

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Financial Statements

together with the

Independent Auditors' Report

for the year ended 31 March 2018

Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Financial statements together with the Independent Auditors' Report
for the year ended 31 March 2018

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B S R & Co. LLP

Chartered Accountants

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Independent Auditors' Report

To the Members of

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Report on the audit of financial statements

We have audited the accompanying financial statements of Godrej Projects Development Limited *(Formerly known as Godrej Projects Development Private Limited)* ('the Company'), which comprise the balance sheet as at 31 March 2018, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the Statement of cash flows for the year then ended, and summary of the significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

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

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

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.

Auditors' responsibility

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

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

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



B S R & Co (a partnership firm with
Registration No. BA61223) converted into
B S R & Co. LLP (a Limited Liability, Partnership
with LLP Registration No. AAB-8181)
with effect from October 14, 2013

Registered Office:
5th Floor, Lodha Excelus
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011, India

Independent Auditors' Report (Continued)
Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Auditors' responsibility (Continued)

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

We are also responsible to 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 entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern.

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

Opinion

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

Other Matters

The comparative financial information of the Company as at and for the year ended 31 March 2017 included in these financial statements, are based on the previously issued financial statements prepared in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act and audited by Kalyaniwalla & Mistry LLP for the year ended 31 March 2017 whose report dated 3 May 2017 expressed an unmodified opinion on those financial statements.

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 Section 143(11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the said Order.



Independent Auditors' Report (Continued)
Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Report on other legal and regulatory requirements (Continued)

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

- (a) we have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
- (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) the balance sheet, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity dealt with by this report are in agreement with the books of account;
- (d) in our opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act;
- (e) on the basis of written representations received from the directors as on 31 March 2018, and taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2018, from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
- (g) with respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us :
 - i. the Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 39 to the financial statements;
 - ii. the Company has made provisions, as required under the applicable law or accounting standards, for material foreseeable losses on long-term contracts. Refer Note 9 to the financial statements. The Company did not have any material foreseeable losses on derivative contracts;
 - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company; and
 - iv. the disclosures in the financial statements regarding holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018. However, amounts as appearing in the audited financial statements for the period ended 31 March 2017 have been disclosed. .

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No : 101248W/W-100022



Mansi Pardiwalla
Partner

Membership No: 108511

Mumbai
May 2, 2018

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure A to the Independent Auditors' Report – 31 March 2018

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2018, we report the following:

- (i)
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The Company has a regular programme of physical verification of its fixed assets, by which all fixed assets are verified in a phased manner over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In accordance with the above programme, the Company has verified certain fixed assets during the year and no discrepancies were noticed in respect of assets verified during the year.
 - (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no immovable properties held in the name of the Company. Accordingly, paragraph 3 (i) (c) of the Order is not applicable to the Company.
- (ii) The inventory comprising of construction work-in-progress and cost of development rights in identified land has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. No discrepancies noticed on verification between the physical stocks and the book records.
- (iii) The Company has granted unsecured loans to 1 company and 2 limited liability partnerships covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). The Company has not granted any loans, secured or unsecured, to body corporates, firms or other parties covered in the register required to be maintained under Section 189 of the Act.
 - (a) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the rate of interest and other terms and conditions of unsecured loans granted by the Company to companies and limited liability partnerships covered in the register required to be maintained under Section 189 of the Act are not, prima facie, prejudicial to the interests of the Company.
 - (b) According to the information and explanations given to us and based on the audit procedures conducted by us, the unsecured loans granted to companies and limited liability partnerships and interest thereon are repayable on demand. The borrowers have been regular in payment of principal and interest as demanded.
 - (c) There are no overdue amounts of more than 90 days in respect of the unsecured loans granted to companies and limited liability partnerships by the Company.
- (iv) In our opinion and according to the information and explanations given to us and based on the audit procedures conducted by us, the Company has complied with the provisions of Section 185 and 186 of the Act, with respect to loans granted, guarantees provided and investments made by the Company. The Company has not provided any security during the year to the parties covered under Sections 185 and 186 of the Act. Accordingly, compliance under Section 185 and 186 of the Act in respect of providing securities is not applicable to the Company.

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Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure A to the Independent Auditors' Report – 31 March 2018 (Continued)

- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the records.
- (vii)(a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State Insurance, Value added tax, Goods and Service tax, Professional tax, Cess and other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities. Amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Income-tax, Service tax and other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases. As explained to us, the Company did not have any dues on account of Duty of excise, Sales tax and Duty of customs.

According to the information and explanations given to us, no undisputed amounts payable in respect of Provident fund, Employees' State Insurance, Income-tax, Service tax, Value added tax, Goods and Service tax, Professional tax, Cess and other material statutory dues were in arrears as at 31 March 2018 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of Goods and Service tax, Service tax and Value added tax which have not been deposited with the appropriate authorities on account of any dispute. According to the information and explanations given to us, the following dues of Income-tax have not been deposited as on 31 March 2018 by the Company on account of disputes:

Name of the statute	Nature of the dues	Demand Rupees in lakhs	Amount not deposited on account of demand Rupees in lakhs	Financial year (F.Y.) to which the amount relates	Forum where dispute is Pending
Income-tax Act, 1994	Income-tax	477.51	477.51	2013-14	Commissioner of Income-tax (Appeals)
Income-tax Act, 1994	Income-tax	2582.04	2549.57	2014-15	Commissioner of Income-tax (Appeals)
Income-tax Act, 1994	Income-tax	2,386.81	2,386.81	2015-16	Commissioner of Income-tax (Appeals)

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Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure A to the Independent Auditors' Report – 31 March 2018

(Continued)

- (viii) The Company does not have any loans or borrowings from government or outstanding dues to any financial institutions or banks or dues to debenture holders during the year. Accordingly, paragraph 3 (viii) of the Order is not applicable to the Company.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has neither paid nor provided for managerial remuneration during the year. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company as specified in Nidhi Rules, 2014. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure A to the Independent Auditors' Report – 31 March 2018

(Continued)

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

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No : 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai
May 2, 2018

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure B to the Independent Auditors' Report – 31 March 2018

(Referred to in our report of even date)

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

We have audited the internal financial controls over financial reporting of Godrej Projects Development Limited (formerly known as Godrej Projects Development Private Limited) ("the Company") as of 31 March 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing issued by ICAI and deemed to be prescribed under Section 143(10) of the 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Annexure B to the Independent Auditors' Report – 31 March 2018

