltd. Shreeniwas Cotton Mills Ltd.	Fellow Subsidiary Holding Company Ultimate Holding Fellow Subsidiary	9,213.87 43.97 293.05 0.33
11	Amount paid on behalf of	Bellissimo Mahavir Associates Dwellers Pvt. Ltd. Muscovite Constructions Pvt. Ltd. Mandip Finserve Pvt. Ltd. Nabhiraja Software Design Pvt. Ltd. Shreeniwas Cotton Mills Ltd. Odeon Theaters & Properties Pvt. Ltd. Sanathnagar Enterprises Ltd. Sitaben Shah Memorial Trust	Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Others	1.52 0.14 2.55 479.91 1,524.13 0.02 0.65 0.02
12	Amount paid on behalf by	Adinath Builders Pvt. Ltd. Bellissimo Mahavir Associates Dwellers Pvt. Ltd. Hi-Class Buildcon Pvt. Ltd. Bellissimo Properties Development Pvt. Ltd. Shreeniwas Cotton Mills Ltd.	Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary Subsidiary of Ultimate Holding Fellow Subsidiary	0.02 24.18 140.25 2.16 0.07
13	Loan/Advance Given/ (repaid)(net)	Lodha Developers Ltd. Cowtown Land Development Pvt. Ltd. Bellissimo Developers Thane Pvt. Ltd. Muscovite Constructions Pvt. Ltd.	Holding Company Fellow Subsidiary Fellow Subsidiary Fellow Subsidiary	46,164.42 2,900.87 4,152.46 17,099.93
14	Loan/Advance Taken/ (repaid)(net)	Simtools Pvt. Ltd.	Fellow Subsidiary	(13,965.75)
15	Security cum Corporate Guarantee Taken	Lodha Developers Ltd.	Holding Company	85,000.00

* including taxes as applicable

C. KMP, Controlling Shareholder and his Relatives:

(i) Outstanding Balances:

(₹ in Lakhs)

Sr. No.	Nature of Transactions	As at 31-March-18
1	Guarantee/ Security Taken	1,45,842.32

(ii) Disclosure in respect of transactions with related parties:

(₹ in Lakhs)

Sr. No.	Nature of Transactions	Name of Related Party	As at 31-March-18
1	Guarantee/ Security Taken	Abhishek Lodha	1,75,000.00

i) Terms and conditions of outstanding balances with related parties

a) Receivables from Related parties

The receivables from related parties arise mainly from sale transactions and services rendered and are received as per agreed terms. No provisions are held against receivables from related parties.

b) Payable to related parties

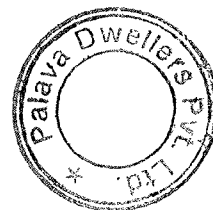
The payables to related parties arise mainly from purchase transactions and services received and are paid as per agreed terms.

c) Loans to related party

The loans to related parties are unsecured and receivable on demand bearing effective interest rate.

ii) Terms and conditions of transaction with related parties

The management is of the opinion that the transactions with related parties are done at arm's length.



40 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital and other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings less cash and cash equivalents.

Particulars	₹ in Lakhs	
	31-March-18	
Borrowings	1,43,612.19	
Less: Cash and cash equivalents	(2,949.79)	
Less: Bank balances other than cash and cash equivalents	(3.80)	
Net debt	1,40,658.60	
Equity	1.00	
Other Equity	12,917.47	
Total Capital	12,918.47	
Capital and net debt	1,53,577.07	
Gearing Ratio		92%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

41 Details of Corporate Social Responsibility Expenditure (CSR)

Particulars	₹ in Lakhs	
	31-March-18	
Gross Amount required to be spent for CSR Activity*		-
Amount Spent during the period		100.00

* These being the first financials prepared by the Company (incorporated on 14-March-2017).

