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INDEPENDENT AUDITOR'S REPORT

To the Members of
Mugwort Land Holding Private Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of **Mugwort Land Holding Private Limited ("the Company")**, which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

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 standalone Ind AS financial statements that give a true and fair view of the financial position, 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 specified under section 133 of the Act, read with relevant rules issued there under. This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of the appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and fair presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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



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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone 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 standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at March 31, 2017 and its 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 of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" statement on the matters specified in paragraph 3 and 4 of the Order.
2. As required under provisions of 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 appears from our examination of those books.
 - c. The Balance Sheet, Statement of Profit and Loss, Cash Flow Statement 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 standalone Ind AS financial statements comply with the accounting standards specified under section 133 of the Act, read with relevant rules issued thereunder.
 - e. On the basis of 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 March 31, 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 control 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 Rules 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.



- ii. The Company did not have any long term contracts including derivative contracts that require provision under any law or accounting standards for which there were any material foreseeable losses.
- iii. There were no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company during the year.
- iv. The Company has provided requisite disclosures in its standalone Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company. Refer Note 19 to the standalone Ind AS financial statements.

For A.M. Ghelani & Company
Chartered Accountants
Registration No : 103173W


Chintan Ghelani
Partner

Membership No.: 104391



Place : Mumbai
Dated : 5th May, 2017

“Annexure A” referred to in paragraph 1 under the heading Report on other legal and regulatory requirements of our report of even date

The Annexure referred to in Independent Auditor’s Report to the members of the company on the standalone Ind AS Financial Statements for the year ended March 31, 2017, we report that:

- i) The Company does not have any Fixed Assets.
- ii) As the company did not carry any items of raw materials, Components, stores and spare parts in the inventory during the year, clause (ii) of paragraph 3 of the aforesaid order is not applicable to the company.
- iii) The Company has not granted any loans, secured or unsecured to companies, firm or other parties covered in the register maintained under Section 189 of the Act. Consequently, the requirement of Clause (iii) (a) and Clause (iii) (b) of paragraph 3 of the Order not applicable to the Company.
- iv) The Company has not granted any loans, guarantee and has not purchased security of other body corporates. Hence, the requirement of Clause (iv) of paragraph 3 of the Order 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 section 73 to 76 or any other relevant provisions of the Act and rules framed hereunder. Therefore, provisions of Clause (v) of paragraph 3 of the Order are not applicable to the company.
- vi) To the best of our knowledge and as explained, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act.
- 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, Wealth Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues. Wherever applicable, 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 of becoming payable.
 - b. According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax ,Cess on account of any dispute, which have not been deposited.
- viii) According to the records examined by us and the information and explanation given to us, we are of the opinion that the provisions of Clause (viii) of paragraph 3 of the Order are not applicable to the company.
- ix) The Company has not obtained any Term Loans during the year.
- x) In our opinion and according to the information and explanations given to us, no fraud on or by the Company has been noticed or reported during the year.
- xi) Based upon the audit procedures performed and information and explanation given by the management, the managerial remuneration has not been paid or provided. Therefore, the provision of clause (xi) of the Paragraph 3 of the Order Not applicable to the Company.



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CHARTERED ACCOUNTANTS

- xii) In our opinion, The Company is not a Nidhi Company. Therefore, the provision of clause (xii) of the Paragraph 3 of the Order Not applicable to the Company.
- xiii) In our opinion, all the transactions with related parties are in compliance with section 177 and 188 of The Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable Accounting Standards.
- xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provision of clause (xiv) of paragraph 3 of the Order Not applicable to the Company.
- xv) The Company has not entered into any Non-Cash transaction with Director or Persons connected with him. Hence, the requirement of Clause (xv) of paragraph 3 of the Order Not applicable to the Company.
- xvi) The Company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934 and accordingly, the provision of Clause (xvi) of the paragraph 3 of Order not applicable to the Company.

For A.M. Ghelani & Company

Chartered Accountants

Registration No : 103173W


Chintan Ghelani

Partner

Membership No.: 104391



Place : Mumbai

Dated : 5th May, 2017

“Annexure B” referred to in paragraph 1 under the heading Report on other legal and regulatory requirements of our report of even date

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 **Mugwort Land Holding Private Limited** (“the Company”) as of March 31, 2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on “the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India”. 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 Companies Act, 2013.