(Continued)

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai

May 2, 2018

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Balance Sheet

as at March 31, 2018

(Currency in INR Lakhs)

Particulars	Note	As at March 31, 2018	As at March 31, 2017
ASSETS			
Non Current Assets			
Property, Plant and Equipment	2	401.79	548.23
Intangible Assets	3	15.40	20.13
Financial Assets			
Investments in Subsidiaries and Joint Ventures	4	1,780.71	453.61
Other Investments	5	15,261.16	10,084.23
Other Non-Current Financial Assets	6	1.29	0.23
Deferred Tax Assets (Net)	7	11,490.17	6,435.14
Income Tax Assets (Net)	8	1,351.51	929.55
Total Non-Current Assets		30,302.03	18,471.12
Current Assets			
Inventories	9	24,845.81	39,950.11
Financial Assets			
Investments	10	4,471.57	4,577.24
Trade Receivables	11	7,432.45	6,932.39
Cash and Cash Equivalents	12	1,536.88	67.44
Bank Balances other than above	13	1,353.26	569.32
Loans	14	13,534.68	1,163.42
Other Current Financial Assets	15	7,648.13	20,169.64
Other Current Non Financial Assets	16	5,987.03	4,556.84
Total Current Assets		66,809.81	77,986.40
TOTAL ASSETS		97,111.84	96,457.52
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	17	23.16	23.16
Other Equity	18	(4,180.86)	11,217.38
Total Equity		(4,157.70)	11,240.53
LIABILITIES			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	19	5.10	5.10
Provisions	20	0.56	0.68
Total Non-Current Liabilities		5.66	5.78
Current Liabilities			
Financial Liabilities			
Borrowings	21	88,044.62	71,537.70
Trade Payables	22	5,321.53	4,603.54
Other Financial Liabilities	23	1,032.48	1,180.52
Other Non Financial Liabilities	24	6,585.55	7,823.48
Provisions	25	13.46	7.98
Current Tax Liabilities (Net)	26	266.24	57.99
Total Current Liabilities		101,263.88	85,211.21
TOTAL EQUITY AND LIABILITIES		97,111.84	96,457.52

Significant Accounting Policies

The accompanying notes 1 to 50 form an integral part of the Financial Statements.

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No : 108511

Mumbai

May 02, 2018

For and on behalf of the Board of Directors of

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)



Rajib Das

Director

DIN: 07619463

Mumbai

May 02, 2018



Rabikant Sharma

Director

DIN: 06942339

Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Statement of Profit And Loss
for the year ended March 31, 2018

(Currency in INR Lakhs)

Particulars	Note	For the Year ended March 31, 2018	For the year ended March 31, 2017
INCOME			
Revenue from Operations	27	19,917.84	21,010.78
Other Income	28	2,145.27	4,213.64
Total Income		22,063.11	25,224.42
EXPENSES			
Cost of Sales	29	27,504.63	18,292.89
Employee Benefits Expense	30	141.08	132.85
Finance Costs	31	4,087.58	5,100.14
Depreciation and Amortisation Expense	32	198.69	166.34
Other Expenses	33	10,589.20	5,346.18
Total Expenses		42,521.18	29,038.40
(Loss) Before Tax		(20,458.07)	(3,813.98)
Tax Expense			
Current Tax	7(b)	(15.65)	497.31
Deferred Tax (Credit)	7(a)	(5,048.35)	(1,651.80)
Total Tax Expense		(5,064.00)	(1,154.49)
(Loss) for the Year		(15,394.07)	(2,659.49)
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan		(6.19)	(1.01)
Tax on above	7(a)	1.91	0.35
Other Comprehensive Income for the year (Net of Tax)		(4.28)	(0.66)
Total Comprehensive Income for the Year		(15,398.35)	(2,660.15)
Earnings Per Equity Share (Amount in INR)			
Basic	34	(6,648.21)	(1,148.56)
Diluted	34	(6,648.21)	(1,148.56)

Significant accounting policies

The accompanying notes 1 to 50 form an integral part of the Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla
Partner
Membership No : 108511

Mumbai
May 02, 2018

For and on behalf of the Board of Directors of
Godrej Project Development Limited
(Formerly known as Godrej Projects Development Private Limited)



Rajib Das
Director
DIN: 07619463

Mumbai
May 02, 2018



Rabikant Sharma
Director
DIN: 06942339

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Statement of Changes in Equity for the year ended March 31, 2018

(Currency in INR Lakhs)

a) Equity Share Capital

Particulars	As at	As at
	March 31, 2018	March 31, 2017
Balance at the beginning of the year	23.16	23.16
Changes in equity share capital during the year	-	-
Balance at the end of the reporting year	23.16	23.16

b) Other Equity

Particulars	Reserves and Surplus			Total
	Capital Reserve	Securities Premium	Retained Earnings	
Balance as at March 31, 2016	-	5,567.58	10,153.10	15,720.68
Total Comprehensive Income:				
i) (Loss) for the Year	-	-	(2,659.49)	(2,659.49)
ii) Remeasurements of the defined benefit plan	-	-	(0.66)	(0.66)
iii) On amalgamation (Refer note (a) in Note no 4)	(1,843.15)	-	-	(1,843.15)
Balance as at March 31, 2017	(1,843.15)	5,567.58	7,492.95	11,217.38
i) (Loss) for the Year	-	-	(15,394.07)	(15,394.07)
ii) Remeasurements of the defined benefit plan	-	-	(4.28)	(4.28)
iii) On amalgamation (Refer note (a) in Note no 4)	0.10	-	-	0.10
Balance as at March 31, 2018	(1,843.05)	5,567.58	(7,905.40)	(4,180.87)

The accompanying notes 1 to 50 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla
Partner
Membership No : 108511

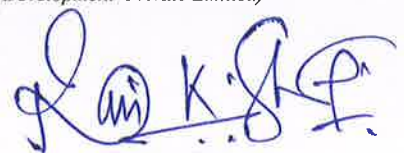
Mumbai
May 02, 2018

For and on behalf of the Board of Directors of
Godrej Project Development Limited
(Formerly known as Godrej Projects Development Private Limited)



