INDEPENDENT AUDITOR'S REPORT

To the Members of Graceworks Realty and Leisures Private Limited

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Graceworks Realty and Leisures Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

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, of the state of affairs of the Company as at March 31, 2020, its loss including Other Comprehensive Income, its Cash Flows and the Statement of Changes in Equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the "Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 40 of the Statement, which states the impact of Corona virus Disease 2019 (Covid-19) on the operation of the Company. Our opinion is not modified in respect of this matter

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors Report including Annexures. but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. When we read the Board of Director's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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 Act, 2013 with respect to the preparation of these Financial Statements that give a true and fair view of the Financial Position, Financial Performance including Other Comprehensive Income, Cash Flows and the Statement Of Changes in Equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system with reference to Financial Statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

  Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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" 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 appears from our examination of those books;

   c. The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income , 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 accounting standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.

   e. On the basis of written representations received from the directors as on March 31, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020, 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". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

   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, as amended, in our opinion and to the best of our information and according to the explanations given to us:

      i) The Company has disclosed the impact of pending litigations on its financial position in its financial statements –Refer Note 31 to the financial statements.

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

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

For **D T S & Associates LLP**
Chartered Accountants
(Firm Registration No.142412W//W100595)

Ashish G. Mistry
Partner
Membership No.: 132639
UDIN- 20132639AAAAAR6986

Place : Mumbai
Date: 24th June,2020

“Annexure A” to Independent Auditors’ Report 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 generally maintained proper records showing full particulars including Quantitative details & situation of Fixed Assets on the basis of available information.

b. The Company has a regular program for physical verification in a phased periodic manner, which, in our opinion, is reasonable having regards to the size of the Company and the nature of its assets. Pursuant to the program, certain fixed assets were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

c. In our opinion and according to the explanations given to us, the title deeds of the Immovable Property, which is mortgage as a security, are held in the name of Company.

ii) In respect of its inventory,

As explained to us, all the Inventories have been physically verified by the management in a reasonable intervals, 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.

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 has not granted any loans, investments, guarantees and securities covered under section 185 and 186 of the Act.

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) According to information and explanations provided to us, the Company is not required to maintain accounts and cost records pursuant to the Companies (Cost Accounting Records) Rules, 2011 and as specified by the Central Government of India under Section 148(1) of the Companies Act, 2013. Accordingly, paragraph 3(vi) of the Order is not applicable.

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 , Cess, and any other statutory dues have been generally regularly deposited with the appropriate authorities. The Company has generally been regular in depositing the undisputed statutory dues relating to Goods and Service Tax, considering the relief provided to the taxpayers by the Government vide Notification No. 31/ 2020 dated April 3, 2020. 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, 2020 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, Goods and Service Tax, duty of customs, cess on account of any dispute, which have not been deposited

viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to a bank or to debenture holders. The Company did not have any outstanding loans or borrowing in respect of Government or financial institution.

ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or terms loans, and hence Clause (ix) of paragraph 3 is not applicable to the company.

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

xi) In our opinion and according to the information and explanations given to us, company has not paid any managerial remuneration and hence Clause (xi) of paragraph 3 of the Order is not applicable to the Company.

xii) In our opinion company is not a Chit Fund/ 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 made private placement of Optionally Convertible Debentures during the year and they have been complied with the requirement of sec 42 of the Companies Act, 2013 and the amounts so raised have used for the purposes for which these were raised.

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 **D T S & Associates LLP**
Chartered Accountants
(Firm Registration No.142412W/W100595)

Ashish G. Mistry
Partner
Membership No.: 132639
UDIN- 20132639AAAAAR6986

Place: Mumbai
Date: 24th June,2020

"Annexure B" to Independent Auditors' Report referred to in paragraph 2(f) 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 Control over financial reporting of **Graceworks Realty and Leisure Private Limited** ("the company") as of 31st March, 2020 in conjunction with our audit of the financial statements of the Company for the year then ended.

Management Responsibility for the Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). 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 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 Act, 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 ICAI. 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 judgment, 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 a 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 31st March, 2020, 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 ICAI.

For **D T S & Associates LLP**
Chartered Accountants
(Firm Registration No.142412W/W100595)

Ashish G. Mistry
Partner
Membership No.: 132639
UDIN- 20132639AAAAAR6986

Mumbai
Date: 24th June,2020

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH 2020

(Amount in ₹)

Particulars	Notes	As at 31st March, 2020	As at 31st March, 2019
ASSETS			
Non-Current Assets			
Property, Plant & Equipment	5	2,57,30,96,320	2,54,27,66,254
Capital Work In Progress	5	78,500	28,10,380
Other Intangible Assets	5	14,460	1,35,492
Deferred Tax Asset (Net)	6	11,97,327	7,47,570
Other Non - Current Assets	7	42,22,782	42,02,342
Current Assets			
Inventories	8	32,09,162	1,00,56,706
Financial Asset			
Trade Receivables	9	8,04,68,983	3,00,55,642
Cash and Cash Equivalents	10	69,36,208	1,73,01,164
Other Financial asset	11	1,17,831	-
Current Tax Assets (Net)	12	3,73,91,113	3,40,84,429
Other Current Assets	13	34,27,193	24,24,687
TOTAL ASSETS		**2,71,01,59,879**	**2,64,45,84,666**
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	14	6,75,680	6,75,680
Other Equity	15	1,28,11,35,296	73,90,40,256
Liabilities			
Non-Current Liabilities			
Financial Liability			
Borrowings	16	1,03,13,10,833	1,05,30,95,253
Other Financial Liabilities	17	11,32,10,845	8,00,99,149
Provisions	18	10,89,646	8,15,162
Current Liabilities			
Financial Liability			
Borrowing	19	5,82,04,950	54,96,81,099
Trade Payables			
Total outstanding dues of Micro enterprises and small enterprises	20	45,56,963	11,28,790
Total outstanding dues of creditors other than Micro enterprises and small enterprises	20	2,30,85,338	2,29,63,306
Other Financial Liabilities	21	15,79,70,846	15,52,60,155
Other Current Liabilities	22	3,88,58,471	4,17,77,902
Provisions	23	61,011	47,914
TOTAL EQUITY AND LIABILITIES		**2,71,01,59,879**	**2,64,45,84,666**

See accompanying notes to financial statements 1 to 42

As per our Report of even date

For **D T S & Associates LLP**
Chartered Accountants
(Firm Registration No: 142412W/W100595)

For and on behalf of the Board of Directors

Ashish G. Mistry
Partner
Membership No. 132639

Nilesh Louzado
Director
(DIN : 03311327)

Rajesh Patil
Director
(DIN : 07466330)

Place : Mumbai
Date : June 24, 2020

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2020

(Amount in ₹)

Particulars	Notes	2019-20	2018-19
I INCOME			
Revenue from Operations	24	37,44,87,232	27,27,64,927
Other Income	25	48,55,713	8,54,59,176
Total Revenue		**37,93,42,945**	**35,82,24,103**
II EXPENDITURE:			
Change in Inventory/Work-in-Progress	26	-	12,63,139
Employee Benefit Expenses	27	2,71,74,297	2,57,86,309
Finance Cost	28	15,21,91,752	15,56,59,567
Depreciation and Amortisation Expenses	5	5,12,87,482	4,84,00,519
Other Expenses	29	14,93,87,495	11,81,37,320
Total Expenses		**38,00,41,026**	**34,92,46,854**
III Profit /(Loss)Before Tax		**(6,98,081)**	**89,77,249**
IV Tax Expense:			
Current Tax	36	-	-
Deferred Tax		(4,49,757)	(2,49,451)
V Profit /(Loss) for the Year (A)		**(2,48,324)**	**92,26,700**
Other Comprehensive Income			
Items that will not be reclassified to Profit & Loss			
Remeasurement gain/ (loss) on defined benefit plans		(1,56,636)	(1,49,304)
Income tax relating to items that will not be reclassified to Profit & Loss		-	-
Other Comprehensive Income for the Year (B)		(1,56,636)	(1,49,304)
Total Comprehensive Income for the Year (A+B)		**(4,04,960)**	**90,77,396**
VI Earnings per share			
Basic EPS [Face Value ₹ 10 each]	38	(3.68)	136.55
Diluted EPS [Face Value ₹ 10 each]		(3.68)	1.34

See accompanying notes to financial statements 1 to 42

As per our Report of even date

For **D T S & Associates LLP**
Chartered Accountants
(Firm Registration No: 142412W/W100595)

For and on behalf of the Board of Directors

Ashish G. Mistry
Partner
Membership No. 132639

Nilesh Louzado
Director
(DIN : 03311327)

Rajesh Patil
Director
(DIN : 07466330)

Place : Mumbai
Date : June 24, 2020

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2020.