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 on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that



transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

For A.M. Ghelani & Company

Chartered Accountants

Registration No : 103173W


Chintan Ghelani

Partner

Membership No.: 104391



Place : Mumbai

Dated : 5th May, 2017

MUGWORT LAND HOLDINGS PVT LTD.

Notes on Financial Statements for the year ended March 31, 2017

1. Corporate Information:

The Company is a private limited company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the company is located at 2nd floor, R.R. Hosiery Building, off Dr. E Moses Road, Mahalaxmi (W), Mumbai – 400011.

The Company is engaged in real estate, construction business, commercial development. The principal place of business is at 2nd floor, R.R. Hosiery Building, off Dr. E Moses Road, Mahalaxmi (W), Mumbai – 400011.

These financial statements were approved and adopted by the board of directors of the Company in their meeting dated 5th May, 2017.

2. Basis of Preparation of Financial Statements:

The Financial Statements have been prepared to comply in all material aspects with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended.

The Financial statements for all the periods upto and including the year ended March 31, 2016 were prepared in accordance with the accounting standards notified under the section 133 of the Companies Act, 2013 read together with the paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

These Financial Statements for the year ended March 31, 2017 are the first financial statements of the Company prepared in accordance with Ind AS. Refer Note 20 for an explanation how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance.

The Financial statements provide comparative information in respect of the previous year. In addition, the company presents Balance sheet as at beginning of the previous year, which is the transition date of Ind AS.

The significant accounting policies used in preparing financial statements are set out in Note 3 of the Notes to Financial Statements.

3. Significant Accounting Policies:

a) Functional and presentation of currency:

The financial statements are presented in India Rupees, which is the Company's functional currency and all amounts are rounded to the nearest rupees.



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b) Basis of measurement:

The Financial Statements have been prepared on historical cost basis, except the following:

- Certain financial assets and liabilities that are measured at fair value.
- Defined benefit plans – plan assets measured at fair value.

c) Impairment of Non – Financial Asset:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Unit's (CGU) 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 the 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) Cash and cash equivalents:

Cash and cash equivalents includes cash on hand and at bank, deposits held with banks original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

e) Financial Instrument:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instruments of another entity. Classifications of financial instrument are in accordance with the substance of the contractual arrangement and as per the definitions of financial assets, financial liability and an equity instruments.

Financial Assets and investments

i) Initial recognition and measurement:

At initial recognition, the company measures a financial asset (other than financial asset at fair value through profit or loss) at its fair value plus or minus, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of profit & loss.

ii) Subsequent recognition and measurement:



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Subsequent measurement of financial asset depends on the company's business model for managing the asset and the cash flow characteristics of the asset. For the purpose of subsequent recognition and measurement financial assets are classified in three categories:

- **Debt instrument at amortised cost:**

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Debt instrument at fair value through other comprehensive income (FVOCI):**

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses and interest revenue which are recognised statement of profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

- **Debt instrument at fair value through profit and loss (FVTPL):**

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in the statement of profit and loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

iii) De-recognition:

A financial asset is primarily derecognised i.e. removed from Company's financial statement when:

- The rights to receive cash flows from asset have expired or
- The Company has transferred its right 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 'pass-through' arrangement and either;
 - a) The Company has transferred substantially all the risks and rewards of the assets,
 - 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.



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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.

iv) Impairment of Financial asset:

The company assesses impairment based on expected credit losses (ECL) model to the following:

- Financial assets carried at amortised cost;
- Financial asset measured at FVOCI debt instruments.

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables or contract revenue receivables

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.

The Company uses a provision matrix to determine impairment loss allowance on its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. 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.

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

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

v) Trade receivables:

A receivable is classified as a 'trade receivable' if it is in respect to the amount due from customers on account of goods sold or services rendered in the ordinary course of business. Trade receivables are recognised initially at fair value less provision for impairment, if any.



