RELIANCE VANTAGE RETAIL LIMITED

FINANCIAL STATEMENTS

2016-17

Independent Auditor's Report

TO THE MEMBERS OF RELIANCE VANTAGE RETAIL LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **Reliance Vantage Retail Limited ("the** Company"), which comprise the Balance Sheet as at 31st March, 2017, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss(financial performance including other comprehensive income) , cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

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

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

Opinion

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

Report on Other Legal and Regulatory Requirements

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

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

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

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

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

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

   e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.

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

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

      i. The Company does not have any pending litigations which would impact on its financial position.

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

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

      iv. The company did not hold any Specified Bank Notes as on 8th November, 2016 and the Company had not dealth with such notes during the period from 8th November, 2016 to 30th December, 2016 and hence, the requirement of disclosure in financial statements is not applicable to the Company.

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

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 14th April, 2017

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE VANTAGE RETAIL LIMITED

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

i) In respect of its fixed assets :

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

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

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

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

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

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

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

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

vii) In respect of Statutory dues :

a) According to the records of the Company, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues, were outstanding as at March 31, 2017 for a period of more than six months from the date they became payable.

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

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

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

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

xi) Company has not paid any managerial remuneration during the year and hence clause (xi) of paragraph 3 of the Order is not applicable to the Company.

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

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

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

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

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

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

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 14th April, 2017

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE VANTAGE RETAIL LIMITED

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

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

We have audited the internal financial controls over financial reporting of **Reliance Vantage Retail Limited ("the** Company") as of 31st March, 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note issued by ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

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

Jignesh Mehta
Partner
Membership No.: 102749

Place: Mumbai
Date: 14th April, 2017

Balance Sheet as at 31st March, 2017

Amount in ₹

	Notes	As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
ASSETS				
Non-Current Assets				
Property, Plant and Equipment	**1**	**162 28 13 676**	165 00 58 089	167 41 36 149
Other Non-Current Assets	**2**	**62 81 691**	62 81 691	62 50 413
Total Non-Current assets		**162 90 95 367**	165 63 39 780	168 03 86 562
Current Assets				
Financial Assets				
Cash and cash equivalents	**3**	**1 07 505**	73 027	6 56 050
Total Current assets		**1 07 505**	73 027	6 56 050
Total Assets		**162 92 02 872**	165 64 12 807	168 10 42 612
EQUITY AND LIABILITIES				
Equity				
Equity Share Capital	**5**	**56 00 000**	56 00 000	56 00 000
Other Equity	**6**	**150 92 60 295**	153 39 85 216	155 55 79 859
Total equity		**151 48 60 295**	153 95 85 216	156 11 79 859
Liabilities				
Non-Current Liabilities				
Financial Liabilities				
Borrowings	**7**	**66 00 000**	53 00 000	51 00 000
Deferred Tax Liability	**8**	**10 59 10 850**	10 94 32 910	11 31 07 605
Total Non-Current Liabilities		**11 25 10 850**	11 47 32 910	11 82 07 605
Current Liabilities				
Other Current Liabilities	**9**	**18 31 727**	20 94 681	16 55 148
Total current liabilities		**18 31 727**	20 94 681	16 55 148
Total Liabilities		**11 43 42 577**	11 68 27 591	11 98 62 753
Total Equity and Liabilities		**162 92 02 872**	165 64 12 807	168 10 42 612
Significant Accounting Policies				
See accompanying Notes to the Financial Statements	**1 to 21**			

As per our Report of even date

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

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 14th April, 2017

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN : 00012765)

Ramesh Kumar Damani
Director
(DIN : 00049764)

C S Gokhale
Director
(DIN : 00012666)

B Chandrasekaran
Director
(DIN : 06670563)

Rajkumar Pugalia
Director
(DIN : 00047360)

Statement of Profit and Loss for the year ended 31st March, 2017

Amount in ₹

	Notes	2016-17	2015-16
INCOME			
Other Income	**10**	**2 88 418**	2 60 193
Total Income		**2 88 418**	2 60 193
EXPENSES			
Finance Costs	**11**	**5 47 174**	8 12 158
Depreciation and Amortisation Expense		**2 72 44 413**	2 40 78 060
Other Expenses	**12**	**7 43 812**	6 39 313
Total Expenses		**2 85 35 399**	2 55 29 531
Profit/(Loss) Before Tax		**(2 82 46 981)**	(2 52 69 338)
Tax Expenses			
Current Tax		**-**	-
For earlier years		**-**	-
Deferred Tax	**4**	**(35 22 060)**	(36 74 695)
Profit For the Year		**(2 47 24 921)**	(2 15 94 643)
Other Comprehensive Income :			
a} Items that will reclassified to Profit & loss		**-**	-
b} Items that will not reclassified to Profit & loss		**-**	-
Total comprehensive income for the year		**(2 47 24 921)**	(2 15 94 643)
Earnings per equity share of face value of ₹ 10 each			
Basic and Diluted (in ₹)	**13**	**(44.15)**	(38.56)
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	**1 to 21**		