Rajib Das
Director
DIN: 07619463

Mumbai
May 02, 2018



Rabikant Sharma
Director
DIN: 06942339

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Statement of Cash Flows

for the year ended March 31, 2018

(Currency in INR Lakhs)

Particulars	For the Year ended March 31, 2018	For the year ended March 31, 2017
Cash Flow from Operating Activities		
(Loss) before Taxation	(20,458.07)	(3,813.99)
Adjustment for:		
Depreciation and Amortisation Expense	198.69	166.34
Finance Costs	4,087.58	5,100.14
Bad Debts written off	3,103.56	-
Interest Income	(1,778.36)	(3,493.75)
Profit on sale of Investments(Net)	(366.91)	(719.89)
Operating Loss before working capital changes	(15,213.51)	(2,761.15)
Adjustment for:		
(Decrease) in Non Financial Liabilities	(1,238.75)	(7,411.89)
Increase/(Decrease) in Financial Liabilities	514.21	(1,964.79)
(Increase)/Decrease in Inventories	13,771.78	(3,839.50)
(Increase) in Non Financial Assets	(1,430.19)	(4,254.34)
(Increase) in Financial Assets	4,985.06	(19,841.51)
Taxes Paid (Net)	16,602.11	(37,312.03)
Net Cash Flow from Operating activities	1,185.78	(40,618.77)
Cash Flow from Investing Activities		
Purchase of Property, Plant & Equipment and Intangible Assets	(47.52)	(145.36)
Proceeds in redemption of investments in mutual funds	472.57	-
Proceeds in redemption of investments in subsidiaries (Refer note 50)	(1,327.00)	-
Investment in debentures of subsidiaries and joint ventures (Refer note 50)	(5,096.60)	14,199.17
Loan given to subsidiaries and joint ventures (net)	(12,225.60)	-
Interest Received	4,699.60	520.66
Net Cash Flow from Investing Activities	(13,523.94)	14,574.47
Cash Flow from Financing Activities		
Proceeds from / (Repayment of) Short Term Borrowings (net)	13,807.60	25,222.23
Payment of Dividend with DDT	-	(0.43)
Net Cash Flow from Financing Activities	13,807.60	25,221.79
Net Increase in Cash & Cash Equivalent	1,469.45	(822.50)
Cash & Cash Equivalent -Opening Balance	67.44	889.94
Cash & Cash Equivalent -Closing Balance	1,536.88	67.44

Notes :

1. The cash flow statement has been prepared under the 'Indirect Method' as set out in Indian Accounting Standard 7 (Ind AS 7) on Cash Flow Statement.

2. The above Statement of Cash Flow include INR 7.00 lacs (Previous Year 2016: INR 44.57 lacs) towards Corporate Social Responsibility (CSR) activities (Refer Note 42).

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Statement of Cash Flows (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3. Reconciliation of Cash and Cash Equivalents as per the Statement of Cash Flows

Cash and Cash Equivalents as per the above comprise of the following:

Particulars	March 31, 2018	March 31, 2017
Cash and Cash Equivalent (Refer Note 15)	1,536.88	67.44
Less: Bank Overdrafts repayable on Demand (Refer Note 25)	-	-
Cash and Cash Equivalents	1,536.88	67.44

The accompanying notes 1 to 50 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No : 108511

Mumbai

May 02, 2018

For and on behalf of the Board of Directors of
Godrej Project Development Limited

(Formerly known as Godrej Projects Development Private Limited)



Rajiv Das

Director

DIN: 07619463

Mumbai

May 02, 2018



Rabikant Sharma

Director

DIN: 06942339

Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements

for the year ended March 31, 2018

(Currency in INR Lakhs)

1 Company Overview

Godrej Projects Development Limited (“the Company”) (formerly known as Godrej Projects Development Private Limited) is engaged primarily in the business of real estate construction, development and other related activities. The Company is a private limited Company incorporated and domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai-400079.

2 Basis of preparation and measurement

The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 (“the 2013 Act”) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and the relevant provisions and amendments, as applicable. The Financial Statements have been prepared on accrual basis under the historical cost convention except certain financial instruments, defined benefit plans measured at fair value.

The Financial Statements of the Company for the year ended March 31, 2018 were approved by the Board of Directors and authorised for issue on May 2, 2018.

a) Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realization of project into cash and cash equivalents and range from 3 to 7 years. Accordingly project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

b) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the company. All financial information presented in Indian rupees has been rounded to the nearest lakh, unless otherwise stated.

c) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

2 Basis of preparation and measurement (Continued)

c) Use of Estimates and Judgements (Continued)

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Evaluation of percentage completion for the purpose of revenue recognition*

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined.

- *Useful life and residual value of property, plant and equipment and intangible assets*

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013 or based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

The estimation of residual values of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

- *Recognition and measurement of defined benefit obligations*

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

- *Fair value measurement of financial instruments*

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Changes in assumptions relating to these assumptions could affect the fair value of financial instruments.

- *Recognition of Deferred Tax Asset*

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

2 Basis of preparation and measurement (Continued)

c) Use of Estimates and Judgements (Continued)

- *Provisions and Contingencies*

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

d) Standards issued but not yet effective

Ind AS 115 - Revenue from Contracts with Customer (the new revenue recognition standard) has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and will be effective from April 01, 2018. Hence, from April 01, 2018, revenue recognition of the Company shall be driven by this standard.

IND AS 115 provides guidance on how the entity shall recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This accounting change will bring about significant changes in the way companies recognise, present and disclose their revenue.

The company is currently evaluating the effect of this standard.

e) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

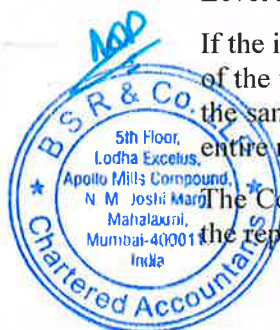
Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies

a. Property, Plant and Equipment, depreciation and amortisation

i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from financial statement, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of Property, plant and equipment recognised in the statement of profit and loss account in the year of occurrence.

ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

iii) Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the Company has been provided as per the written down value method as per the useful lives of the respective item of property, plant and equipment specified in Schedule II to the Companies Act, 2013..

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

b. Intangible assets and Amortisation

i) Recognition and Measurement:

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

i. Subsequent Expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

ii. Amortisation

Intangible assets are amortised over their estimated useful life on Straight Line Method.