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Financial Liabilities:

i) Initial recognition and measurement:

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, 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.

ii) 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 at fair value through profit or loss include financial liabilities held for trading and has designated upon initial measurement recognition at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains or losses on liabilities held for trading are recognised in the statement of profit and 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.

Loans and Borrowings:

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and 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.

Trade and other payables:

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost.



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iii) De - recognition:

A financial liability is de-recognised 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 de-recognition 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 or loss.

f) Classification of assets and liabilities as current and non – current:

The Company presents assets and liabilities in Balance Sheet based on current/non-current classification.

An asset is classified as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle,
- b) Held primarily for the purpose of trading,
- c) Expected to be realised within twelve months after the reporting period, or
- d) 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 classified as current when:

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

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents.

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

g) Equity share capital:

Ordinary shares are classified as equity. Incremental costs net of taxes directly attributable to the issue of new equity shares are reduced from retained earnings, net of taxes.

h) Revenue Recognition:

Revenue is recognised to the extent that it is probable that the future economic benefits will flow to the entity and it can be reliably measured. Revenue is measured at the fair value of the



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

Interest income

Interest income from debt instrument is recognised using effective interest rate method. The effective interest rate is the rate that discounts estimated future cash receipts through the expected life of financial asset to the gross carrying amount of financial asset. When calculating effective interest rate, the company expects cash flows by considering all contractual terms of financial instrument but does not consider the expected credit losses.

i) Borrowing Cost:

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

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

Other borrowing costs are expensed in the period in which they are incurred.

Borrowing costs consist of interest and other costs that are incurred in connection with the borrowing of funds.

j) Provisions and contingencies:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using the government securities interest rate for the equivalent period. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate. Provisions are not recognised for future operating losses.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.



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k) Income Taxes:

Current Income Tax:

Current Income Tax liabilities are measured at the amount expected to be paid to the taxation authorities using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulation are subject to interpretation and creates provisions where appropriate.

Deferred Tax:

Deferred Tax is recognised using Balance sheet approach, on temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred Income Tax is determined using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period.

Deferred Tax liabilities are recognised for all temporary differences. Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and the deferred tax balances relate to the same taxation authority. Current tax asset and liabilities are offset where the company has a legally enforceable right offset and intends either to settle on net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in the statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

l) Earnings per share:

Basic earnings per share is calculated by dividing the net profit or loss (after tax) for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share is calculated by dividing the net profit or loss (after tax) for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.



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4. Critical accounting estimates, assumptions and judgements:

The preparation of the financial statements requires management to make estimates, judgements and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses during the period. 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.

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

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

(a) Depreciation and useful lives of Property, Plant and Equipment

Property, plant and equipment are depreciated over the estimated useful lives of the assets, 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) Investment Property

Management has assessed applicability of Ind AS 40- Investment property to the property held to earn income from licensee fees. In assessing such applicability, management has considered the ownership of assets, terms of license agreement, various services provided to the licensee etc. The Company considers these other services as significant in addition to the License fees charged. Based on such assessment, the management has considered the mall property as owner-occupied property and hence classified as Property, Plant & Equipment.

(c) Provisions:

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the



MUGWORT LAND HOLDINGS PVT LTD.

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.

(d) 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 judgment 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.

Estimates and judgments are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances. They are continuously evaluated.

(e) Fair Value measurement:

The Company measures financial instrument such as certain investments, at fair value at each balance sheet date.

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

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

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

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

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

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, 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:



MUGWORT LAND HOLDINGS PVT LTD.

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

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.



Mugwort Land Holding Private Limited
Balance sheet as at March 31, 2017

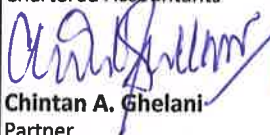
(Amount In Rs.)