A. EQUITY SHARE CAPITAL

(Amount in ₹)

Balance as at 1st April, 2018	Changes in Equity share Capital during the year	Balance as at 31st March, 2019	Changes in Equity share Capital during the year	Balance as at 31st March, 2020
6,75,680	-	6,75,680	-	6,75,680

B. Other Equity

For the year ended 31st March, 2020

(Amount in ₹)

Particulars	Reserves & Surplus			Instrument classified as Equity	Other Comprehensive Income	Total
	Retained Earnings	Securities Premium Account	Debenture Redemption Reserve		Remeasurement gain/ (loss) on defined benefit plans	
Balance as at 1st April, 2019	(15,26,70,846)	1,94,26,000	-	87,21,18,300	1,66,802	73,90,40,256
Profit for the year	(2,48,324)	-	-	-	-	(2,48,324)
Other Comprehensive Income/ (Loss) for the year	-	-	-	-	(1,56,636)	(1,56,636)
Issuance of Optionally Fully Convertible Debentures	-	-	-	54,25,00,000	-	54,25,00,000
Balance as at 31st March, 2020	**(15,29,19,171)**	**1,94,26,000**	**-**	**1,41,46,18,300**	**10,166**	**1,28,11,35,296**

For the year ended 31st March, 2019

Particulars	Reserves & Surplus			Instrument classified as Equity	Other Comprehensive Income	Total
	Retained Earnings	Securities Premium Account	Debenture Redemption Reserve		Remeasurement gain/ (loss) on defined benefit plans	
Balance as at 1st April, 2018	(18,13,42,121)	1,94,26,000	1,94,44,575	49,11,18,300	3,16,106	34,89,62,860
Profit for the year	92,26,700	-	-	-	-	92,26,700
Other Comprehensive Income/ (Loss) for the year	-	-	-	-	(1,49,304)	(1,49,304)
Issuance of Optionally Fully Convertible Debentures	-	-	-	38,10,00,000	-	38,10,00,000
Transfer from Debenture redemption reserve to retained earnings	1,94,44,575	-	(1,94,44,575)	-	-	-
Balance as at 31st March, 2019	**(15,26,70,846)**	**1,94,26,000**	**-**	**87,21,18,300**	**1,66,802**	**73,90,40,256**

See accompanying notes to financial statements 1 to 42

As per our Report of even date

For D T S & Associates LLP
Chartered Accountants
(Firm Registration No: 142412W/W100595)

For and on behalf of the Board of Directors

Ashish G. Mistry
M. No.: 132639

Nilesh Louzado
Director
(DIN : 03311327)

Rajesh Patil
Director
(DIN : 07466330)

Place : Mumbai
Date : June 24, 2020

GRACEWORKS REALTY & LEISURE PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2020

(Amount in ₹)

Sr. No.	Particulars	2019-20	2018-19
I	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit/(Loss) Before Tax as per Profit and Loss Account	(6,98,081)	89,77,249
	Adjusted for:		
	Interest expense for financial liability at amortised cost	15,20,09,911	15,54,77,727
	Excess Provision Written back	-	(8,30,87,013)
	Interest on Fixed Deposit	(36,544)	-
	Loss/(Profit) on sale of asset	50,35,333	(13,705)
	Allowance for expected credit loss	22,29,188	14,83,886
	Remeasurement gain/ (loss) on defined benefit plans	(1,56,636)	(1,49,304)
	Depreciation and amortisation	5,12,87,482	4,84,00,519
	Operating Profit before Working Capital Changes	20,96,70,653	13,10,89,359
	Adjusted for:		
	Trade and Other payables	4,56,56,139	(41,07,33,222)
	Trade and Other receivables	(5,37,46,762)	66,54,633
		20,15,80,030	(27,29,89,230)
	Less : Taxes (paid)/received	(33,06,684)	(26,07,536)
	Net Cash generated / (used in) from Operating Activities	**19,82,73,346**	**(27,55,96,766)**
II	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of Property, Plant and Equipments and Capital Expenditure	(6,68,95,310)	(4,70,37,760)
	Net Cash generated from/(used in) Investing Activities	**(6,68,95,310)**	**(4,70,37,760)**
III	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from Long Term Loan	-	20,00,00,000
	Proceeds from Optinally convertible debentures	54,25,00,000	43,85,00,000
	Redemption of Optionally convertible debentures	-	(5,75,00,000)
	Interest Paid on loan	(17,48,60,922)	(11,32,98,212)
	Repayment of Long Term Loan	(1,79,05,922)	(1,25,43,416)
	Repayment of Short Term Loan	(47,50,00,000)	-
	Bank Overdraft facilities	(1,64,76,148)	(13,35,87,695)
	Net Cash generated from / (used in) Financing Activities	**(14,17,42,992)**	**32,15,70,677**
	Net Increase/ (Decrease) in Cash and Cash Equivalents	**(1,03,64,956)**	**(10,63,848)**
	Opening Balance of Cash and Cash Equivalents	**1,73,01,165**	**1,83,65,013**
	Closing Balance of Cash and Cash Equivalents (Refer Note No. 10)	**69,36,209**	**1,73,01,165**

Notes:-

1 **Components of cash and cash equivalents:**

	2019-20	2018-19
Cash on hand	56,398	20,845
Balance with scheduled bank	63,79,810	1,72,80,319
Deposit with remaining maturity of less than three months	5,00,000	-
	69,36,208	1,73,01,164

2 **Change in liability arising from financing activities**

	1st April 2019	**Cash flow**	**31st March 2020**
Borrowings - Non current * (Refer Note 16 and 21)	1,07,36,12,321	(1,66,82,412)	1,05,69,29,908
Borrowings - current (Refer Note 19)	54,96,81,099	(49,14,76,148)	5,82,04,950

	1st April 2018	**Cash flow**	**31st March 2019**
Borrowings - Non current * (Refer Note 16 and 21)	88,49,32,229	18,86,80,092	1,07,36,12,321
Borrowings - current (Refer Note 19)	68,32,68,793	(13,35,87,695)	54,96,81,099

* It includes Current maturity of Long Term Borrowings which is classified under other financial liability

As per our Report of even date

For **D T S Associates LLP**
Chartered Accountants
(Firm Registration No: 142412W/W100595)

For and on behalf of the Board of Directors

Ashish G. Mistry
Partner
Membership. No. 102749

Nilesh Louzado
Director
(DIN : 03311327)

Rajesh Patil
Director
(DIN : 07466330)

Place : Mumbai
Date :June 24, 2020

1. Corporate Information:

The Company is a 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 Phoenix Mills Premises, 462, Senapati Bapat Marg, Lower Parel (w), Mumbai – 400 013.

The Company is mainly engaged in real estate activities. The principle place of business is at LGB 15-16, Phoenix Paragon Plaza, Phoenix Marketcity, LBS Road, Kurla (w), Mumbai – 400 017.

For Company's principal shareholders, refer note no.14.

These financial statements were approved and adopted by board of directors of the Company in their meeting dated June 24, 2020.

2. Basis of Preparation of Financial Statement:

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 significant accounting policies used in preparing financial statements are set out below in Note 3 of the Notes to Financial Statements. Except for the changes below, the Company has applied accounting policies consistently to all the periods presented.

Ind AS 116 'Leases': Effective April 1, 2019, the Company has adopted Ind AS 116 "Leases". Ind AS 116 substantially carries forward the lessor accounting requirements of Ind AS 17, thereby application of this standard does not have any significant impact on the financial statements.

Amendment to Ind AS 12 'Income Taxes': The Ministry of Corporate Affairs has notified limited amendments to Ind AS 12 'Income Taxes' with effect from April 1, 2019. The amendments require an entity to recognise the income tax consequences of dividends as defined in Ind AS 109 when it recognises a liability to pay a dividend. The income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity shall recognize the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events. Since Dividend Distribution Tax is not applicable with effective from April 1, 2020, this amendment will have no impact on the financial statements.