42 Unhedged Foreign Currency Exposures / Balances outstanding as on 31-March-18 :

Disclosure in accordance with announcement dated 02-December-05 issued by the Council of The Institute of Chartered Accountants of India (ICAI) with respect to details of foreign currency balances not hedged:

Particulars	As at 31-March-18	
	Foreign Currency (In Lakhs)	Indian Currency (In Lakhs)
LIABILITIES		
Trade Payables		
USD	1.14	73.88
EURO	0.01	0.02
TOTAL LIABILITIES	1.15	73.90
ASSETS		
Vendor Advance		
USD	0.17	11.08
TOTAL ASSETS	0.17	11.08

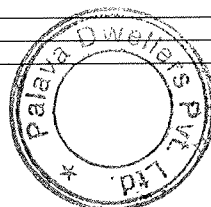
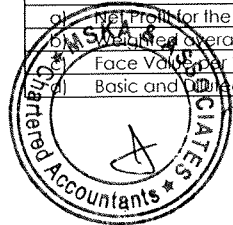
43 Details of dues to Micro, Small and Medium Enterprises :

The information as required to be disclosed has been determined to the extent such parties have been identified on the basis of information available with the Company. The amount of principal and interest outstanding is given below :

Particulars	₹ in Lakhs	
	As at 31-March-18	
Amount unpaid as at period end - Principal		69.74
Amount unpaid as at period end - Interest		-
The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 (The 'Act') along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.		-
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the Act.		-
The amount of interest accrued and remaining unpaid at the end of each accounting period.		-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Act.		-

44 Basic and Diluted Earnings Per Share:

Particulars	₹ in Lakhs	
	For the Period 14-March-17 to 31-March-18	
Basic and Diluted earnings per share:		
(a) Net Profit for the Period		12,917.47
(b) Weighted average no. of Equity Shares outstanding during the Period		10,000
(c) Face Value of Equity Share	₹	10
(d) Basic and Diluted earnings per share	₹	1,29,174.70



45 The members of the Board of Directors at their meeting held on 27 April-17 has approved the Composite Scheme of Amalgamation and Arrangement between Palava Dwellers Private Limited (Appointed date: 01-April-16) and Microtec Constructors Private Limited (Appointed date: 01-April-16) and Bellissimo Hi-Rise Builders Private Limited (Appointed date: 01-April-16) and Lorna Estate Private Limited (Appointed date: 01-October-16) and Samvaan Buildtech Private Limited (Appointed date: 31-March-17) and Lodha Developers Private Limited and the Company (Appointed date: 01-April-17) and their respective shareholders and creditors ("Scheme"), with an above mentioned Appointed dates and became effective from 16-February-2018, under Sections 232 read with section 230 of the Companies Act, 2013. Subsequently, Lodha Developers Limited has transferred the "Identified Business Undertaking" through Slump sale to the Company.

46 **Standard issued but not yet effective**

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Ind AS 115, Revenue from Contracts with Customers, to be applicable from financial years beginning on or after 1st April, 2018.

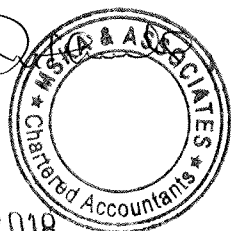
The new revenue standard will supersede all current revenue recognition requirements under Ind AS and the guidance note of real estate issued by Institute of Chartered Accountants of India (ICAI) and accordingly, ICAI has announced the withdrawal of the 'The Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)'.
Company will adopt the new standard effective 1st April, 2018. Management is evaluating the requirements of the Standard and the effect if any, on the financial statements.

As per our attached Report of even date
For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.: 105047W

Abuali Darukhanawala
(Partner)
Membership No. 108053

Place: Mumbai
Date:

15 JUN 2018



For and on behalf of the Board of Directors of Palava Dwellers Pvt. Ltd. (Formerly known as Eisa Trading Pvt.

Hitesh Marthak
(Director)
DIN: 01039229

Vishal Ghadigaonkar
(Director)
DIN: 06705143