As per our Report of even date

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

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 14th April, 2017

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN : 00012765)

Ramesh Kumar Damani
Director
(DIN : 00049764)

C S Gokhale
Director
(DIN : 00012666)

B Chandrasekaran
Director
(DIN : 06670563)

Rajkumar Pugalia
Director
(DIN : 00047360)

Statement of Changes in Equity for the year ended 31st March, 2017

A. Equity Share Capital

Amount in ₹

Balance at the beginning of the reporting period i.e. 1st April, 2015	Changes in equity share capital during the year 2015-16	Balance at the end of the reporting period i.e. 31st March, 2016	Changes in equity share capital during the year 2016-17	Balance at the end of the reporting period i.e. 31st March, 2017
56 00 000	-	56 00 000	-	56 00 000

B. Other Equity

Amount in ₹

	Reserve and Surplus		Instruments Classified as Equity *	Total
	Retained Earnings **	Capital Reserve		
AS ON 31st March 2016				
Balance at beginning of reporting period i.e. 1st April, 2015	**27 77 64 329**	**1 80 15 530**	**125 98 00 000**	**155 55 79 859**
Add: Total Comprehensive Income for the year	**(2 15 94 643)**	**-**	**-**	**(2 15 94 643)**
Add: Securities Premium taken during the year	**-**	**-**	**-**	**-**
Balance at the end of the reporting period i.e. 31st March, 2016	**25 61 69 686**	**1 80 15 530**	**125 98 00 000**	**153 39 85 216**
AS ON 31st March, 2017				
Balance at beginning of reporting period i.e. 1st April, 2016	**25 61 69 686**	**1 80 15 530**	**125 98 00 000**	**153 39 85 216**
Add: Total Comprehensive Income for the year	**(2 47 24 921)**	**-**	**-**	**(2 47 24 921)**
Add: Securities Premium taken during the year	**-**	**-**	**-**	**-**
Balance at the end of the reporting period i.e. 31st March, 2017	**23 14 44 765**	**1 80 15 530**	**125 98 00 000**	**150 92 60 295**

* Instruments classified as Equity includes 12 59 80 000 (previous year 12 59 80 000) fully paid Zero Coupon Unsecured Optionally Fully Convertible Debentures (OFCD) of ₹ 10 each held by Reliance Commercial Land & Infrastructure Limited. The Company (issuer) & Debenture-holder will have an option for early conversion at any time after allotment of the OFCDs by giving one month notice to the Company. The conversion will be based on higher of book value or face value as at March 31, 2015. The equity shares arising out of conversion of the OFCDs will rank pari passu in all respects with the then outstanding equity shares of the Company on the date of such conversion, except for dividend, which if declared, shall be paid on pro-rata basis from the date of allotment of such Equity Shares. The Company will settle the outstanding OFCDs on expiry of 15 years. Since the OFCDs are unsecured, no security is required to be created.

** In view of the loss for the year, the company has not created the Debenture Redemption Reserve for a cumulative amount of ₹ 2 13 83 720 (Previous Year ₹ 4 02 382) in terms of section 71(4) of the Companies Act, 2013 and Rule 18(7) of the Companies (Share Capital and Debenture) Rules, 2014. The Company shall create the Debenture Redemption Reserve out of profits, if any, in the future years.