Appendix C to Ind AS 12, Uncertainty over Income Tax Treatments: The Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2019 containing Appendix C to Ind AS 2, Uncertainty over Income Tax Treatments which clarifies the application and measurement requirements in Ind AS 12 when there is uncertainty over income tax treatments. The current and deferred tax asset or liability shall be recognized and measured by applying the requirements in Ind AS 12 based on the taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates determined by applying this appendix. The amendment is effective from April 1, 2019. The Company has evaluated the effect of this amendment on the financial statements and concluded that there is no significant impact.

Amendment to Ind AS 19 'Employee Benefits': The Ministry of Corporate Affairs has notified limited amendments to Ind AS 19 'Employee Benefits' in connection with accounting for plan amendments, curtailments and settlements. The amendments require an entity to use updated assumptions to determine current service cost and net interest for the remainder of the period after a plan amendment, curtailment or settlement and to recognise in profit or loss as part of past service cost, or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognised because of the impact of the asset ceiling. The amendment is effective from April 1, 2019. The Company has evaluated the effect of this amendment on the financial statements and concluded that this amendment is currently not applicable.

3. Significant Accounting Policies:

a) Functional and presentation of currency:

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

b) Basis of measurement:

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

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

c) Use of Estimates :

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 in Notes No. 4. 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.

d) Property, Plant and Equipment:

Freehold land is carried at historical cost. Capital work in progress, and all other items of property, plant and equipment are stated at historical cost net of accumulated depreciation and accumulated impairment losses, if any.

Historical cost includes expenditure that is directly attributable to the acquisition of the items. Such cost includes borrowing costs for long-term construction projects if the recognition criteria are met.

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 to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation methods, estimated useful lives and residual value

Depreciation is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as specified by Schedule II to the Companies Act; 2013. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives and method of depreciation are reviewed, and adjusted if appropriate, at the end of each reporting period.

Estimated useful lives of the assets are as follows:

Particulars	Estimated useful life (in years)
Building	60 years
Plant and Equipment	15 Years
Office Equipment	5 Years
Computers	3- 6Years
Furniture and Fixtures	10 Years

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss.

e) Intangible asset:

Identifiable intangible assets are recognised when the Company controls the asset, it is probable that future economic benefits attributed to the asset will flow to the Company and the cost of the asset can be reliably measured.

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

Amortisation methods and periods

Estimated useful lives of Intangible assets are considered as 5 years. Intangible assets are amortised over its useful life using the straight-line method. The amortisation period and the amortisation method for an intangible asset are reviewed at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss.

f) 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 Generation unit's (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.

g) Inventories:

Inventories comprise Land and Realty work in progress representing properties under construction/ development of residential project.

Inventories are stated at the lower of cost and net realisable value. Cost of realty construction / development comprises all cost directly related to the project and other expenditure as identified by management which are incurred for the purpose of executing and securing the completion of the project (net off incidental recoveries, receipts). Cost of inventories also includes all other costs incurred in bringing the inventories to their present location and condition. Cost includes the reclassification from equity of any gains or losses on qualifying cash flow hedges relating to purchases of raw material but excludes borrowing costs.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

h) Cash and cash equivalents:

Cash and cash equivalents includes cash on hand and at bank, deposits held at call with banks and other short-term, highly liquid investments with 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.

i) Foreign currency transactions:

The transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transaction. Monetary items denominated in foreign currency at the end of year are translated using the closing rate of exchange. Non- monetary items that are to be carried at historical cost are recorded using exchange rate prevailing on the date of transaction. Non- monetary items that are to be carried at fair value are recorded using exchange rate prevailing on the date of fair value measured. Any income or expenses on account of exchange difference either on settlement or on translation is recognised in the statement of profit and loss.

j) 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 at its fair value (other than financial asset at fair value through profit or loss) plus or minus, in the case of a, 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 profit or loss.

ii) Subsequent recognition and measurement:

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 four 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 in 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.

- **Equity instruments:**

All equity instruments are initially measured at fair value. Any subsequent fair value gain /loss is recognised through profit or loss if such investments are held for trading purposes. The fair value gains or losses of all other equity securities are recognised in Other Comprehensive 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. 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.

Financial Liabilities:

i) Initial recognition and measurement:

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.

Financial liabilities at amortised cost:

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 loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

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.

k) 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.

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 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 recognise 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.

l) 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) It is 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.

m) 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.

n) Revenue Recognition:

The company's revenue from contracts with customers is mainly from licensee fees and other services rendered to the customers in Mall. With effect from 1st April 2018, Ind AS 115 – "Revenue from Contracts with Customers" (Ind AS 115) supersedes Ind AS 18 – "Revenue", Ind AS 11 – "Construction Contracts" and related appendices. The application of Ind AS 115 did not have any impact on recognition and measurement principles. The Ministry of Corporate Affairs has notified the Ind AS 116 'Leases' effective from April 1, 2019. Ind AS 116 has replaced the existing leases standard Ind AS 17. The standard sets out the principles for the recognition, measurement, presentation and disclosures for both parties to a contract, i.e. the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Application of above standard does not have any significant impact on the financial statements.

Revenue from license fees and other operating services

Revenue from license fees and other operating services are recognised on a straight line basis over the license terms.

Revenue from operating services is recognized on satisfaction of performance obligation upon transfer of control of promised services to customers in an amount that reflects the consideration the Company expects to receive in exchange for those services, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when it becomes unconditional. Generally, the credit period varies between 0-30 days from the delivery of services.

Revenue from sale of properties

Revenue from sale of properties is recognised when performance obligation is satisfied, i.e. at a point of time when the control passes on to the customer. 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 and net of rebates and discounts. The Company has assessed and concluded that it is acting as a principal in all its revenue arrangements. Cost of construction/ development is charged to Statement of Profit and Loss in consonance with the concept of matching cost and revenue during the year and balance costs are carried as part of 'Stock of unsold residential unit' under inventories.

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.

Contract asset

A contract asset (Trade receivable) is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs part of its obligation by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration when that right is conditional on the Company's future performance.

Contract liability

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is received. Contract liabilities are recognised as revenue when the Company performs under the contract.

o) Employees benefits:

(i) Short-term Employee benefits:

All employees' benefits payable wholly within 12 months rendering services are classified as Short Term obligations. Benefits such as salaries, wages, shot term compensated absences, performance incentives, expected cost of bonus and ex-gratia are recognised during the period in which the employees renders related services.

(ii) Post-employment obligations

a. Defined benefit plans

The Company has defined benefit plans comprising of gratuity. Company's obligation towards gratuity liability is funded and is managed by Life Insurance Corporation of India (LIC). The present value of the defined benefit obligations is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Re-measurements comprising of (a) actuarial gains and losses, (b) the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability) and (c) the return on plan assets (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Re-measurements are not reclassified to the statement of profit and loss in subsequent periods.

The expected return on plan assets is the Company's expectation of average long-term rate of return on the investment of the fund over the entire life of the related obligation. Plan assets are measured at fair value as at the Balance Sheet date.

The interest cost on defined benefit obligation and expected return on plan assets is recognised under employees benefit expenses.

Gains or losses on the curtailment or settlement of defined benefit plan are recognised when the curtailment or settlement occurs.

b. Defined contribution plans

The defined contribution plan is post-employment benefit plan under which the Company contributes fixed contribution to a government administered fund and will have no legal or constructive obligation to pay further contribution. The Company's defined contribution plan comprises of Provident Fund, Labour Welfare Fund and Employee State Insurance Scheme. The Company's contribution to defined contribution plans are recognised in the statement of profit and loss in the period in which employees have rendered services.

(iii) Long term Employee benefits:

The Company has other long-term benefits in the form of leave benefits. The present value of the other long term employee benefits is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Actuarial gains or losses arising on account of experience adjustment and the effect of changes in actuarial assumptions are recognised immediately in the statement of profit and loss as income or expense.

Gains or losses on the curtailment or settlement of other long-term benefits are recognised when the curtailment or settlement occurs.

p) 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.

q) 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.

r) 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 regulations are subject to interpretation and creates provisions where appropriate.

Deferred Tax:

Deferred Tax is provided, using the liability method, 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 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 profit or 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.

s) 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.

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, as 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 judgement, which have significant effect on the amounts recognised in the financial statements:

(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 licence 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) Recoverability of trade receivable

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. The Company uses a provision matrix to determine impairment loss allowance on 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.

(d) Defined Benefit plans

The cost of the defined benefit plan and other post-employment benefits and the present value of such obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and attrition rate. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(e) 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.