Intangible Assets are amortised over a period of six years.

c. Impairment of non-financial assets

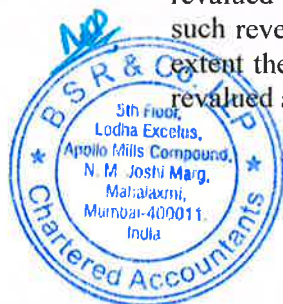
The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

Goodwill on business combination is not amortised but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

d. Foreign currency transactions/translations

- Transactions in foreign currencies are translated to the Company's functional currency at exchange rates at the dates of the transactions.
- Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.
- Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.
- Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in the Statement of Profit and Loss in the period in which they arise.

e. Investment in Subsidiaries, joint ventures and associate

Investments in equity shares of Subsidiaries, Joint Ventures and Associate are recorded at cost and reviewed for impairment at each reporting date.

f. Financial instruments

1. Financial Assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

f. Financial instruments (Continued)

I. Financial Assets (Continued)

Debt instruments at amortised cost

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

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

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

Debt instruments at Fair Value through Profit or Loss

Debt instruments included within the fair value through profit and loss (FVTPL) category are measured at fair value with all changes recognised in the Statement of Profit and Loss.

Equity investments

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

f. Financial instruments (Continued)

I. Financial Assets (Continued)

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
 - (a) the Company has transferred substantially all the risks and rewards of the asset, or
 - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade 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 Expected Credit Loss at each reporting date, right from its initial recognition.

II. Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

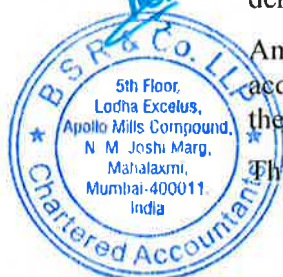
All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised.

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

This category generally applies to loans and borrowings.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

f. Financial instruments (Continued)

II. Financial Liabilities (Continued)

Derecognition

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

Offsetting of financial instruments

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

III Share Capital

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

g. Inventories

Inventories comprising of completed flats and construction-work-in progress are valued at lower of Cost or Net Realisable value.

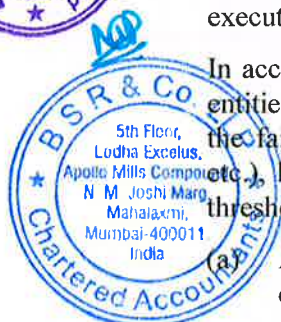
Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

h. Revenue Recognition

The Company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognised in Statement of Profit and Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the Company on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), construction revenue on such projects, measured at the fair value (i.e. adjusted for discounts, incentives, time value of money adjustments etc.), have been recognised on percentage of completion method provided the following thresholds have been met:

All critical approvals necessary for the commencement of the project have been obtained;



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

h. Revenue Recognition (Continued)

- (b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the contract consideration is realised at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined. Revenue from projects is recognised net of revenue attributable to the land owners. Expected losses, if any, are fully provided for immediately.

The Company has been entering into Development and Project Management agreements with land-owners. Accounting for income from such projects, measured at fair value, is done on accrual basis as per the terms of the agreement.

Company receives maintenance amount from the customers and utilises the same towards the maintenance of the respective projects. Revenue is recognised to the extent of maintenance expenses incurred by the Company towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current liabilities.

Interest income is accounted on an accrual basis at effective interest rate.

Dividend income and share of profit in LLP is recognised when the right to receive the same is established.

i. Income tax

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

i. Income tax (Continued)

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

j. Employee Benefits

Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund are expensed as the related service is provided.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

j. Employee Benefits (Continued)

Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to Statement of Profit and Loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in Statement of Profit and Loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in Statement of Profit and Loss in the period in which they arise.

k. Leases

Finance Lease

Agreements are classified as finance leases, if substantially all the risks and rewards incidental to ownership of the leased asset is transferred to the lessee.

Operating Lease

Agreements which are not classified as finance leases are considered as operating lease.

Operating lease payments/income are recognised as an expense/income in the statement of profit or loss on a straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

l. Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

m. Cash and Cash Equivalents

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

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

n. Earnings Per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

o. Provisions and Contingent Liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

3 Significant Accounting Policies (Continued)

o. Provisions and Contingent Liabilities (Continued)

Contingent liabilities are disclosed in the Notes. Contingent liabilities are disclosed for

- (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

p. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

q. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

2 Property, Plant and Equipment

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION / AMORTISATION			NET BLOCK	
	As at April 01, 2017	Additions during the year	Deductions during the year	As at March 31, 2018	As at April 01, 2017	For the Year	As at March 31, 2018	As at March 31, 2017
Leasehold Improvements	356.33	-	-	356.33	100.59	80.68	181.27	255.74
Office Equipments	66.97	8.93	-	75.90	26.44	20.37	46.81	40.53
Site Equipments	62.82	16.00	-	78.82	4.50	32.21	36.71	58.32
Furniture and Fixtures	218.23	21.98	-	240.21	83.05	39.22	122.27	135.18
Computers	19.29	0.26	-	19.55	9.85	5.77	15.62	9.44
Vehicles	65.13	-	-	65.13	16.11	15.35	31.46	49.02
Total Property, Plant and Equipment	788.77	47.17	-	835.94	240.54	193.60	434.14	548.23



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

Movement during the previous year

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION / AMORTISATION				NET BLOCK		
	As at April 01, 2016	Additions during the year	Deductions during the year	As at March 31, 2017	As at April 01, 2016	For the Year	Deductions	As at March 31, 2017	As at March 31, 2016	
Leasehold Improvements	356.33	-	-	356.33	19.91	80.68	-	100.59	255.74	336.42
Office Equipments	40.57	26.40	-	66.97	11.25	15.19	-	26.44	40.53	29.32
Site Equipments	-	62.82	-	62.82	-	4.50	-	4.50	58.32	-
Furniture and Fixtures	204.31	13.92	-	218.23	34.31	48.74	-	83.05	135.18	170.00
Computers	10.34	8.95	-	19.29	5.33	4.52	-	9.85	9.44	5.01
Vehicles	32.61	32.52	-	65.13	8.42	7.69	-	16.11	49.02	24.19
Total Property, Plant and Equipment	644.16	144.61	-	788.77	79.22	161.32	-	240.54	548.23	564.94