As per our Report of even date

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

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 14th April, 2017

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN : 00012765)

Ramesh Kumar Damani
Director
(DIN : 00049764)

C S Gokhale
Director
(DIN : 00012666)

B Chandrasekaran
Director
(DIN : 06670563)

Rajkumar Pugalia
Director
(DIN : 00047360)

Cash Flow Statement for the year 2016-17

Amount in ₹

		2016-17	2015-16
A	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit / (Loss) before tax as per Statement of Profit and Loss	**(2 82 46 981)**	(2 52 69 338)
	Adjusted for :		
	Depreciation and Amortisation Expenses	**2 72 44 413**	2 40 78 060
	Interest Income	**(2 88 418)**	(2 60 193)
	Finance Cost	**5 47 174**	8 12 158
	Operating Profit / (Loss) before Working Capital Changes	**(7 43 812)**	(6 39 313)
	Adjusted for :		
	Other Current Liabilities	**(24 470)**	1 11 873
	Cash Generated from / (used in) Operations	**(7 68 282)**	(5 27 440)
	Tax Paid (net)	**-**	-
	Net Cash flow from / (used in) Operating Activities	**(7 68 282)**	(5 27 440)
B	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of Property, plant and equipment	**-**	-
	Movement in Security Deposits	**-**	(31 278)
	Interest Income	**2 88 418**	2 60 193
	Net Cash from / (used in) Investing Activities	**2 88 418**	2 28 915
C	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from Long Term Borrowings	**16 00 000**	49 00 000
	Repayment of Long Term Borrowings	**(3 00 000)**	(47 00 000)
	Interest Paid	**(7 85 659)**	(4 84 498)
Net Cash Generated from / (used in) Financing Activities		**5 14 341**	(2 84 498)
Net Increase/ (Decrease) in Cash and Cash Equivalents		**34 477**	(5 83 023)
Opening Balance of Cash and Cash Equivalents		**73 027**	6 56 050
Closing Balance of Cash and Cash Equivalents		**1 07 505**	73 027
(Refer Note No. 3)			

As per our Report of even date

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

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 14th April, 2017

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN : 00012765)

Ramesh Kumar Damani
Director
(DIN : 00049764)

C S Gokhale
Director
(DIN : 00012666)

B Chandrasekaran
Director
(DIN : 06670563)

Rajkumar Pugalia
Director
(DIN : 00047360)

Notes to the financial statements for the year ended 31st March, 2017

A. CORPORATE INFORMATION

Reliance Vantage Retail Limited ('the Company") is a public limited company incorporated in India having its registered office and principal place of business at 1st Floor, High Street, Shrimali Society, Near Navrangpura Railway Crossing, Navrangpura, Ahmedabad-380009. The principal activity of the company is business of real estate and development of commercial properties in India.

B. ACCOUNTING POLICIES

B.1 BASIS OF PREPARATION AND PRESENTATION

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

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

"Upto the year ended March 31, 2016, the Company has prepared its financial statements in accordance with the requirement of“Indian Generally Accepted Accounting Principles (GAAP), which includes Standards notified under the Companies (Accounting“Standards) Rules, 2006 and considered as “Previous GAAP”."

These financial statements are the Company`s first Ind AS consolidated financial statements and as covered by Ind AS 101 - First time adoption of Indian Accounting Standards.

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

B.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Property, plant and equipment:

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes purchase price, taxes and duties, labour cost and direct overheads for self-constructed assets and other direct costs incurred up to the date the asset is ready for its intended use.

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

Depreciation on property, plant and equipment is provided using straight line method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except for premium paid on Leasehold Land which is amortised over the period of the lease. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

(b) Leases:

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

Company as a lessee

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

(c) Intangible Assets:

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

(d) Finance Costs:

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

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

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

Notes to the financial statements for the year ended 31st March, 2017

(e) Taxation

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

- **Current Tax**

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

- **Deferred Tax**

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

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

(f) Cash and cash equivalents

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

(g) Foreign Currencies

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

Transactions and Translation

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

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

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

(h) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Revenue is recognised only if following condition are satisfied:

- The Company has transferred risks and rewards incidental to ownership to the customer;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

Notes to the financial statements for the year ended 31st March, 2017

- It is probable that the economic benefit associated with the transaction will flow to the Company; and
- It can be reliably measured and it is reasonable to expect ultimate collection

Revenue from operations includes sale of goods, services, service tax, excise duty and sales during trial run period, adjusted for discounts (net).

Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividends

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

(i) Financial Instruments

i) Financial Assets

A. Initial recognition and measurement:

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

B. Subsequent measurement

a) Financial assets carried at amortised cost (AC)

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

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

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

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

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

C. Investment in Associates

The Company has accounted for its investments in associates at cost.

D. Impairment of financial assets

The Company assesses impairment based on expected credit loss (ECL) model to the following:

a. Financial assets at amortised cost

b. Financial assets measured at fair value through Other Comprehensive income

The company follows 'simplified approach' for recognition of impairment loss allowance. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

Notes to the financial statements for the year ended 31st March, 2017

The company uses historical loss experience to determine the impairment loss allowance on the portfolio of trade receivables. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analysed.