(f) 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.

(g) Fair Value measurement:

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

GRACE WORKS REALTY AND LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March, 2020

Note 5: Property, Plant and Equipments

(Amount in ₹)

Particulars	Tangible Assets							Intangible Assets	Capital work in progress
	Building*	Plant & Machinery	Office Equipments	Furniture & Fixtures	IT Networking	Computers	Total	Computer Software	
Gross Block:									
As at April 1, 2018	2,51,52,91,880	3,29,22,059	22,13,721	4,21,01,049	8,14,499	44,03,950	2,59,77,47,158	26,66,968	
Additions during the year	3,37,99,693	1,19,61,572	17,23,746	1,05,99,374	-	1,41,600	5,82,25,986	-	
Deductions/ Adjustments	6,84,402	-	-	-	-	51,000	7,35,402		
As at March 31, 2019	2,54,84,07,171	4,48,83,631	39,37,467	5,27,00,423	8,14,499	44,94,550	2,65,52,37,742	26,66,968	
Additions during the year	4,98,98,144	1,03,89,875	1,42,39,669	1,19,46,391	-	57,770	8,65,31,849	-	
Deductions/ Adjustments	-	-	-	67,50,162	-	-	67,50,162	-	
As at March 31, 2020	2,59,83,05,315	5,52,73,506	1,81,77,136	5,78,96,652	8,14,499	45,52,320	2,73,50,19,429	26,66,968	
Accumulated Depreciation:									
As at April 1, 2018	5,03,52,808	26,32,166	11,85,575	55,95,797	7,14,960	38,72,992	6,43,54,299	23,10,308	
Depreciation during the year	4,03,92,194	25,69,175	3,38,255	46,46,120	55,018	1,78,589	4,81,79,351	2,21,167	
Deductions/ Adjustments	13,713	-	-	-	-	48,450	62,163	-	
As at March 31, 2019	9,07,31,290	52,01,341	15,23,830	1,02,41,917	7,69,978	40,03,131	11,24,71,488	25,31,476	
Depreciation during the year	4,11,22,088	32,32,023	14,16,962	51,99,938	3,795	1,91,644	5,11,66,450	1,21,032	
Deductions/ Adjustments	-	-	-	17,14,829	-	-	17,14,829	-	
As at March 31, 2020	13,18,53,378	84,33,364	29,40,793	1,37,27,026	7,73,773	41,94,775	16,19,23,109	26,52,508	
Net Carrying Amount:									
As at March 31, 2019	2,45,76,75,882	3,96,82,290	24,13,637	4,24,58,506	44,521	4,91,419	2,54,27,66,254	1,35,492	28,10,380
As at March 31, 2020	2,46,64,51,937	4,68,40,142	1,52,36,343	4,41,69,627	40,726	3,57,545	2,57,30,96,320	14,460	78,500

5.1 Land and Building are pleged against borrowing (Refer Note No. 16 and 19)
5.2 Unit 3B - 43 unit having cost of Rs.68,47,544 has been transferred to Property Plant and Equipment under the head Building on cancellation of sale agreement during the year. Sale was made in earlier year when such cost were accounted as inventory (real estate development)

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March 2020

(Amount in ₹)

Particulars		As at 31st March, 2020	As at 31st March, 2019
6 Deferred Tax Asset/(Liability) (Net)			
Deferred Tax is calculated, in full, on all temporary timing differences under the liability method using prevailing tax rate. The movement on the deferred tax account is as follows:			
At Start of year		**7,47,570**	**4,98,119**
Charge/(credit) to profit or loss (Refer Note 36)		4,49,757	2,49,451
At the end of the year		**11,97,327**	**7,47,570**
Deferred Tax Asset			
Related to Disallowances under Income Tax Act, 1961		19,38,848	14,20,986
Related to Property, Plant and Equipments		7,41,521	6,73,416
	Total	**11,97,327**	**7,47,570**
Details of unused tax losses and unabsorbed tax depreciation for which deferred tax assets have not been recognised:			
Unused tax losses		79,52,32,025	82,41,20,918
The above unused tax losses will expire as per table below:			
Tax losses for financial year ended/ benefit of tax losses expiring on:			
Business Losses			
March 31, 2016 (Expiring on March 31, 2024)		3,08,37,670	3,08,37,670
March 31, 2017 (Expiring on March 31, 2026)		7,58,17,457	7,58,17,457
March 31, 2018 (Expiring on March 31, 2027)		10,01,31,114	10,01,31,114
Unabsorbed Depreciation			
March 31, 2016 (No expiry)		11,96,293	11,96,293
March 31, 2017 (No expiry)		31,52,959	31,52,959
March 31, 2018 (No expiry)		94,01,995	94,01,995
House Property Losses			
March 31, 2017 (Expiring on March 31, 2026)		21,77,44,147	24,66,33,040
March 31, 2018 (Expiring on March 31, 2027)		18,82,92,973	18,82,92,973
March 31, 2019 (Expiring on March 31, 2027)		16,86,57,417	16,86,57,417
7 Other Non - current Assets			
(Unsecured and considered good)			
Security Deposits		42,07,782	41,87,342
Other Deposits		15,000	15,000
	Total	**42,22,782**	**42,02,342**
8 Inventories			
(Valued at Cost or Market value whichever is less)			
Realty Finished Stock		28,85,922	90,54,005
Land		3,23,239	10,02,701
	Total	**32,09,162**	**1,00,56,706**
9 Trade Receivables*			
(Unsecured)			
Considered good		8,62,86,180	3,39,22,126
Less: Allowances for expected credit loss		58,17,197	38,66,484
	Total	**8,04,68,983**	**3,00,55,642**
* Trade receivables are pledged against borrowings (Refer Note 16 and 19)			
10 Cash and Cash Equivalents			
Balances with Banks			
In Current Account		63,79,810	1,72,80,319
Deposit with remaining maturity of less than three months*		5,00,000	-
Cash on hand		56,398	20,845
	Total	**69,36,208**	**1,73,01,164**
* Given as security to MCGM for development permission			

(Amount in ₹)

Particulars		As at 31st March, 2020	As at 31st March, 2019
11 Other Financial Asset			
Interest accrued but not due on Fixed Deposit		36,544	-
Unbilled Revenue		81,287	-
	Total	**1,17,831**	**-**
12 Current Tax Assets (Net)			
Advance Tax (Net of Provisions)		3,73,91,113	3,40,84,429
	Total	**3,73,91,113**	**3,40,84,429**
Movement in Provisions:			
At Start of the year		**3,40,84,429**	**3,14,76,893**
Charge for the year		-	-
Provisions for tax on other comprehensive income		-	-
Taxes paid during the year		33,06,684	26,07,536
At the end of the year		**3,73,91,113**	**3,40,84,429**
13 Other Current Assets			
(Unsecured, Considered good)			
Advance to Vendors		13,53,211	12,61,437
Less: Allowance for doubtful advances		7,35,770	7,35,770
		6,17,441	5,25,667
Balances with Statutory Authorities		1,63,922	1,66,668
Balances with LIC Gratuity Fund (Net)		2,12,030	4,56,320
Others		24,33,800	12,76,032
	Total	**34,27,193**	**24,24,687**
14 Share capital			
Authorised, Issued, Subscribed and Paid up Share Capital:			
Authorised			
50,00,000 (P Y : 50,00,000) Equity Shares of ₹ 10/- each		5,00,00,000	5,00,00,000
	Total	**5,00,00,000**	**5,00,00,000**
Issued, Subscribed and Fully Paid up			
67,568 (P Y: 67,568) Equity Shares of ₹ 10/- each fully paid up		6,75,680	6,75,680
	Total	**6,75,680**	**6,75,680**

a) Reconciliation of Number of Shares outstanding

	No. of Shares	No. of Shares
Shares outstanding at the beginning of the year	67,568	67,568
Shares outstanding at the end of the year	**67,568**	**67,568**

b) Shares held by holding company :

Out of the above, 52,250 (P.Y. 52,250) Equity Shares of ₹ 10/- each fully paid are held by Phoenix Hospitality Company Private Limited - the Holding Company.

c) Details of Shareholders holding more than 5% of the total Shares of the Company :

	As at 31st March 2020		As at 31st March 2019	
Name of Shareholder	**No. of shares held**	**% of holding**	**No. of shares held**	**% of holding**
Phoenix Hospitality Company Pvt. Ltd.	52,250	77.33	52,250	77.33
Phoenix Mills Limited	15,318	22.67	15,318	22.67

d) The company has only one class equity shares having face value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. Equity shares holders are also entitled to dividend as and when proposed by the Board of Directors and approved by Share holders in Annual General Meeting. In the event of liquidation of the Company, the holders of Equity shares will be entitled to receive remaining assets of the Compnay, after distribution of all Preferential amounts which shall be in proportion to the number of shares held by the Shareholders.