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

3 Intangible Assets

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK			
	As at April 01, 2017	Additions during the year	Deductions during the year	As at April 01, 2017	For the Year Deductions	Up to March 31, 2018	As at March 31, 2018	As at March 31, 2017
Licences and Software	29.07	0.36	-	8.94	5.09	14.03	15.40	20.13
Total Intangible Assets	29.07	0.36	-	8.94	5.09	14.03	15.40	20.13

Movement during the previous year

Particulars	GROSS BLOCK		ACCUMULATED AMORTISATION		NET BLOCK		
	As at April 01, 2016	Additions during the year	Deductions during the year	As at April 01, 2016	For the Year Deductions	As at March 31, 2017	As at March 31, 2016
Licences and Software	28.32	0.75	-	3.92	5.02	8.94	24.40
Total Intangible Assets	28.32	0.75	-	3.92	5.02	8.94	24.40



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

March 31, 2018 March 31, 2017

4 Investment in Subsidiaries and Joint Ventures

a) Investments in Equity Instruments (Fully Paid up unless stated otherwise)

(i) Investments in Subsidiary Companies

5,000 (Previous Year : 5,000) Equity Shares of INR 10/- each of Godrej Home Developers Private Limited	0.50	0.50
Nil (Previous Year: 18,431,477) Equity Shares of INR 10/- each of Godrej Vikhroli Properties India Limited (Refer note (a) below)	-	-
1 (Previous Year: 1) Equity Shares of INR 10/- each of Prakritiplaza Facilities Management Private Limited	0.00	0.00
10,000 (Previous Year : 10,000) Equity Shares of INR 10/- each of Godrej Genesis Facilities Management Private Limited	1.00	1.00

(ii) Investments in Joint Ventures

260,000 (Previous Year :100) Equity Shares of INR 10/- each of Godrej Skyline Developers Private Limited	26.00	0.10
25,500 (Previous Year: 25,500) Equity Shares of INR 10/- each of Godrej Landmark Redevelopers Private Limited	2.55	2.55
28,567 (Previous Year 28,567) Equity Shares of INR 10/- each of Godrej Redevelopers Mumbai Private Limited	444.06	444.06

b) Investments in Preference Shares (Fully paid up unless stated otherwise) (At Amortised cost)

(i) Investments in Subsidiary Companies

510 (Previous Year: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each of Godrej Highrises Properties Private Limited (Refer note (a) below)	0.05	-
--	------	---

(ii) Investments in Joint Ventures

13,000,000 (Previous Year: Nil) 0.01% Redeemable Non-cumulative Preference Shares of INR 10/- each of Skyline Developers Private Limited	1,300.00	-
500 (Previous Year: Nil) 7% Redeemable Non-cumulative Preference Shares of INR 10/- each of Godrej Green Homes Limited (Refer note (a) below)	0.05	-



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
4 Investment in Subsidiaries and Joint Ventures (Continued)		
c) Investments In Limited Liability Partnerships		
(i) Investments in Subsidiaries		
Godrej Developers and Properties LLP	-	0.10
Godrej Highrises Realty LLP	0.10	0.10
Godrej Project Developers & Properties LLP	0.10	0.10
Godrej Land Developers LLP	0.10	0.10
Godrej Skyview LLP	0.10	-
Godrej Athenmark LLP	0.10	-
Godrej Vestamark LLP	0.10	-
Godrej Avamark LLP	0.10	-
Godrej Green Properties LLP	0.10	-
Godrej Projects (Pune) LLP	0.00	-
Godrej Projects (Soma) LLP	0.10	-
Godrej Projects North LLP (formerly known as Godrej Projects (Bluejay) LLP)	0.10	-
(ii) Investments In Joint Ventures		
A R Landcraft LLP	5.00	5.00
Sai Shruti One Hub Project LLP	0.50	-
	1780.71	453.61
INR 0.00 represents amount less than INR 50,000		
<p>Note (a) : During the year, Godrej Vikhroli Properties India Limited (GVPIL) has merged with Godrej Properties Limited (Holding company) w.e.f. 01 April 2017 vide National Law Company Tribunal order dated 30 November 2017. Consequent to the merger, GVPIL ceases to exist. The Company had entered into an arrangement with the Holding company for cancellation of its investments in GVPIL aggregating to INR 1,843.14 lakhs as a consequence of the merger and has received 7% Redeemable Non-Cumulative preference shares of INR 0.05 lakhs each from Godrej Highrises Properties Private Limited (GHRPPL) and Godrej Green Homes Limited (GGHL), aggregating to INR 0.10 lakhs, in exchange as per merger order. The previous financial statements are reinstated for the value of equity instruments cancelled amounting to INR 1,843.14 lakhs has been transferred to capital reserve. Further the investment in 7% preference shares received of GGHL and GHRPPL, amounting to INR 0.10 lakhs has been transferred from capital reserve.</p>		
5 Other Investments (Non - Current)		
(i) Investments in Debentures of Joint ventures (Fully paid up) (at Fair Value through Statement of Profit & Loss)		
462,800 (Previous Year:Nil) 17.45% Unsecured Compulsorily Convertible Debentures of INR 100/- each of Godrej Skyline Developers Private Limited	5,080.01	-
843,736 (Previous Year 843,736) 17.45% Unsecured Compulsorily Convertible Debentures of INR 1000/- each of Godrej Redevelopers Mumbai Private Limited	8,667.82	8,570.90
(ii) Investments in Debentures of Joint ventures(Fully paid up) (at amortised cost)		
1,513,328(Previous Year 15,13,328) 10% Secured Cumulative Optionally Convertible Debentures of INR 100/- each of Godrej Landmark Redevelopers Private Limited	1,513.33	1,513.33
	15,261.16	10,084.23
Aggregate Amount of Unquoted Investments	15,261.16	10,084.23
6 Other Non-Current Financial Assets		
<i>Unsecured, Considered Good</i>		
Deposit with Banks (Refer Note (a) below)	1.29	0.23
	1.29	0.23

(a) Deposit with Banks amounting to INR 1.29 Crore (Previous Year: INR 0.23 Crore) is received from flat buyers and held in trust on their behalf in a corpus fund.