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

ii) Financial liabilities

A. Initial recognition and measurement:

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

B. Subsequent measurement:

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

iii) Derecognition of financial instruments

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

(j) Impairment of non-financial assets

At each balance sheet date, the Company assesses whether there is any indication that any property, plant and equipment and intangible assets may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value, using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the statement of profit or loss.

(k) Provisions

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

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

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

Notes to the financial statements for the year ended 31st March, 2017

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

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

(b) Provisions

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

(c) Impairment of financial assets:

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

(d) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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

D. FIRST TIME ADOPTION OF IND AS

The Company has adopted Ind AS with effect from 1st April 2016 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Reserves as at 1st April 2015 and all the periods presented have been restated accordingly.

a) Exemptions from retrospective application:

Fair value as deemed cost exemption:

The Company has elected to measure any item of property, plant and equipment at its carrying value at the transition date except for certain assets which are measured at fair value as deemed cost.

Notes to the financial statements for the year ended 31st March, 2017

1. Property, Plant and Equipment

Amount in ₹

Description	Gross block							Depreciation/ amortisation							Net block		
	As at 01-04-2015	Impact on Ind AS transition	Additions/ Adjustments	As at 01-04-2016	Additions/ Adjustments	Deductions/ Adjustments	**As at 31-03-2017**	As at 01-04-2015	Impact on Ind AS transition	For the year	As at 01-04-2016	For the year	Deductions/ Adjustments	**As at 31-03-2017**	**As at 31-03-2017**	As at 31-03-2016	As at 31-03-2016
OWN ASSETS																	
Freehold Land	14 02 90 162	74 65 26 196	-	88 68 16 358	-	-	88 68 16 358	-	-	-	-	-	-	-	88 68 16 358	88 68 16 358	88 68 16 358
Buildings	60 21 52 323	-	-	60 21 52 323	-	-	60 21 52 323	9 38 05 413	-	92 42 672	10 30 48 085	92 42 671	-	11 22 90 756	48 98 61 567	49 91 04 238	50 83 46 910
Plant & Machinery	1 40 91 185	-	-	1 40 91 185	-	-	1 40 91 185	1 40 91 185	-	-	1 40 91 185	-	-	1 40 91 185	-	-	-
Electrical Installations	5 28 97 553	-	-	5 28 97 553	-	-	5 28 97 553	2 64 64 476	-	52 86 615	3 17 51 091	52 86 616	-	3 70 37 707	1 58 59 846	2 11 46 462	2 64 33 077
Equipments	4 79 85 310	-	-	4 79 85 310	-	-	4 79 85 310	2 39 63 988	-	24 02 133	2 63 66 121	24 02 132	-	2 87 68 253	1 92 17 057	2 16 19 189	2 40 21 322
Furniture & Fixtures	7 13 76 510	-	-	7 13 76 510	-	-	7 13 76 510	4 66 85 146	-	49 38 273	5 16 23 419	49 38 273	-	5 65 61 692	1 48 14 818	1 97 53 091	2 46 91 364
Vehicles	18 95 828	-	-	18 95 828	-	-	18 95 828	16 69 697	-	75 377	17 45 074	75 377	-	18 20 451	75 377	1 50 754	2 26 131
Leasehold Improvements	7 10 71 433	-	-	7 10 71 433	-	-	7 10 71 433	1 13 48 461	-	14 26 648	1 27 75 109	14 26 649	-	1 42 01 758	5 68 69 675	5 82 96 324	5 97 22 972
Leasehold Land	2 53 18 991	12 20 90 736	-	14 74 09 727	-	-	14 74 09 727	35 31 712	-	7 06 342	42 38 054	38 72 695	-	81 10 749	13 92 98 978	14 31 71 673	14 38 78 015
Total	**102 70 79 295**	**86 86 16 932**	**-**	**189 56 96 227**		**-**	**189 56 96 227**	**22 15 60 078**	**-**	**2 40 78 060**	**24 56 38 138**	**2 72 44 413**	**-**	**27 28 82 551**	**162 28 13 676**	**165 00 58 089**	**167 41 36 149**
Previous Year				102 70 79 295	-	-	189 56 96 227	-	-	-	22 15 60 078	2 40 78 060	-	24 56 38 138	165 00 58 089	167 41 36 149	

1.1 Fair valuation as deemed cost for Property, Plant and Equipment: The Company have considered fair value for property, viz land, situated in India, with impact of ₹ 86,86,16,932 in accordance with stipulations of Ind-AS 101 with the resultant impact being accounted for in the reserves.