Particulars	Notes	As at		
		March 31, 2017	March 31, 2016	April 1, 2015
I. ASSETS				
(1) Non-Current assets				
(a) Financial Asset				
(i) Loans	5	10,000,000	10,000,000	10,000,000
(2) Current assets				
(a) Financial Asset				
(i) Cash and Cash Equivalents	6	126,912	19,323	20,859
(b) Current Tax Assets (Net)	7	-	205,126	185,474
Total		10,126,912	10,224,449	10,206,333
II. EQUITY AND LIABILITIES				
EQUITY				
(a) Equity Share Capital	8	100,000	100,000	100,000
(b) Other Equity	9	787,744	838,549	839,673
LIABILITIES				
(1) Current Liabilities				
(a) Financial Liability				
(i) Borrowings	10	9,224,020	9,224,020	9,224,020
(ii) Trade Payables	11	15,148	61,880	42,640
Total		10,126,912	10,224,449	10,206,333

Significant Accounting Policies and Notes to Accounts


1 to 23

As per our Report of even date
For A. M. Ghelani & Company
Firm Registration No. 103173W
Chartered Accountants


Chintan A. Ghelani
Partner
Membership No. 104391



For and on behalf of the Board of Directors


Harshal Vohra
Director
(DIN-06947197)


Rajendra S Kalkar
Director
(DIN-03269314)

Place : Mumbai
Date : 5th May, 2017

Mugwort Land Holding Private Limited
Statement of Profit and Loss for the Year Ended March 31, 2017

(Amount In Rs.)

Particulars	Notes	For the financial year ended March 31, 2017	For the financial year ended March 31, 2016
Income:			
Other Income	12	14,023	196,520
Total Income		14,023	196,520
Expenses:			
Other Expenses	13	16,235	197,644
Total Expenses		16,235	197,644
Profit/(Loss) Before Tax		(2,212)	(1,124)
Tax Expense		-	-
Income Tax for earlier Year		48,593	-
(A) Profit/(loss) for the period		(50,805)	(1,124)
(B) Other Comprehensive Income		-	-
Total Comprehensive Income for the period (A+B)		(50,805)	(1,124)
Earning Per Equity Share: [Refer Note "18 "]			
Basic & Diluted EPS (Face Value of Rs. 10/- each)		(5.08)	(0.11)

Significant Accounting Policies and Notes to Accounts

1 to 23

As per our Report of even date

For A. M. Ghelani & Company

Firm Registration No. 103173W

Chartered Accountants

Chintan A. Ghelani

Partner

Membership No. 104391

Place : Mumbai

Date : 5th May, 2017



For and on behalf of the Board of Directors

Harshal Vohra

Harshal Vohra
Director
(DIN- 06947197)

Rajendra S Kalkar

Rajendra S Kalkar
Director
(DIN-003269314)

Mugwort Land Holding Private Limited
Cash Flow Statement For The Year Ended March 31, 2017

(Amount in Rs.)

Sr. No.	Particulars	For the Financial Year Ended March 31, 2017	For the Financial Year Ended March 31, 2016
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit /(Loss) before Taxation	(2,212)	(1,124)
	Operating Profit before Working Capital Changes	(2,212)	(1,124)
	<u>Changes in Working Capital:</u>		
	Trade & Other Payable	109,801	19,240
	Less: Taxes Paid	107,589	18,116
	Net Cash Generated from / (Used in) Operating Activities	107,589	(1,536)
B	CASH FLOW FROM INVESTING ACTIVITIES	-	-
	Net Cash Generated from / (used in) from Investing Activities	-	-
C	CASH FLOW FROM FINANCING ACTIVITIES	-	-
	Net Cash Generated from / (used in) Financing Activities	-	-
	Net Increase/ (Decrease) in Cash and Cash Equivalents	107,589	(1,536)
	Opening Balance of Cash and Cash Equivalents	19,323	20,859
	Closing Balance of Cash and Cash Equivalents	126,912	19,323

Notes:-

a Cash and Cash Equivalents include :

Cash and Bank Balance [As per Note "6"]

126,912

19,323

b The figures in brackets represent Cash outflows.