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

7 Deferred Tax Assets and Tax Expense

a) Movement in Deferred Tax Balances

Particulars	Balance as at April 01, 2017	Movement during the year			As at March 31, 2018	
		Recognised in Profit or Loss	Recognised in OCI	Others	Net	Deferred Tax Asset
Deferred Tax Asset						
Depreciation on Property, Plant and Equipment and intangible assets	42.51	24.89	-	-	67.40	67.40
Brought Forward Business Loss under Income Tax Act, 1961	1,203.29	7,273.02	-	-	8,476.31	8,476.31
Unabsorbed Depreciation	27.27	-	-	-	27.27	27.27
Employee benefits	3.00	1.38	1.91	-	6.30	6.30
Inventories written down	4,351.19	(2,261.67)	-	-	2,089.52	2,089.52
MAT Credit	674.92	-	-	-	674.92	674.92
Other items	132.96	10.73	-	4.76	148.45	148.45
Deferred Tax Assets	6,435.14	5,048.35	1.91	4.76	11,490.17	11,490.15

Particulars	Net Balance as at April 01, 2016	Movement during the year			As At March 31, 2017	
		Recognised in Profit or Loss	Recognised in OCI	Other	Net	Deferred Tax Asset
Deferred Tax Asset/(Liabilities)						
Property, Plant and Equipment	23.95	18.56	-	-	42.51	42.51
Brought Forward Business Loss under Income Tax Act, 1961		1,203.29	-	-	1,203.29	1,203.29
Unabsorbed Depreciation		27.27	-	-	27.27	27.27
Employee benefits	2.08	0.92	-	-	3.00	3.00
Inventories	4,351.19	-	-	-	4,351.19	4,351.19
MAT Credit	674.92	-	-	-	674.92	674.92
Other items	(272.04)	401.76	3.24	-	132.96	132.96
Deferred Tax Assets	4,780.10	1,651.80	3.24	-	6,435.14	6,435.14

b) Amounts recognised in Statement of Profit and Loss

Particulars	March 31, 2018	March 31, 2017
Current Tax	(15.65)	497.31
Current Tax	-	-
Tax Adjustment of Prior Years	(15.65)	497.31
Deferred Tax (credit)	(5,048.35)	(1,651.80)
Deferred Tax	(5,048.35)	(1,651.80)
Tax Expense for the year	(5,064.00)	(1,154.49)

c) Reconciliation of Effective Tax Rate

Particulars	March 31, 2018	March 31, 2017
(Loss) Before Tax	20,458.07	3,813.98
Tax Rate	30.90%	29.87%
Tax using the Company's domestic tax rate	6,321.54	1,139.24
Tax effect of:		
Tax-exempt Income	61.37	61.87
Change in recognised deductible temporary differences	(1,781.07)	450.69
Adjustment of tax for prior years	(15.65)	(497.31)
Unabsorbed Losses	407.37	-
Rate difference on account of unabsorbed losses	54.79	-
Tax expense recognised	5,048.35	1,154.49



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
8 Income Tax Assets (Net)		
Advance Tax and Tax deducted at Source (Net)	1,351.51	929.55
	<u>1,351.51</u>	<u>929.55</u>
9 Inventories (Valued at lower of Cost or Net Realisable Value)		
Construction Work in Progress (Refer Note (a) below)	24,845.81	39,950.11
	<u>24,845.81</u>	<u>39,950.11</u>
a) The write down of inventories to net realisable value during the year amounted to INR 7020.21 lakhs (Previous Year : INR Nil)		
10 Investments		
Quoted		
Investment in Mutual Funds carried at Fair Value through Profit or Loss	4,471.57	4,577.24
	<u>4,471.57</u>	<u>4,577.24</u>
Market Value of Quoted Investments		
Aggregate book value of Quoted Investments and Market Value thereof	4,471.57	4,577.24
11 Trade Receivables		
To related parties		
Unsecured, Considered Good	204.68	-
To parties other than related parties		
Unsecured, Considered Good	7,227.77	6,932.39
Unsecured, Considered Doubtful	3,103.56	-
Less: Allowance for Bad and Doubtful Debts	(3,103.56)	-
	<u>7,432.45</u>	<u>6,932.39</u>



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
12 Cash and Cash Equivalents		
Balance With Banks		
in Current Accounts	1,065.06	62.74
in Fixed Deposit Accounts (with maturity less than 3 months)	385.00	1.29
Cheques On Hand	86.35	2.70
Cash On Hand	0.48	0.71
	1,536.88	67.44
13 Bank Balances other than above		
Balance With Banks		
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 months) (Refer Note (a) below)	1,353.26	569.32
	1,353.26	569.32
(a) Fixed deposits held as margin money and lien marked for issuing bank guarantees to INR 538.84 (Previous Year : INR 544.90)		
14 Loans (Current)		
Secured		
Deposits - Projects (Refer Note (a) below)	950.00	950.00
Unsecured, Considered Good		
<i>To related parties</i>		
Loans to Related Parties	12,439.02	213.42
<i>To parties other than related parties</i>		
Others	145.66	-
	13,534.68	1,163.42

(a) Deposits - Projects are Secured against Terms of Development Agreement.



Godrej Projects Development Limited
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Notes forming part of Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
15 Other Current Financial Assets		
Unsecured, Considered Good		
<i>To related parties</i>		
Interest Accrued	1,025.68	4,034.49
<i>To parties other than related parties</i>		
Deposits - Others	2,405.99	3,083.52
Unbilled Revenue	3,728.79	13,040.05
Interest Accrued	18.22	11.59
Balances with Banks in Fixed Deposit Accounts (Refer Note (a) below)	288.39	-
Others	181.05	-
	7,648.13	20,169.64

(a) INR 288.39 Lakhs (Previous Year: Nil) received from flat buyers and held in trust on their behalf in a corpus fund.

16 Other Current Non Financial Assets

Unsecured, Considered Good		
Balances with Government Authorities	2,864.82	3,178.81
Advance to Suppliers & Contractors (Refer Note (a) below)	2,322.47	963.84
Others	799.75	414.19
	5,987.04	4,556.84

(a) Advance to Suppliers and Contractors includes advances amounting to INR 492.86 lakhs (Previous Year: INR 920.15 lakhs) secured against Bank Guarantee.