Notes to the financial statements for the year ended 31st March, 2017

Amount in ₹

		As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
2	**Other Non-Current Assets**			
	(Unsecured and Considered good)			
	Security Deposits	**62 81 691**	62 81 691	62 50 413
	Total	**62 81 691**	62 81 691	62 50 413

Amount in ₹

		As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
3	**Cash and Cash Equivalents**			
	Balance With Bank	**1 07 505**	73 027	6 56 050
	Cash and cash equivalents as per balance sheet	**1 07 505**	73 027	6 56 050

Amount in ₹

			Year ended 31st March, 2017	Year ended 31st March 2016
4	**Taxation**			
	a)	**Income tax recognised in profit or loss**		
		Current Tax		
		In respect of the current year	**-**	-
		In respect of earlier years	**-**	-
		Deferred Tax		
		In respect of the current year	**(35 22 060)**	(36 74 695)
		Total income tax expenses recognised in the current year relating to continuing operations	**(35 22 060)**	(36 74 695)

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

	Year ended 31st March, 2017	Year ended 31st March 2016
Profit before tax from continuing operations	**(2 82 46 981)**	(2 52 69 338)
Applicable Tax Rate	**30.90%**	30.90%
Computed Tax Expense	**-**	-
Decremental Deferred Tax Liability on account of PPE	**(35 22 060)**	(36 74 695)
Current tax Provision	**(35 22 060)**	**(36 74 695)**
Tax Expenses recognised in Statement of Profit & Loss	**(35 22 060)**	(36 74 695)

Notes to the financial statements for the year ended 31st March, 2017

Amount in ₹

		As at 31st March, 2017		As at 31st March 2016		As at 1st April 2015	
		Units	**Amount**	**Units**	**Amount**	**Units**	**Amount**
5	**Share Capital**						
	Authorised Share Capital						
	Equity Shares of ₹ 10 each	**5 60 000**	**56 00 000**	5 60 000	56 00 000	5 60 000	56 00 000
			56 00 000		56 00 000		56 00 000
	Issued, Subscribed and Paid-Up:						
	Equity Shares of ₹ 10 each fully paid up	**5 60 000**	**56 00 000**	5 60 000	56 00 000	5 60 000	56 00 000
	TOTAL		**56 00 000**		56 00 000		56 00 000

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

	As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
Equity Shares			
Shares outstanding at the beginning of the year	**5 60 000**	5 60 000	5 60 000
Add: Shares Issued during the year	**-**	-	-
Shares outstanding at the end of the year	**5 60 000**	5 60 000	5 60 000

The details of shareholder holding more than 5% shares :

	As at 31st March, 2017		As at 31st March 2016		As at 1st April 2015	
Name of Shareholder	**No. of Shares held**	**% of Holding**	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares						
Reliance Commercial Land & Infrastructure Ltd.	**5 60 000**	**100.00**	5 60 000	100.00	5 60 000	100.00
	5 60 000	**100.00**	5 60 000	100.00	5 60 000	100.00

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

5.2 Of the above Class A equity shares 5 60 000 (Previous year 5 60 000) are held by Reliance Commercial Land & Infrastructure Limited, the Holding Company.

Notes to the financial statements for the year ended 31st March, 2017

Amount in ₹

6 Other Equity		As at 31st March, 2017		As at 31st March 2016	As at 1st April 2015
Retained Earnings					
As per Last Balance Sheet	**25 61 69 686**		27 77 64 329		
Add: Profit for the year	**(2 47 24 921)**		(2 15 94 643)		
Add: Other comprehensive Income	**-**		-		
		23 14 44 765		25 61 69 689	27 77 64 329
Securities Premium Account					
As per Last Balance Sheet	**1 80 15 530**		1 80 15 530		
Add : Taken during the year	**-**		-		
		1 80 15 530		1 80 15 530	1 80 15 530
Instruments Classified as Equity					
As per Last Balance Sheet	**125 98 00 000**		125 98 00 000		
		125 98 00 000		125 98 00 000	125 98 00 000
Total		**1 50 92 60 295**		1 53 39 85 216	1 55 55 79 859