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March 2020

(Amount in ₹)

Particulars		As at 31st March, 2020	As at 31st March, 2019
15 Other Equity			
a) Securities Premium Account			
As per last Balance Sheet		1,94,26,000	1,94,26,000
	Total	1,94,26,000	1,94,26,000
b) Debenture Redemption Reserve			
As per last Balance Sheet		-	1,94,44,575
Less: Transfer to Profit and Loss Account		-	(1,94,44,575)
	Total	-	-
c) Retained Earnings			
As per last Balance Sheet		(15,26,70,846)	(18,13,42,121)
Add : Profit /(Loss) for the year		(2,48,324)	92,26,700
Add: Transfer from Debenture Redemption Reserve		-	1,94,44,575
	Total	(15,29,19,170)	(15,26,70,846)
d) Other Comprehensive Income			
Remeasurement gain/ (loss) on defined benefit plans			
As per last Balance Sheet		1,66,802	3,16,106
Add: During the year		(1,56,636)	(1,49,304)
	Total	10,166	1,66,802
e) Instrument classified as Equity			
6,01,183 (P Y : 6,01,183) 0.0001% Series A Optionally Convertible Debentures of ₹ 100 each (Refer Note 15.1 below)		6,01,18,300	6,01,18,300
81,20,000 (P Y: 81,20,000) 0.0001% Optionally Fully Convertible Debentures of ₹ 100 each (Refer Note 15.2 below)		81,20,00,000	81,20,00,000
54,25,000 (P Y: Nil) 0.0001% Optionally Fully Convertible Debentures - Series D of ₹ 100 each (Refer Note 15.3 below)		54,25,00,000	-
	Total	1,41,46,18,300	87,21,18,300
	Total (a to e)	**1,28,11,35,296**	**73,90,40,256**

15.1 0.0001% Series A Optionally Fully Convertible Debentures having an option to the issuer to convert the debentures into equity shares on or before March, 2030. Each debenture is convertible into equity shares of ₹ 10 each fully paid at premium of ₹ 2400 on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Convertible Debenture.

15.2 Out of 81,20,000, 0.0001% Optionally Fully Convertible Debentures of 30,85,000 having an option to the issuer to convert the debentures into equity shares on or before October 1, 2026. Each debenture is convertible into equity shares of ₹ 10 each fully paid at premium of ₹ 1740 on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Fully Convertible Debenture on or before October 1, 2026.

Out of 81,20,000, 0.0001% Optionally Fully Convertible Debentures of 6,50,000 having an option to the issuer to convert the debentures into equity shares on or before October 1, 2026. Each debenture is convertible into equity shares of ₹ 10 each fully paid on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Fully Convertible Debenture on or before December 29, 2027.

Out of 81,20,000, 0.0001% Optionally Fully Convertible Debentures of 43,85,000 having an option to the issuer to convert the debentures into equity shares on or before October 1, 2026. Each debenture is convertible into equity shares of ₹ 10 each fully paid on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Fully Convertible Debenture on or before December 29, 2028.

15.3 Out of 54,25,000, 0.0001% Optionally Fully Convertible Debentures - Series D of 25,00,000 having an option to the issuer to convert the debentures into equity shares on or before January 7, 2030. Each debenture is convertible into equity shares of ₹ 10 each fully paid at premium of ₹ 20979 on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Fully Convertible Debenture on or before January 7, 2030.

(Amount in ₹)

Particulars	As at 31st March, 2020	As at 31st March, 2019

Out of 54,25,000, 0.0001% Optionally Fully Convertible Debentures - Series D of 29,25,000 having an option to the issuer to convert the debentures into equity shares on or before January 8, 2030. Each debenture is convertible into equity shares of ₹ 10 each fully paid at premium of ₹ 20979 on the date of conversion. The company has an option to redeem the shares in one or more tranches at the redemption premium not exceeding ₹ 10/- per Optionally Fully Convertible Debenture on or before January 8, 2030.

Description of nature and purpose of each reserve

Security Premium Account : Securities premium account represents premium received on equity shares and debentures issued, which can be utilised only in accordance with the provision of the Companies Act, 2013 for specified purposes.

Particulars	As at 31st March, 2020	As at 31st March, 2019
16 Borrowings		
Non - Current component of Borrowings		
Secured		
Term Loans From Banks (Refer Note 16.1 below)	1,03,13,10,833	1,05,30,95,253
Total	**1,03,13,10,833**	**1,05,30,95,253**

16.1 Term Loan from Banks of ₹ 1,06,76,35,606 (P. Y. ₹ 1,08,55,41,528) is secured by first and exclusive charge over land and building, receivables of project Phoenix Paragaon Plaza.

16.2 **Maturity profile of Secured Term Loan are as set out below:**

(Amount in ₹)

Term Loan - from Banks

2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
2,56,19,075	5,23,37,945	6,32,29,057	9,18,15,392	10,87,98,916	12,09,01,498	15,76,19,132	18,28,53,363	25,37,55,530

Particulars	As at 31st March, 2020	As at 31st March, 2019
17 Other Financial Liabilities		
Security Deposit for Lease rentals	11,32,10,845	8,00,99,149
Total	**11,32,10,845**	**8,00,99,149**
18 Provisions		
Provision for compensated absences	10,89,646	8,15,162
Total	**10,89,646**	**8,15,162**
19 Borrowing		
Secured		
Working Capital Facility (refer Note 19.1)	5,82,04,950	7,46,81,099
Unsecured		
Inter Corporate Deposits from others	-	47,50,00,000
Total	**5,82,04,950**	**54,96,81,099**

19.1 Working Capital facility from Banks of ₹ 5,82,04,950 (P.Y ₹ 7,46,81,099) is secured by first and exclusive charge over land and building, receivables of project Phoenix Paragaon Plaza.

Particulars	As at 31st March, 2020	As at 31st March, 2019
20 Trade Payables		
Total outstanding dues of Micro and Small Enterprises*	45,56,963	11,28,790
Total outstanding dues of creditors other than Micro and Small Enterprises	2,30,85,338	2,29,63,306
Total	**2,76,42,301**	**2,40,92,096**

* There are no Micro and Small Enterprises, to whom the company owes dues, which are outstanding for more than 45 days during the year and as at March 31, 2020 and March 31,2019. The above information, regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the company. This has been relied upon by the Auditors.

The disclosure pursuant to the said Act under:

Particulars	As at 31st March, 2020	As at 31st March, 2019
a) Principal amount due to supplier under MSMED Act, 2006	45,56,963	11,28,790
b) Interest accrued and due on the above amount, unpaid	-	-
c) Payment made beyond the appointed day during the year	-	-
d) Interest paid	-	-
e) Interest due and payable for the period of delay	-	-
f) Interest remaining due and payable in succeeding year	-	-

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March 2020

(Amount in ₹)

Particulars		As at 31st March, 2020	As at 31st March, 2019
21 Other Financial Liability			
Current Maturities of Long Term Borrowings (Refer Note 16.2)		2,56,19,075	2,05,17,068
Security Deposit for Lease rentals		8,08,22,024	6,91,95,935
Creditors for Capital Expenditure		1,00,57,115	-
Interest Accrued		4,14,72,632	6,55,47,152
	Total	**15,79,70,846**	**15,52,60,155**
22 Other Current Liability			
Advances from Customer		1,66,34,762	1,72,00,143
Advance against Income		11,61,025	42,55,199
Other Payables			
- Statutory Dues		1,48,43,675	72,74,087
- Others		62,19,009	1,30,48,472
	Total	**3,88,58,471**	**4,17,77,902**
23 Provisions			
Provision for compensated abscences		61,011	47,914
	Total	**61,011**	**47,914**

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March, 2020

(Amount in ₹)