For A. M. Ghelani & Company
Firm Registration No. 103173W
Chartered Accountants

Chintan A. Ghelani
Partner
Membership No.104391
Place : Mumbai
Dated : 5th May, 2017



For and on behalf of the Board of Directors

Harshal Vohra *Rajendra S Kalkar*

Harshal Vohra
Director
(DIN-06947197)

Rajendra S Kalkar
Director
(DIN-03269314)

Murgwort Land Holdings Private Limited
Statement of changes in equity for the Year ended March 31, 2017

8. Equity share capital					
	Opening balance as at April 1, 2015	Changes in equity share capital during the year	Closing balance as at March 31, 2016	Changes in equity share capital during the year	Closing balance as at March 31, 2017
Equity Shares Capital	100,000	-	100,000	-	100,000
	100,000	-	100,000	-	100,000

9. Other Equity			
	Reserves & Surplus Retained Earnings	Total	
Balances at April 1, 2015	839,673	839,673	
Profit for the year	(1,124)	(1,124)	
Re-measurement of the net defined benefit Plans	838,549	838,549	
Balances at March 31, 2016	(50,805)	(50,805)	
Profit for the year			
Balances at March 31, 2017	787,744	787,744	

As per our Report of even date
For A. M. Ghelani & Company
Firm Registration No. 103173W
Chartered Accountants
A.M. Ghelani
Chintan A. Ghelani
Partner
Membership No. 104391
Place : Mumbai
Date : 5th May, 2017.



For and on behalf of the Board of Directors

H. Vohra
Harshal Vohra
Director
(DIN-06947197)

R. S. Kalkar
Rajendra S Kalkar
Director
(DIN-003269314)

Mugwort Land Holding Private Limited
Notes to Financial Statements For The Year Ended March 31, 2017

(Amount in Rs.)

Notes	Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015	
5	Non Current financial Assets - Loans [Unsecured & Considered good, unless otherwise stated] Ramayana Realtors Private Limited	10,000,000 <u>10,000,000</u>	10,000,000 <u>10,000,000</u>	10,000,000 <u>10,000,000</u>	
6	Cash & Cash Equivalents a. Balances with Banks In current account b. Cash on hand	126,710 202 <u>126,912</u>	19,122 201 <u>19,323</u>	20,658 201 <u>20,859</u>	
7	Current Tax Assets (Net) Taxes Paid (Net of Provisions)	- <u>-</u>	205,126 <u>205,126</u>	185,474 <u>185,474</u>	
8	Share Capital Authorised 10,000 (March 31, 2016 10,000/- , April 1, 2015 10,000) Equity Shares of Rs.10/- each	100,000	100,000	100,000	
	Issued, subscribed and fully paid up 10,000 (March 31, 2016 10,000/- , April 1, 2015 10,000) Equity Shares of Rs.10/- each fully paid up	100,000 <u>100,000</u>	100,000 <u>100,000</u>	100,000 <u>100,000</u>	
	a) Reconciliation of the Shares outstanding at the beginning and at the end of the reporting period Equity Shares Shares outstanding at the beginning of the year Shares Issued during the year Shares bought back during the year Shares outstanding at the end of the year	10,000 - - <u>10,000</u>	10,000 - - <u>10,000</u>	10,000 - - <u>10,000</u>	
	b) Shares held by holding company/ultimate holding company and /or their subsidiaries/associates Holding Company The Phoenix Mills Limited, 9,280 (March 31, 2016- 9,280, April 1, 2015 - 9,280) equity shares of Rs 10 each fully paid	92,800	92,800	92,800	
c) Details of shareholders holding more than 5% Shares in the company		March 31, 2017	March 31, 2016	April 1, 2015	
		Number of	% of	Number	% of
	Equity Shares of Rs. 10 each fully paid				
	The Phoenix Mills Limited [Holding Company]	9,280	92.80	9,280	92.80
	d) The company has only one class of Equity shares having a face value of Rs.10/- per share. Each holder of equity share is entitled to one vote per share.				
9	Other Equity Surplus/(Deficit) In the Statement of Profit and Loss At the Beginning of the Year (+) Net Profit/(Net Loss) for the year At the End of the Year	838,549 (50,805) <u>787,744</u>	839,673 (1,124) <u>838,549</u>	861,352 (21,679) <u>839,673</u>	
10	Current financial liability - Borrowing Loan Repayable on demand (Unsecured, considered good) Ruia International Holding Company Private Limited	9,224,020 <u>9,224,020</u>	9,224,020 <u>9,224,020</u>	9,224,020 <u>9,224,020</u>	
11	Trade Payables Micro and Small Enterprises Total outstanding dues of creditors other than micro and small enterprises	- 15,148 <u>15,148</u>	- 61,880 <u>61,880</u>	- 42,640 <u>42,640</u>	