Amount in ₹

7 Borrowings	As at 31st March, 2017		As at 31st March 2016		As at 1st April 2015	
	Non Current	**Current**	Non Current	Current	Non Current	Current
UnSecured - At amortised Cost						
Term Loan	**66 00 000**	**-**	53 00 000	-	51 00 000	-
Total	**66 00 000**	**-**	53 00 000	-	51 00 000	-

Amount in ₹

8 Deferred Tax Liability (Net)	As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
At the start of the year	**10 94 32 910**	11 31 07 605	
Charge / (credit) to profit or loss	**(35 22 060)**	(36 74 695)	
At the end of the year	**10 59 10 850**	10 94 32 910	11 31 07 605

Deferred tax liabilities and assets at the end of the reporting period and deferred tax (credit) / charge in profit or loss and other comprehensive income

Amount in ₹

	As at 31st March 2016	Charge/(credit) to profit or loss	As at 31st March, 2017
Deferred tax liabilities / (asset) in relation to:			
Property, plant and equipment	**14 52 46 791**	(35 22 060)	14 17 24 731
Unabsorbed Depreciation	**(3 58 13 881)**		(3 58 13 881)
Total	**10 94 32 910**	(35 22 060)	10 59 10 850

Notes to the financial statements for the year ended 31st March, 2017

				Amount in ₹
		As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
9	**Other Current Liabilities**			
	Creditors for Capital Expenditure	**12 81 125**	12 79 295	12 29 353
	Interest accrued but not due	**4 92 457**	7 30 942	4 03 282
	Other Payables	**58 145**	84 444	22 513
	Total	**18 31 727**	20 94 681	16 55 148

			Amount in ₹
		31st March, 2017	31st March 2016
10	**Other Income**		
	Interest		
	From Others	**2 59 793**	2 60 193
	Miscellaneous Income	**28 625**	-
		2 88 418	2 60 193

			Amount in ₹
		31st March, 2017	31st March 2016
11	**Finance Costs**		
	Interest Expenses	**5 47 174**	8 12 158
		5 47 174	8 12 158

					Amount in ₹
12	**Other Expenditure**		**2016-17**		2015-16
	General Expenses		**755**		19
	Insurance		**20 467**		23 514
	Sitting Fees - Directors		**5 34 250**		5 46 485
	Professional Fees		**1 49 500**		28 625
	Rates and Taxes		**6 640**		10 900
	Payment to Auditors				
	Audit Fees	**26 450**		24 045	
	Certification Fees	**5 750**		5 725	
			32 200		29 770
	Total		**7 43 812**		6 39 313

Notes to the financial statements for the year ended 31st March, 2017

13 Earnings per share

	2016-17	2015-16
		Amount in ₹
Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹)	**(2 47 24 921)**	(2 15 94 643)
Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	**5 60 000**	5 60 000
Total Weighted Average Potential Equity Shares	**12 59 80 000**	24 09 454
Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	**12 65 40 000**	29 69 454
Basic Earnings per Share (₹)	**(44.15)**	(38.56)
Diluted Earnings per Share (₹)	**(44.15)**	(38.56)
Face Value per Equity Share (₹)	**10**	10

Diluted EPS is same as Basic EPS, being antidilutive.

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

15 Segment Reporting

The Company is primarily engaged in the business of real estate and development of commercial properties in India. All the activities of the Company revolve around this main business. Accordingly, the Company has only one identifiable segment reportable under Ind AS-108 "Operating Reporting". The Board (the 'Chief Operating Decision Maker' as defined in Ind AS 108 'Operating Segments'), who is responsible for allocating resources and assessing performance obtains financial information.

16 Related Party

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

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

Sr. No.	Name of the Related Party	Relationship
1	Reliance Industries Limited	Ultimate Holding Company
2	Reliance Industrial Investments and Holdings Limited	Holding Company
3	Reliance Commercial Land & Infrastructure Limited	Parent Holding Company

Notes to the financial statements for the year ended 31st March, 2017

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

Amount in ₹

Sr. No.	Nature of Transaction	Parent Holding Company	Total
1	Loans Taken / (Repaid)	**13 00 000** *2 00 000*	**13 00 000** *2 00 000*
2	Conversion of Loan to Zero Coupon Unsecured Optionally Fully Convertible Debentures	- *125 98 00 000*	**-** *125 98 00 000*
3	Finance Costs	**5 47 174** *8 12 158*	**5 47 174** *8 12 158*
	Balance as at 31st March, 2017		
1	**Equity Share Capital**	**56 00 000** *56 00 000*	**56 00 000** *56 00 000*
2	**Loans Taken**	**66 00 000** *53 00 000*	**66 00 000** *53 00 000*
3	**Interest Payables**	**4 92 457** *7 30 942*	**4 92 457** *7 30 942*
4	**Zero Coupon Unsecured Fully Convertible Debentures**	**125 98 00 000** *125 98 00 000*	**125 98 00 000** *125 98 00 000*