Particulars			2019-20	2018-19
24	**Revenue from operations**			
	Income from Property Development		3,40,000	28,41,120
	Sale of Services		31,52,45,985	24,49,09,575
	Other Operative Income		5,89,01,247	2,50,14,232
		Total	**37,44,87,232**	**27,27,64,927**
A)	**Broad categories of Sale of Service**			
	License Fees and Rental Income		23,83,71,822	17,10,00,936
	Service Charges		7,68,74,163	7,39,08,639
			31,52,45,985	**24,49,09,575**
25	**Other Income**			
	Interest on Fixed Deposit		36,544	-
	Interest on others		7,41,337	13,36,458
	Interest On Income Tax Refund		26,63,071	9,74,940
	Insurance claim		-	15,264
	Profit on sale of asset		-	13,705
	Sundry Balances Written off		-	8,30,87,013
	Other Income		14,14,761	31,796
		Total	**48,55,713**	**8,54,59,176**
26	**Change in Inventory**			
	Work in Progess/Finished Realty stock at the beginning of the year		1,00,56,706	1,13,19,845
	Less:			
	Inventory capitalised (Refer Note No. 5.2)		68,47,544	-
	Work in Progress/ Finished Realty Stock at the end of the year		32,09,162	1,00,56,706
		Total	**-**	**12,63,139**
27	**Employee Benefit Expenses**			
	Salaries , Wages and Bonus		2,61,08,593	2,48,25,687
	Contribution to Provident and other welfare fund		9,45,408	8,07,952
	Staff Welfare Expenses		1,20,296	1,52,670
		Total	**2,71,74,297**	**2,57,86,309**
28	**Finance Cost**			
	Interest on Term Loan		11,63,93,108	10,92,60,912
	Interest on Inter Corporate Deposit		3,56,16,803	4,62,16,815
	Other Charges		1,81,841	1,81,840
		Total	**15,21,91,752**	**15,56,59,567**

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March, 2020

(Amount in ₹)

Particulars		2019-20	2018-19
29	**Other Expenses**		
	Electricity Charges	1,22,29,940	1,25,48,626
	Water Charges	22,87,401	24,57,075
	Repairs & Maintenance		
	Building	4,41,69,631	3,15,65,344
	Plant & Machinery	1,19,13,912	45,06,429
	Others	11,65,147	13,39,591
	Housekeeping and Security Charges	2,29,44,450	2,14,66,820
	Rates and Taxes	2,20,61,385	2,13,26,056
	Insurance	18,84,365	13,20,948
	Audit Fees (Refer Note 30)	5,25,000	5,25,000
	Travelling & Conveyance	9,45,033	2,38,812
	Printing & Stationery	65,985	4,75,527
	Telephone & Communication Expenses	1,92,495	2,20,775
	Legal & Professional Charges	33,11,934	56,85,951
	Fees & Other Charges	-	22,422
	Directors Sitting Fees	2,60,000	80,000
	Compensation A/c.	50,805	-
	Selling & Distribution Expenses	8,43,309	19,56,400
	Brokerage & Consultancy Charges	1,71,79,736	49,67,453
	Loss on sale of asset	50,35,333	-
	Allowance for expected credit loss	22,29,188	14,83,886
	Rebates & Settlement-Others	12,837	58,90,944
	Miscellaneous Expenses	79,608	59,262
	Total	**14,93,87,495**	**11,81,37,320**
30	**Payment to Auditor**		
	As Auditor:		
	Audit Fees	5,25,000	5,25,000
	Total	**5,25,000**	**5,25,000**
31	**Contingent Liabilities and Capital Commitments**		
a	Capital and other commitments		
	Estimated amount of contracts remaining to be executed on capital account not provided for	1,84,170	-
b	Contingent liabilities not provided for-		

Claims against the Company not acknowledge as debt is approx of ₹ 18,41,00,000 (P. Y. ₹ 18,41,00,000) and interest thereon. The above litigations are not expected to have any material adverse effect on the financial position of the Company.

(Amount in ₹)

32 **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.

	As at March 31, 2020		**As at March 31, 2019**	
Particulars	**Carrying Value**	**Fair Value**	**Carrying Value**	**Fair Value**
Financial assets designated at amortised cost				
Trade Receivables	8,04,68,983	8,04,68,983	3,00,55,642	3,00,55,642
Cash and Cash Equivalents	69,36,208	69,36,208	1,73,01,164	1,73,01,164
Other financial assets	1,17,831	1,17,831	-	-
Total	**8,75,23,022**	**8,75,23,022**	**4,73,56,806**	**4,73,56,806**
Financial liabilities designated at amortised cost				
Borrowings - Fixed rate	-	-	47,50,00,000	47,50,00,000
Borrowings - Variable rate	1,11,51,34,858	1,11,51,34,858	1,14,82,93,419	1,14,82,93,419
Trade payables and others	2,76,42,301	2,76,42,301	2,40,92,096	2,40,92,096
Other financial liabilities	24,55,62,616	24,55,62,616	21,48,42,236	21,48,42,236
Total	**1,38,83,39,775**	**1,38,83,39,775**	**1,86,22,27,751**	**1,86,22,27,751**

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 following methods and assumptions were used to estimate the fair values :
Fair value of Financial Assets & Financial Liability(except long term borrowings) are carried at amortised cost is not materially different from it's carrying cost.
Fair value of long term borrowings is calculated based on discounted cashflow.

33 **Financial risk Management:**

The Company's activities expose it to credit risk, liquidity risk and market risk. This note explains the sources of risks which the entity is exposed to and how it mitigates that risk.

- **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 Company is exposed to insignificant foreign exchange risk as at the respective reporting dates.

Interest rate risk

Fluctuation in fair value or future cash flows of a financial instrument because of changes in market interest rates gives rise to interest rate risk.

Almost 100% of the company's borrowings are linked to 3 months MCLR + base of 0.55%. With all other variables held constant, the following table demonstrates the impact of change in interest rate on borrowing cost on floating rate portion of loans.

Increase/ (decrease) in Interest cost of Long term borrowings for the year:

	Effect on Profit/(Loss) before tax	
Change in Rate of Interest	**2019-20**	**2018-19**
+1%/-1%	1,06,76,356	1,08,55,415

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, mutual funds, financial institutions 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 to make an assessment of recoverability. Receivables are provided as doubtful / written off, when there is no reasonable expectation of recovery. Where receivables have been provided / written off, the Company continues regular followup , engage with the customers, legal options / any other remedies available with the objective of recovering these outstandings.
The Company is not exposed to concentration of credit risk to any one single customer since services are provided to vast specturm and hence, the concentration of risk with respect to trade receivables is low. The Company also takes security deposits, advances , post dated cheques etc 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.

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, 2020 and March 31, 2019 is as follows:

	As at 31/03/2020	**As at 31/03/2019**
Financial assets for which loss allowances is measured using 12 months Expected Credit Losses (ECL):		
Cash and cash equivalents	69,36,208	1,73,01,164
Other financial assets	1,17,831	-
Financial assets for which loss allowances is measured using Life time Expected Credit Losses (ECL):		
Trade receivables	8,04,68,983	3,00,55,642

Life time Expected credit loss for Trade receivables under simplified approch

Aging of Trade Receivables	Past Due 0-90 days	90-180 days	180 - 360 days	over 360 days	Total
As at 31st March, 2020					
Gross Carrying Amount	80,73,333	19,77,178	31,17,552	7,31,18,117	8,62,86,180
Expected credit losses (Loss allowance provision)	17,308	17,147	10,22,576	47,60,167	58,17,197
Net Carrying Amount	80,56,026	19,60,031	20,94,976	6,83,57,950	8,04,68,983
As at 31st March, 2019					
Gross Carrying Amount	67,99,971	44,09,351	17,06,464	2,10,06,340	3,39,22,126
Expected credit losses (Loss allowance provision)	13,810	-	26,119	38,26,556	38,66,484
Net Carrying Amount	67,86,161	44,09,351	16,80,345	1,71,79,784	3,00,55,642

Reconciliation of Changes in the life time expected credit loss allowance:	2019-20	2018-19
Loss allowance on 1 April,	38,66,484	29,29,354
Provided during the year	38,59,519	29,40,836
Amount written off during the year	(2,78,475)	(5,46,756)
Reversal of provision	(16,30,331)	(14,56,950)
Loss allowance on 31st March,	58,17,197	38,66,484

Cash and Cash equivalent, other Investment, Loans and other financial assets are neither past due nor impaired. Management is of view that these financial assets are considered good and 12 months ECL is not provided.