Mugwort Land Holding Private Limited
Notes to Financial Statements For The Year Ended March 31, 2017

(Amount in Rs)

Notes	Particulars	For the Financial Year Ended March 31, 2017	For the Financial Year Ended March 31, 2016
12	Other Income		
	Professional Fees	-	196,520
	Interest on Income Tax	14,023	-
		<u>14,023</u>	<u>196,520</u>
13	Other Expenses		
	Legal and Professional expenses	1,800	182,170
	<u>Payment to the Auditors</u>		
	Audit Fees	13,860	13,740
	Bank Charges	575	1,147
	Others	-	587
		<u>16,235</u>	<u>197,644</u>



14 Fair Value of Financial assets and Liabilities:

Set out below is the comparison by class of carrying amounts and fair value of Company's financial instruments that are recognised in the financial statements.

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Carrying Value	Fair Value	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets designated at amortised cost						
Cash and Cash Equivalents	126,912	126,912	19,323	19,323	20,859	20,859
Total	126,912	126,912	19,323	19,323	20,859	20,859
Financial liabilities designated at amortised cost						
Trade payables and others	15,148	15,148	61,880	61,880	42,640	42,640
Other financial liabilities	9,224,020	9,224,020	9,224,020	9,224,020	9,224,020	9,224,020
Total	9,239,168	9,239,168	9,285,900	9,285,900	9,266,660	9,266,660

Fair valuation techniques:

The Company maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount 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 following methods and assumptions were used to estimate the fair values

- 1 Fair value of cash and deposits, trade receivables, trade payables, and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.
- 2 Long-term borrowings are evaluated by the Company based on parameters such as interest rates, credit risk and other risk characteristics. Fair value of variable interest rate borrowings approximates their carrying values. Risk of non-performance for the company is considered to be insignificant in valuation.

15 Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and investments in securities.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is exposed to foreign exchange risk through purchases of goods or services from overseas supplier in foreign currency. The Company generally transacts in US dollar. The foreign exchange rate exposure is balanced by purchasing of goods or services in the respective currency. The Company is exposed to insignificant foreign exchange risk as at the respective reporting dates.

• Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to interest rate risk as the Company has fixed rate of borrowings as at the respective reporting dates.

Commodity and Other price risk

- The Company is not exposed to the commodity and other price risk.

Credit Risk

Credit risk is the risk of financial loss to the Company that a customer or counter party to a financial instrument fails to meet its obligations. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Trade and other receivables:

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. To manage credit risk, the Company periodically assesses the financial reliability of the customer, taking into account the financial condition, current economic trends, and analysis of historical bad debts and aging of accounts receivables. Outstanding customer receivables are regularly monitored.

The Company is not exposed to concentration of credit risk to any one single customer since services are provided to vast spectrum and hence, the concentration of risk with respect to trade receivables is low. The Company has also taken advances and security deposits from its customers, which mitigate the credit risk to an extent.

Cash and cash equivalents and other investments

The Company is exposed to counter party risk relating to medium term deposits with banks and investment in mutual funds.

The Company considers factors such as track record, size of the institution, market reputation and service standards to select the banks with which balances and deposits are maintained. Generally, the balances are maintained with the institutions with which the Company has also availed borrowings. The Company does not maintain significant cash and deposit balances other than those required for its day to day operations.

Exposure to credit risk

The gross carrying amount of financial assets, net of impairment losses recognised represents the maximum credit exposure. The maximum exposure to credit risk as at March 31, 2017, and March 31, 2016 is as follows:

	As at March 31, 2017	As at March 31, 2016
Cash and cash equivalents	126,912	19,323
Loans	10,000,000	10,000,000



MUGWORT LAND HOLDINGS PVT LTD.

Notes on Financial Statements for year ended March 31, 2017

• **Liquidity risk**

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations without incurring unacceptable losses.