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

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

Amount in ₹

	Particulars	Relationship	2016-17	2015-16
1	**Loans Taken / (Repaid)**			
	Reliance Commercial Land & Infrastructure Limited	Parent Holding	**16 00 000**	49 00 000
	Reliance Commercial Land & Infrastructure Limited	Parent Holding	**(3 00 000)**	(47 00 000)
2	**Conversion of Loan to Zero Coupon Unsecured Optionally Fully Convertible Debentures**			
	Reliance Commercial Land & Infrastructure Limited	Parent Holding	**-**	125 98 00 000
3	**Finance Costs**			
	Reliance Commercial Land & Infrastructure Limited	Parent Holding	**5 47 174**	8 12 158

Notes :

1 The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. The Outstanding Balances assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates. This balances are unsecured and their settlement occurs through banking channel.

17.1 Capital management

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

Notes to the financial statements for the year ended 31st March, 2017

17.1.1 **Gearing Ratio**

The gearing ratio at end of the reporting period was as follows.

Amount in ₹

	As at 31st March, 2017	As at 31st March 2016	As at 1st April 2015
Debt	66 00 000	53 00 000	51 00 000
Cash and bank balance (Including liquid investment)	(1 07 505)	(73 027)	(6 56 050)
Net debt	64 92 495	52 26 973	44 43 950
Total Equity	151 48 60 295	153 95 85 216	156 11 79 859
Net debt to equity ratio	0.43%	0.34%	0.28%

Debt is defined as long-term and short-term borrowings as described in note 7.

17.2 Financial Risk Management

The Company's activities expose it to liquidity risk and credit risk.

The company's risk management is carried out by the company as per policies approved by the management. The company identifies, evaluates and mitigates financial risk in close co-operation with its operation team. The company's overall risk management programme focuses on unpredictability of financial markets and seeks to minimise potential adverse effects on the company's financial performance.

A) Liquidity Risk

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

B) Credit Risk

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

It arises from cash and cash equivalents and deposits with Banks and financial institutions.

17.3 Fair Valuation Measurements

Particulars	As at 31st March, 2017			As at 31st March, 2016			As at 1st April, 2015		
	Carrying Amount	Levels of Input used in		Carrying Amount	Levels of Input used in		Carrying Amount	Levels of Input used in	
		Level 1	Level 2		Level 1	Level 2		Level 1	Level 2
Financial Liabilities									
At Amortised Cost									
Loans	66 00 000	-	-	53 00 000	-	-	51 00 000	-	-

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

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

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

18 Details of Loans given, Investments made, Guarantees given and securities provided covered under Section 186(4) of Companies Act, 2013

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

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

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

Notes to the financial statements for the year ended 31st March, 2017

19 Details of Specified Bank Notes (SBN) held and transacted during the period 08/11/2016 to 30/12/2016 is as under :

The Company does not receive or, does not make any payment in Cash. Accordingly Cash balance as on 8th Nov' 2016 and as on 30th Dec' 2016 was NIL.

20 Approval of Financial Statements

The financial statements were approved by the Board of Directors on 14th April, 2017.

21 First time Ind AS adoption reconciliations

a} Effect of Ind AS adoption on the consolidated balance sheet as at March 31, 2016 and April 1, 2015