- **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 borrowings, capital infusion and excess operating cash flows to meet its needs for funds. The current borrowings are sufficient to meet its short to medium term expansion needs. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.
  The Company is required to maintain ratios (such as debt service coverage ratio and secured coverage ratio) as mentioned in the loan agreements at specified levels and also cash deposits with banks to mitigate the risk of default in repayments. In the event of any failure to meet these covenants , these loans become callable to the extent of failure at the option of lenders, except where exemption is provided by lender.

(Amount in ₹)

Particulars	As at March 31, 2020					
	Carrying Amount	On Demand	Less than 12 months	1- 5 years	>5 years	Total
Borrowings	1,11,51,34,858	5,82,04,950	2,56,19,075	31,61,81,310	71,51,29,523	1,11,51,34,858
Other Financial Liabilities	24,55,62,616	13,23,51,771	-	11,32,10,845	-	24,55,62,616
Trade and other payables	2,76,42,301	89,44,696	1,86,97,606	-	-	2,76,42,301

Particulars	As at March 31, 2019					
	Carrying Amount	On Demand	Less than 12 months	1- 5 years	>5 years	Total
Borrowings	1,62,32,93,419	54,96,81,099	2,05,17,068	39,26,45,080	66,04,50,173	1,62,32,93,419
Other Financial Liabilities	21,48,42,236	13,47,43,087	-	8,00,99,149	-	21,48,42,236
Trade and other payables	2,40,92,096	1,16,16,797	1,24,75,299	-	-	2,40,92,096

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, 2020 and March 31, 2019.

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 less cash and short term deposits.

Pariculars	**As At 31/03/2020**	**As At 31/03/2019**
Loans and Borrowings	1,11,51,34,858	1,62,32,93,419
Less: Cash and cash equivalents + Bank Deposits	69,36,208	1,73,01,164
Net Debt	1,10,81,98,650	1,60,59,92,255
Total Capital	1,28,18,10,976	73,97,15,936
Capital+Net Debt	2,39,00,09,626	2,34,57,08,191
Gearing Ratio	0.46	0.68

34 Lease:

The company provides units at its mall on license basis for which it charges license fees. The license agreements are generally for the period of 1 years to 5 years. The terms also provides for escalation of license fees and other charges on periodical basis. Generally, the company has right to terminate the license agreement by giving advance notice as stipulated therein. .

Future minimum License Fees receivable under Leave and License agreements for non-expired lock in period as at 31st March 2020 are as follows:

Particulars	Within one year	After one year but not more than five years	More than five years	Total
As on 31st March 2020	18,82,37,809	32,53,43,710	-	51,35,81,518
As on 31st March 2019	11,36,81,376	10,62,36,667	-	21,99,18,043

Figures mentioned in above table are as per Leave and License Agreements with Licenses and this excludes any concession given or may be given" (Refer Note 40)

35 Related party Disclusure:

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	Ultimate holding company
2	Market City Resources Private Limited	Fellow Subsidiary
3	Island Star Mall Developers Private Limited	Fellow Subsidiary
4	Offbeat Develpoers Private Limited	Fellow Subsidiary
5	Palladium Construction Private Limited	Fellow Subsidiary
6	Classic Mall Development Company Limited	Associate of holding company

b) Transactions during the year with related party:

(Amount in ₹)

Sr. No.	Nature of Transaction	Name of Company						
		The Phoenix Mills Limited	Phoenix Hospitality Company Private Limited	Market City Resources Private Limited	Offbeat Developers Private Limited	Classic Mall Development Company Limited	Island Star Malls Developers Private Limited	Total
1	Interest on Short Term Borrowings	- (10,43,014)	- (-)	- (-)	- (-)	3,56,16,803 (4,51,73,801)	- (-)	3,56,16,803 (4,62,16,815)
2	Issuance of Optionally Fully Convertible Debentures	- (43,85,00,000)	- (-)	- (-)	54,25,00,000 (-)	- (-)	- (-)	54,25,00,000 (43,85,00,000)
3	Redemption of Optionally Fully Convertible Debentures	- (5,75,00,000)	- (-)	- (-)	- (-)	- (-)	- (-)	- (5,75,00,000)
4	Interest on Debentures	814 (620)	60 (60)	- (-)	125 (-)	- (-)	- (-)	999 (680)
5	Reimbursement of Expenses	- (-)	- (-)	- (15,822)	7,68,000 (-)	- (-)	- (-)	7,68,000 (15,822)
6	Business Support Services	- (-)	- (-)	- (-)	5,22,10,200 (2,50,00,000)	- (-)	- (-)	5,22,10,200 (2,50,00,000)
7	Repayment of Inter Corporate Deposits	- (-)	- (-)	- (-)	- (-)	47,50,00,000 (-)	- (-)	47,50,00,000 (-)
8	Other Deposit refunded	(18,85,00,000)	- (-)	- (-)	- (-)	- (-)	- (25,00,00,000)	- (43,85,00,000)

c) Closing Balance as on March 31, 2020:

(Amount in ₹)

Sr. No.	Nature of Transaction	Name of Company				
		The Phoenix Mills Limited	Phoenix Hospitality Company Private Limited	Offbeat Developers Private Limited	Classic Mall Development Company Limited	Total
1	Optionally Fully Convertible Debentures	81,20,00,000 (81,20,00,000)	6,01,18,300 (6,01,18,300)	54,25,00,000 (-)	- (-)	1,41,46,18,300 (87,21,18,300)
2	Inter Corporate Deposits	- (-)	- (-)	- (-)	- (47,50,00,000)	- (47,50,00,000)
3	Advance to Vendors	- (-)	- (-)	76,800 (-)	- (-)	76,800 (-)
4	Trade Receivables	- (-)	- (-)	5,09,87,016 (-)	- (-)	5,09,87,016 (-)
5	Interest Accrued and not due	814 (-)	60 (-)	125 (-)	3,20,55,123 (6,52,46,455)	3,20,56,122 (6,52,46,455)

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

1 The transcations with related parties are made on terms equivalent to those that prevail in arm's length transactions.

2 Review of outstanding balances is undertaken each financial period through examining the financial position of the related party and market in which related party operates. These balances are unsecured and their settlement occurs through Banking channel.

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March, 2020

(Amount in ₹)

Particulars	2019-20	2018-19
36 Taxation		
Income tax related to items charged or credited to profit or loss during the year:		
A Statement of Profit or Loss		
1 Current Income Tax	-	-
	-	-
2 Deferred Tax expenses/ (benefits):		
Relating to origination and reversal of temporary differences	(4,49,757)	(2,49,451)
	(4,49,757)	(2,49,451)
Total Income tax Expenses (1 to 2)	(4,49,757)	(2,49,451)
B Reconciliation of Current Tax expenses:		
Profit /(Loss) from Continuing operations	(6,98,081)	89,77,249
Applicable Tax Rate	25.17%	25.75%
Computed tax expenses	(1,75,693)	23,11,642
Additional allowances for tax purpose	(75,55,458)	(4,56,20,984)
Additional allowances for capital gain	-	(18,650)
Expenses not allowed for tax purposes	1,48,99,737	66,83,378
Other temporary allowances	1,02,170	72,092
Taxes on Carry Forward Losses	(72,70,756)	3,65,72,522
Total	-	-
C Deferred Tax Recognised in statement of profit and Loss relates to the following:		
Accelerated depreciation for tax purpose	92,618	17,031
Expenses allowable on payment basis	(74,771)	(22,828)
Provision for loss allowance	(5,07,185)	(2,43,654)
Due to change in Tax rate	39,581	-
Deferred Tax Liabilities/ (Asset)	(4,49,757)	(2,49,451)
D Reconciliation of deferred tax liabilites/(asset) net:		
Opening balance as on 1st April	7,47,570	4,98,119
Tax expenses / (income) during the year	4,49,757	2,49,451
Closing balance as on 31st March	11,97,327	7,47,570
37 Employees Benefits:		
Expenses recognised for Defined contribution plan:		
Company's Contribution to Provident Fund	7,57,766	6,50,483
Company's Contribution to Employees State Insurance	-	8,095
	7,57,766	6,58,578

Expenses recognised for Defined benefits plan:

The company provides gratuity benefit to its employees which are a defined benefit plan. The present value of obligations is determined based on actuarial valuation using the Projected Unit Credit Method.