The Company's objective is to at all times maintain optimum levels of liquidity to meet its cash and collateral requirements. The Company relies on a mix of

Particulars	As at March 31, 2017					Total
	Carrying Amount	On Demand	Less than 6 months	6- 12 months	>1 years	
Borrowings	9,224,020	9,224,020	-	-	-	9,224,020
Trade and other payables	15,148	15,148	-	-	-	15,148

Particulars	As at March 31, 2016					Total
	Carrying Amount	On Demand	Less than 6 months	6- 12 months	>1 years	
Borrowings	9,224,020	9,224,020	-	-	-	9,224,020
Trade and other payables	61,880	61,880	-	-	-	61,880

Capital management

The primary objective of the Company's capital management is to maximize the shareholder value. The Company's primary objective when managing capital is to ensure that it maintains an efficient capital structure and healthy capital ratios and safeguard the Company's ability to continue as a going concern in order to support its business and provide maximum returns for shareholders. The Company also proposes to maintain an optimal capital structure to reduce the cost of capital. No changes were made in the objectives, policies or processes during the year ended March 31, 2017 and March 31, 2016.

For the purpose of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes, interest bearing loans and borrowings, cash and short term deposits.

Particulars	As At	As At
	31-03-2017	31-03-2016
Loans & Borrowings	-	-
Less : Cash and cash equivalents	126,912	19,323
Net Debt	(126,912)	(19,323)
Total Capital	887,744	938,549
Capital+Net Debt	760,832	919,226
Gearing Ratio	-	-



MUGWORT LAND HOLDINGS PVT LTD
Notes on Financial Statements for year ended March 31, 2017

16 Related party Disclosure:

In accordance with the requirements of IND AS 24, on related party disclosures, name of the related party, related party relationship, transactions and outstanding balances including commitments where control exists and with whom transactions have taken place during reported periods, are:

a) Related Party with whom transactions have been taken place and relationships:

	Name of the party	Relationship
1	The Phoenix Mills Limited	Holding Company

b) Transactions during the year:

(Amt In Rs.)		
	Nature of transactions	Professional Fees
1	The Phoenix Mills Limited	- (196,520)

c) Closing Balance as at March 31,2017-NIL

Note : - Figures in brackets represents previous year's figures.

17 Segment reporting:

The Company is mainly engaged in real estate, construction business, commercial development. Considering the nature of the company's business and operations, there are no separate reportable segments (business and/or geographical) in accordance with the requirements of Indian Accounting Standard (IND AS)108 –'Segment Reporting'

18 Earning per share:

Particulars

	2016-17	2015-16
i) Net profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	(50,805)	(1,124)
ii) Weighted Average number of equity shares used as denominator for calculating EPS	10,000	10,000
iii) Basic and Diluted Earnings per share (Rs.)	(5.08)	(0.11)
iv) Face value per equity share (Rs.)	10	10

19 Details of Specified Bank Notes (SBN) held and transacted during the period 8/11/2016 to 30/12/2016:

Particulars	SBNs	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	-	201	201
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	-	-
(-) Amount deposited in Banks	-	-	-
Closing balance 30.12.2016	-	201	201



MUGWORT LAND HOLDINGS PVT LTD.

Notes on Financial Statements for year ended March 31, 2017

20 First Time Adoption:

Basis of preparation:

For all period up to and including the year ended March 31, 2016, the Company has prepared its financial statements in accordance with generally accepted accounting principles in India (Indian GAAP). These financial statements for the year ended March 31, 2017 are the Company's first annual IND AS financial statements and have been prepared in accordance with IND AS.

Accordingly, the Company has prepared financial statements which comply with IND AS applicable for periods beginning on or after April 1, 2015 as described in the accounting policies. In preparing these financial statements, the Company's opening Balance Sheet was prepared as at April 1, 2015 the Company's date of transition to IND AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP Balance Sheet as at April 1, 2015 and its previously published Indian GAAP financial statements for the year ended March 31, 2016.

Exemptions Applied:

IND AS 101 First-time adoption of Indian Accounting Standards allows first time adopters certain exemptions from the retrospective application of certain IND AS, effective for April 1, 2015 opening balance sheet.

Following exceptions to the retrospective application of other IND AS as per Appendix D of IND AS 101.