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

March 31, 2018 March 31, 2017

17 Share Capital

a) Authorised :			
250,000 Equity Shares of INR 10/- each (Previous Year: 250,000 Equity Share of INR 10/- each)	25.00		25.00
150,000 Equity Shares of INR 10/- each (Previous Year: 150,000 Preference Share of INR 10/- each)	15.00		15.00
	40.00		40.00
b) Issued, Subscribed and Paid Up:			
231,552 Equity Shares of INR 10/- each (Previous Year: 231,552 Equity Shares of INR 10/- each) fully paid up	23.16		23.16
	23.16		23.16

50,999 (Previous Year: 50,999) 7% Redeemable non-cumulative preference shares of INR 10 each (total face value of INR 5.10 lakhs) are classified as financial liability (See Note 19)

c) Reconciliation of number of shares outstanding at the beginning and end of the year :

	March 31, 2018		March 31, 2017	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Equity shares :				
Outstanding at the beginning of the year	231,552	23.16	231,552	23.16
Issued during the year	-	-	-	-
Outstanding at the end of the year	231,552	23.16	231,552	23.16
7%, Redeemable non-cumulative preference shares:				
Outstanding at the beginning of the year	50,999	5.10	50,999	5.10
Issued during the year	-	-	-	-
Outstanding at the end of the year	50,999	5.10	50,999	5.10

50,999 (Previous Year: 50,999) 7% Redeemable non-cumulative preference shares of Rs 10 each (total face value of Rs 5.10 lakhs) are classified as financial liability (See Note 19)

d) Shareholding Information

	March 31, 2018		March 31, 2017	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Equity Shares are held by:				
Godrej Properties Limited (Holding Company)	231,552	23.16	231,552	23.16
7%, Redeemable non-cumulative preference Shares are held by:				
Godrej Properties Limited (Holding Company)	50,999	5.10	50,999	5.10

e) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 10/- per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

Rights, preferences and restrictions attached to preference shares

For rights, preferences and restrictions attached to 7%, Redeemable non-cumulative preference shares of Rs 10 each, classified as financial liability, refer note 19.



Godrej Projects Development Limited
(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

17 Share Capital (Continued)

f) **Shareholders holding more than 5% shares in the Company:**

	March 31, 2018		March 31, 2017	
	No. of Shares	%	No. of Shares	%
Equity share :				
Godrej Properties Limited	231,552	100.00%	231,552	100.00%
7%, Redeemable non-cumulative preference shares:				
Godrej Properties Limited	50,999	100.00%	50,999	100.00%

March 31, 2018 **March 31, 2017**

18 Other Equity

i) Capital Reserve on account of amalgamation (Refer note (a) below)	(1,843.05)	(1,843.15)
ii) Securities Premium (Refer Note (b) below)	5,567.58	5,567.58
iii) Retained Earnings (Refer Note (c) below)	(7,905.39)	7,492.95
	<u>(4,180.86)</u>	<u>11,217.38</u>

(b) **Capital Reserve on Account of Amalgamation**

Capital reserves is created on account of cancellation of investment in equity shares of Godrej Vikhroli Properties India Limited (GVPIL) as a result of merger of GVPIL with Godrej Properties Limited "Holding Company" w.e.f. 01 April 2017 vide National Law Company Tribunal order dated 30 November 2017. (Refer note (a) in Note no 4)

(b) **Securities Premium**

The Securities Premium is used to record the premium received on issue of Equity shares. It is utilised in accordance with the provisions of the Act.

(c) **Retained Earnings**

Retained Earnings are the profits/(loss) the the Company has earned till date.

19 Borrowings (Non Current)

Unsecured Preference Shares

7% 50,999 (Previous year : 50,999) Redeemable Non Cumulative Preference Shares

(Refer Note (a) below)

5.10 5.10

5.10 5.10

(a) The 7% Non Cumulative Preference shares are redeemable at par at any time after the end of the first year from the date of the allotment upto the completion of the term of 20 years. The 7% Non Cumulative Preference shares amounting to INR 2.55 lakhs and INR 2.55 lakhs were issued on December 1, 2014 and March 31, 2015 respectively.

20 Provisions (Non Current)

Provision for Employee Benefits

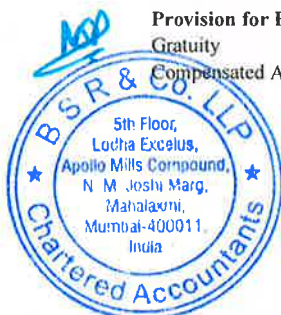
Gratuity

Compensated Absences

0.42 -

0.14 0.68

0.56 0.68



Godrej Projects Development Limited
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Notes forming part of Financial Statements (Continued)

as at March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
21 Borrowings (Current)		
Unsecured Loans		
Loan from Related party (Refer Note (a) below)	88,044.62	71,537.70
	<u>88,044.62</u>	<u>71,537.70</u>
<p>(a) Unsecured Loan is taken from related party, bearing interest @ 8% p.a to 9% p.a (Previous Year Nil%) and is repayable on demand.</p>		
22 Trade Payables (Current)		
Dues to Micro and Small Enterprises	152.68	230.83
Others	5,168.86	4,372.71
	<u>5,321.53</u>	<u>4,603.54</u>
<p>Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue as on March 31, 2018 and March 31, 2017 to Micro, Small and Medium Enterprises on account of principal or interest.</p>		
23 Other Current Financial Liabilities		
Other Liabilities	1,032.48	1,180.52
	<u>1,032.48</u>	<u>1,180.52</u>
24 Other Current Non Financial Liabilities		
Statutory Dues	909.15	1,422.16
Advances Received Against Sale of Flats/ Units	5,676.40	6,247.82
Other liabilities	-	153.50
	<u>6,585.55</u>	<u>7,823.48</u>
25 Provisions (Current)		
Provision for Employee Benefits		
Gratuity	13.32	7.65
Compensated Absences	0.14	0.33
	<u>13.46</u>	<u>7.98</u>
26 Current Tax Liabilities(Net)		
Provision for Taxation (Net)	266.24	57.99
	<u>266.24</u>	<u>57.99</u>