	Gratuity (Funded)	
	2019-20	2018-19
1 Change in Defined Benefit Obligation during the year		
Defined Benefit Obligation at the beginning of the year	17,02,092	13,31,171
Interest Cost	1,44,938	1,22,637
Current Service Cost	2,06,967	1,88,657
Benefits paid during the year	-	-
Actuarial (gain)/loss on Defined Benefit Obligation	38,466	59,627
Past Service Cost	-	-
Defined Benefit Obligation at the end of the year	20,92,463	17,02,092

GRACE WORKS REALTY & LEISURE PRIVATE LIMITED
Notes to Financials Statements for the year ended 31st March, 2020

(Amount in ₹)

2 Change in fair value of Plan Assets during the year		
Fair value of Plan Assets at the beginning of the year	21,58,412	19,95,980
Expected Return on plan assets	1,64,263	1,61,920
Contribution	99,988	90,189
Benefits paid during the year	-	-
Actuarial (gain)/loss on Plan Asset	(1,18,170)	(89,677)
Fair value of Plan Assets at the end of the year	23,04,493	21,58,412
3 Amount to be recognized in Balance sheet:		
Present value of Defined Benefit Obligation	20,92,463	17,02,092
Fair Value of plan assets at the end of the year	23,04,493	21,58,412
Amount recognized in Balance sheet	(2,12,030)	(4,56,320)
4 Expenses recognised in the statement of Financial position for the year		
Current Service Cost	2,06,967	1,88,657
Interest cost on obligation	1,44,938	1,22,637
Expected Return on plan assets	(1,64,263)	(1,61,920)
Expense recognized in the statement of Profit & Loss account	1,87,642	1,49,374
5 Recognised in Other Comprehensive income for the year		
Remeasurement due to:		
Effect of change in financial assumptions	87,654	82,168
Effect of experience adjustments	(49,188)	(22,541)
Return on plan of assets(excluding interest)	1,18,170	89,677
Net Actuarial (gain)/loss recognized for the year	1,56,636	1,49,304
6 Maturity profile of defined benefit obligation		
Within the next 12 months	1,14,690	77,779
Between 2 to 5 years	5,10,588	4,54,078
Between 5 to 10 years	7,20,082	6,43,591
7 Acturial assumptions used for estimating defined benefit obligations		
Discount Rate	6.70%	7.75%
Salary Escalation Rate	0% for first year 5% for next year & 7% thereafter	7.50%
Expected Rate of Return on Assets	6.70%	7.75%
Attrition/ Withdrawal Rate	5%	5%
Mortality Rate	IALM (2012-14) Ultimate	IALM (2006-08) Ultimate
The weighted average duration of plan	11.79 years	12.15 years

Notes:

1 Salary escalation rate is arrived after taking into account regular increaments, price inflation and promotion and other relevant factors such as supply and demand in employment market.

2 Discount rate is based on prevailing market yields of Indian Government Securities as at balance sheet date for estimated term of obligations.

3 Attrition rate/ withdrawal rate is based on Company's policy towards retention of employees, historical data and industry outlook.

4 Expected contribution to defined benefit plans for the financial year 2020 - 21 is ₹ Nil

5 The above information is certified by actuary.

8 Sensitivity analysis:

Increase/ (decrease) on present value of defined benefits obligations at the end of the year:

Change in assumption	Change in assumption	Effect on Gratuity obligation 2019-20	2018-19
Discount rate	1%	(1,94,356)	1,58,413
	-1%	2,26,692	(1,84,494)
Salary Escalation rate	1%	1,10,496	(1,18,117)
	-1%	(1,22,628)	1,17,021
Withdrawal rate	1%	31,322	(28,376)
	-1%	(38,010)	34,354

These gratuity plan typically expose the Company to actuarial risks such as: investment risk, interest risk, longevity risk and salary risk.

Investment Risk:

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. For other defined benefit plans, the discount rate is determined by reference to market yield at the end of reporting period on high quality corporate bonds when there is a deep market for such bonds; if the return on plan asset is below this rate, it will create a plan deficit.

Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan debt investments.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

Unfunded scheme - Earned Leaves

Particulars	2019-20	2018-19
Present value of funded obligations	11,50,657	8,63,076
Expenses recognised in the statement of profit and loss	3,16,181	1,38,999
In Other comprehensive income		
Actuarial (Gain) / Loss - Plan liabilities	-	-
Actuarial (Gain) / Loss - Return On Plan Assets	-	-
Net (Income)/ Expense For the period Recognized in OCI	-	-
Discount rate (per annum)	6.70%	7.75%
Salary escalation rate (per annum)	0% for first year 5% for next year & 7% thereafter	7.50%

38 Earning per share:

Reconciliation of Equity shares in computing weighted average number of equity shares

		2019-20	2018-19
a)	Weighted Average number of equity shares - Basics		
	Issued fully paid equity shares as on April 1, 2019	67,568	67,568
b)	Weighted Average number of equity shares - Diluted		
	Weighted Average number of equity shares - Basics	67,568	67,568
	Equity Shares issuable on conversion of Optionally Convertible Debentures	99,73,096	68,16,183
		1,00,40,664	68,83,751
c)	Net profit after tax as per Statement of Profit and Loss	(2,48,324)	92,26,700
	Add: Interest on debentures after tax	999	551
	Net profit after tax as per Statement of Profit and Loss available for equity shareholders	(2,47,325)	92,27,251
d)	Basic Earnings per share (₹)(c/a)	(3.68)	136.55
e)	Diluted Earnings per share (₹)*	(3.68)	1.34
f)	Face value per equity share (₹)	10	10

* Antidilutive, hence same as Basic EPS only for current year

39 Segment reporting:

The Company is mainly engaged in real estate activities catering to Indian customers. Accordingly, the Company has only one identifiable segment reportable under IndAS 108"Operating Segment".

Board of Directors (the'Chief Operational Decision Maker as defined in INDAS108 – Operating Segments) monitors the operating results of the entity's business for the purpose of making decisions about resource allocation and performance assessment.

The revenues from transactions with a single customer not amount to 10 per cent or more of an entity's revenues. For broad category of services rendered refer note no. 24.

(Amount in ₹)

40 Covid -19 outbreak has been declared as a pandemic by the WHO, subsequently the Government of India has initiated a series of measures to contain the outbreak, including imposing multiple 'lock-downs' across the country, from March 24, 2020. This has posed significant challenges to the business of the Company. As per the directives of the Central/State Governments it was mandated to close all business activities of the company during the lockdown period.

During the period commencing from the start of the lockdown, the Company has taken various measures to rationalize fixed costs including but not limited to energy conservation, resource deployment and deferral of certain non-critical upgrades. Being sensitive to the impact of lockdown on the retail partners, the company has provided certain concessions /relief/ moratorium on rentals to its retailers for the period of lockdown. Further, the benefit of reduced fixed costs due to various rationalisation measures undertaken has been passed on by the Company to its retailer partners in form of reduced common area maintenance charges. Collections of rent and other charges from tenants of commercial offices are not impacted.

The Company has assessed the potential impact of Covid-19 on its capital and financial resources, profitability, liquidity position, ability to service debt and other financing arrangements, supply chain and demand for its services. In order to conserve its cash flows the Company has availed moratorium offered by banking partners as per the RBI guidelines on principal & interest for a period of 6 months.

It has also assessed the potential impact of Covid-19 on the carrying value of property, plant & equipment, Capital work in Progress, intangible assets, investments, trade receivables and other current assets appearing in the financial statements of the company. In developing the assumptions and estimates relating to the future uncertainties in the economic conditions because of this pandemic, the company as at the date of approval of these Financial statements has used internal and external sources of information and based on current estimates, expects to recover the carrying amounts of these assets. Considering the uncertainties involved in estimating the impact of this pandemic, the future impact of this pandemic may be different from those estimated as on the date of approval of these standalone financial statements.

41 Trade receivables and trade payables are subject to confirmation and reconciliation, if any. The same is not expected to have any material impact on the financial statements.

42 The previous year figures have been regrouped, reworked, rearranged and reclassified, whenever necessary and are to be read in relation to the amounts and other disclosures relating to the current year.

For **D T S & Associates LLP**
(Firm Registration No: 142412W/W100595)
Chartered Accountants

For and on behalf of the Board of Directors

Ashish G. Mistry
Partner
Membership No. 132639

Nilesh Louzado
Director
(DIN : 03311327)

Rajesh Patil
Director
(DIN : 07466330)

Place : Mumbai
Date : June 24, 2020