Amount in ₹

	As at 31st March 2016			As at 1st April 2015		
	Previous GAAP	**Effect of transition to ind AS**	**As per Ind AS balance sheet**	Previous GAAP	Effect of transition to ind AS	As per Ind AS balance sheet
ASSETS						
Non-Current Assets						
Property, Plant and Equipment	78 14 41 157	86 86 16 932	165 00 58 089	80 55 19 217	86 86 16 932	167 41 36 149
Other Non-Current Assets	62 81 691	-	62 81 691	62 50 413	-	62 50 413
Total Non-Current assets	**78 77 22 848**	**86 86 16 932**	**165 63 39 780**	**81 17 69 630**	**86 86 16 932**	**168 03 86 562**
Current Assets						
Financial Assets						
Cash and cash equivalents	73 027	-	73 027	6 56 050	-	6 56 050
Total Current assets	**73 027**	**-**	**73 027**	**6 56 050**	**-**	**6 56 050**
Total Assets	**78 77 95 875**	**86 86 16 932**	**165 64 12 807**	**81 24 25 680**	**86 86 16 932**	**168 10 42 612**
EQUITY AND LIABILITIES						
Equity						
Equity Share Capital	56 00 000	-	56 00 000	56 00 000	-	56 00 000
Other Equity	77 48 01 194	75 91 84 022	153 39 85 216	80 00 70 532	75 55 09 327	155 55 79 859
Total equity	**78 04 01 194**	**75 91 84 022**	**153 95 85 216**	**80 56 70 532**	**75 55 09 327**	**156 11 79 859**
Liabilities						
Total Non-Current Liabilities						
Financial Liabilities						
Borrowings	53 00 000	-	53 00 000	51 00 000	-	51 00 000
Deferred Tax Liability	-	10 94 32 910	10 94 32 910	-	11 31 07 605	11 31 07 605
Total Non-Current assets Liabilities	**53 00 000**	**10 94 32 910**	**11 47 32 910**	**51 00 000**	**11 31 07 605**	**11 82 07 605**
Current Liabilities						
Other Current Liabilities	20 94 681	-	20 94 681	16 55 148	-	16 55 148
Total current liabilities	**20 94 681**	**-**	**20 94 681**	**16 55 148**	**-**	**16 55 148**
Total Liabilities	**73 94 681**	**10 94 32 910**	**11 68 27 591**	**67 55 148**	**11 31 07 605**	**11 98 62 753**
Total Equity and Liabilities	**78 77 95 875**	**86 86 16 932**	**165 64 12 807**	**81 24 25 680**	**86 86 16 932**	**168 10 42 612**

Notes to the financial statements for the year ended 31st March, 2017

b} Reconciliation of Reserve between Ind AS and Previous GAAP

Amount in ₹

		Net Profit	Other Equity	
	Notes	**Year ended 31st March 2016**	**As at 31st March 2016**	**As at 1st April 2015**
Net Profit / Other Equity as per Previous Indian GAAP		**(2 52 69 338)**	(50 30 14 336)	(47 77 44 998)
Fair valuation as deemed cost for Property, Plant and Equipment	I	**-**	86 86 16 932	86 86 16 932
Deferred Tax	II	**36 74 695**	(10 94 32 910)	(11 31 07 605)
Net profit before OCI/Other Equity as per Ind AS		**(2 15 94 643)**	25 61 69 686	27 77 64 329

Notes :

I Fair valuation as deemed cost for Property, Plant and Equipment:

The Company have considered fair value for property, situated in India, with impact of ₹ 86,86,16,932 in accordance with stipulations of Ind AS 101 with the resultant impact being accounted for in the reserves.

II Deferred Tax:

The impact of transition adjustments together with Ind AS mandate of using balance sheet approach (against profit and loss approach in the previous GAAP) for computation of deferred taxes has resulted in charge to the Reserves, on the date of transition, with consequential impact to the Profit and Loss account for the subsequent periods.

c} Effect of Ind AS adoption on the statement of profit and loss for the year ended 31st March, 2016

Amount in ₹

	Year ended 31st March 2016		
	Previous GAAP	**Effect of transition to ind AS**	**As per Ind AS balance sheet**
INCOME			
Other Income	**2 60 193**	-	2 60 193
Total Income	**2 60 193**	-	2 60 193
EXPENSES			
Finance Costs	**8 12 158**	-	8 12 158
Depreciation and Amortisation Expense	**2 40 78 060**	-	2 40 78 060
Other Expenses	**6 39 313**	-	6 39 313
Total Expenses	**2 55 29 531**	-	2 55 29 531
Profit/(Loss) Before Tax	**(2 52 69 338)**	-	(2 52 69 338)
Tax Expenses			
Current Tax	**-**	-	-
For earlier years		-	
Deferred Tax	-	(36 74 695)	(36 74 695)
Profit For the Year	**(2 52 69 338)**	**36 74 695**	(2 15 94 643)

As per our Report of even date

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

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated : 14th April, 2017

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN : 00012765)

Ramesh Kumar Damani
Director
(DIN : 00049764)

C S Gokhale
Director
(DIN : 00012666)

B Chandrasekaran
Director
(DIN : 06670563)

Rajkumar Pugalia
Director
(DIN : 00047360)