Deemed cost of Property, Plant and Equipment:

The Company has elected to continue with the carrying value for all of its PPE as recognised in the financial statements as at the date of transition to IND AS and measured as per previous GAAP as used that as its deemed cost as at the date of transition to IND AS.

The Company has decided to disclose prospectively from the date of transition the following as required by IND AS 19

The present value of the defined benefit obligation, the fair value of the plan assets and the surplus or deficit in the plan, and

The experience adjustments arising on;

- a) The plan liabilities expressed as either an amount or a percentage of the plan liabilities at the end of the reporting period; and
- b) The plan assets expressed as either an amount or a percentage of the plan liabilities at the end of the reporting period.

Financial assets and liabilities:

The Company has financial receivables and payables that are non-derivative financial instruments. Under previous GAAP, these were carried at transactions cost less allowances for impairment, if any. Under IND AS, these are financial assets and liabilities are initially recognised at fair value and subsequently measured at amortised cost, less allowance for impairment, if any. For transactions entered into on or after the date of transition to IND AS, the requirement of initial recognition at fair value is applied prospectively.

Impact of transition to IND AS

The following is a summary of the effects of the differences between IND AS and Indian GAAP on the Company's total equity shareholders' funds and profit and loss for the financial periods previously reported under Indian GAAP following the date of transition to IND AS.



MUGWORT LAND HOLDINGS PVT LTD.
Notes on Financial Statements for year ended March 31, 2017

Reconciliation of Balance Sheet as at April 1, 2015

(Amount in Rs.)

Particulars	As per Indian GAAP As at March 31, 2015	Adjustment	As per IND AS As At April 1, 2015
I. ASSETS			
(1) Non-Current assets			
(i) Loans	10,000,000	-	10,000,000
(2) Current assets			
(a) Financial Asset			
(i) Cash and Cash Equivalents	20,859	-	20,859
(b) Current Tax Assets (Net)	185,474	-	185,474
TOTAL	10,206,333	-	10,206,333
II. EQUITY AND LIABILITIES			
EQUITY			
(a) Equity Share Capital	100,000		100,000
(b) Other Equity	839,673	-	839,673
LIABILITIES			
(1) Current Liabilities			
(a) Financial Liability			
(i) Borrowings	9,224,020		9,224,020
(ii) Trade Payables	42,640	-	42,640
TOTAL	10,206,333	-	10,206,333
Reconciliation of Other Equity as at April 1, 2015			
Particulars	Securities Premium	Retained Earnings	Total
As at April 1, 2015 (IGAAP)	-	839,673	839,673
Less:			
Expected credit loss provision as per IND AS	-	-	-
As at April 1, 2015 (IND AS)	-	839,673	839,673



MUGWORT LAND HOLDINGS PVT LTD.
Notes on Financial Statements for year ended March 31, 2017

21 Reconciliation of Balance Sheet as at March 31, 2016

(Amount in Rs.)

Particulars	As per IGAAP As at March 31, 2016	Adjustments	As per IND AS As at March 31, 2016
I. ASSETS			
(1) Non-Current assets			
(i) Loans	10,000,000	-	10,000,000
		-	-
(2) Current assets			
(a) Financial Asset		-	-
(i) Cash and Cash Equivalents	19,323	-	19,323
(b) Current Tax Assets (Net)	205,126	-	205,126
		-	-
TOTAL	10,224,450	-	10,224,449
II. EQUITY AND LIABILITIES			
EQUITY			
(a) Equity Share Capital	100,000		100,000
(b) Other Equity	838,549		838,549
		-	-
LIABILITIES			
(1) Current Liabilities			
(a) Financial Liability			
(i) Borrowings	9,224,020		9,224,020
(ii) Trade Payables	61,880		61,880
		-	-
TOTAL	9,285,900	-	9,285,900
Reconciliation of Other Equity as at 31, March 2016			
Particulars	Securities Premium	Retained Earnings	Total
As at March 31, 2016 (IGAAP)	-	838,549	838,549
Less:			
Expected credit loss provision as per IND AS	-	-	-
As at March 31, 2016 (IND AS)	-	838,549	838,549