Godrej Projects Development Limited
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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
27 Revenue from Operations		
Sale of Real Estate Developments	17,698.98	20,019.80
Other Operating Revenues		
Sale of Services	52.70	238.53
Other Income from Customers	2,166.16	350.34
Share of Profit in Limited Liability Partnerships	-	402.11
	<u>19,917.84</u>	<u>21,010.78</u>
28 Other Income		
Interest Income	1,778.36	3,493.75
Profit on Sale of Investments (net)	366.91	719.89
	<u>2,145.27</u>	<u>4,213.64</u>
29 Cost of Sales		
Opening Stock:		
Construction Work in Progress	39,950.11	37,734.71
Add: Expenditure during the year		
Land/ Development Right		
Construction, Material & Labour	7,252.36	15,959.41
Architect Fees	35.76	50.39
Other Cost	3,757.44	2,939.56
Finance Cost	1,388.26	1,624.10
	<u>52,383.94</u>	<u>58,308.17</u>
Less : Transferred to Expenses	-	65.17
Less : Transferred to Current Asset	33.49	-
Less : Closing Stock:		
Construction Work in Progress	24,845.81	39,950.11
	<u>27,504.63</u>	<u>18,292.89</u>
30 Employee Benefits Expense		
Salaries, Bonus, Gratuity and Allowances	135.52	127.80
Contribution to Provident and Other Funds	5.56	5.05
Share Based Payments to Employees	-	-
Other Employee Benefits	-	-
	<u>141.08</u>	<u>132.85</u>



Godrej Projects Development Limited

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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

	March 31, 2018	March 31, 2017
31 Finance Costs		
Interest Expense	5,475.83	6,724.24
Interest on Income Tax	0.01	-
Total Finance Costs	5,475.84	6,724.24
Less : Transferred to construction work-in-progress	1,388.26	1,624.10
Net Finance Costs	4,087.58	5,100.14
32 Depreciation and Amortisation Expense		
Depreciation on Plant, Property and Equipment	193.60	161.32
Depreciation on Intangible Asset	5.09	5.02
	198.69	166.34
33 Other Expenses		
Consultancy Charges	154.00	184.94
Rent (Refer Note 38)	361.01	365.91
Insurance	3.45	1.90
Rates and Taxes	553.14	13.88
Advertisement and Marketing Expense	678.20	326.99
Brokerage	580.09	385.65
Payment to Auditors (Refer Note 40)	14.75	4.93
Legal Fees	12.53	59.17
CSR Expenses (Refer Note 42)	7.00	44.57
Travelling Expenses	58.06	70.92
Maintenance Expenses	89.13	-
Business Support services	3,832.78	3,270.28
Bad debts	3,103.56	-
Other Expenses	1,141.50	617.04
	10,589.20	5,346.18



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Godrej Projects Development Limited

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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

34 Earnings Per Share

a) Basic Earnings Per Share

The calculation of basic earnings per share is based on the loss attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	March 31, 2018	March 31, 2017
(i) Profit attributable to ordinary shareholders (basic)		
(Loss) for the year, attributable to ordinary shareholders of the Company	(15,394.07)	(2,659.50)
	<u>(15,394.07)</u>	<u>(2,659.50)</u>
(ii) Weighted average number of ordinary shares (basic)		
Number of Equity Shares at the beginning of the year	231,552.00	231,552.00
Number of Equity Shares at the end	231,552.00	231,552.00
Basic Earnings Per Share (INR)	(6,648.21)	(1,148.56)

b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the loss attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

	March 31, 2018	March 31, 2017
(i) Profit attributable to ordinary shareholders (diluted)		
(Loss) for the year, attributable to ordinary shareholders of the Company	(15,394)	(2,660)
	<u>(15,394)</u>	<u>(2,660)</u>
(ii) Weighted average number of ordinary shares (diluted)		
Weighted Average number of Equity shares outstanding (basic)	231,552	231,552
	<u>231,552</u>	<u>231,552</u>
Diluted Earnings Per Share (INR)	(6,648.21)	(1,148.56)



Godrej Projects Development Limited
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Notes forming part of Financial Statements (Continued)
for the year ended March 31, 2018

(Currency in INR Lakhs)

35 Employee Benefits

a) Defined Contribution Plans:

Contribution to Defined Contribution Plans, recognized as expense for the year are as under:

Particulars	March 31, 2018	March 31, 2017
Employers' Contribution to Provident Fund (Gross before allocation)	5.56	5.05

b) Defined Benefit Plans:

Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

(i) Change in present value of defined benefit obligation

Particulars	March 31, 2018	March 31, 2017
Present value of obligation as at beginning of the year	7.65	5.19
Interest Cost	0.58	0.41
Service Cost	1.26	1.03
Benefits Paid	(1.94)	-
Actuarial (gains) /Losses on obligations- due to change in Demographic Assumption	0.56	-
Actuarial (gains) /Losses on obligations- due to change in Financial Assumption	3.71	0.41
Actuarial (gains) /Losses on obligations- due to change in experience	1.92	0.61
Present value of obligation, as at end of the year	13.74	7.65

(ii) Amount recognized in the Balance Sheet

Particulars	March 31, 2018	March 31, 2017
Present value of obligation, as at end of the year	13.74	7.65
Fair value of plan assets as at end of the year	-	-
Net obligation as at end of the year	13.74	7.65

(iii) Net gratuity cost for the year

Particulars	March 31, 2018	March 31, 2017
Recognised in the Statement of Profit and loss		
Current Service Cost	1.26	1.03
Interest Cost	0.58	0.41
Total	1.84	1.44
Recognised in Other Comprehensive Income		
Remeasurement due to:		
Actuarial (gains) /Losses on obligations- due to change in Demographic Assumption	0.56	-
Actuarial (gains) /Losses on obligations- due to change in Financial Assumption	3.71	0.41
Actuarial (gains) /Losses on obligations- due to change in experience	1.92	0.61
Net gratuity cost in Total Comprehensive Income	6.19	1.02



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Notes forming part of Financial Statements (Continued)
for the year ended March 31, 2018

(Currency in INR Lakhs)

35 Employee Benefits (Continued)

(iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2018		March 31, 2017	
	Increase	Decrease	Increase	Decrease
Discount Rate	7.73%		7.57%	
Salary escalation rate	8%		5%	
Attrition Rate	For service 4 year and below 8.5% p.a. and For service 5 year and above 2.8%p.a.		1%	
Mortality	Indian assured lives Mortality(2006-08)		Indian assured lives Mortality(2006-08)	

(v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2018 is shown below:

Particulars	March 31, 2018		March 31, 2017	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	1.48	1.75	0.98	1.19
Salary escalation rate (1% movement)	0.00	0.00	0.00	0.00
Attrition Rate (1% movement)	0.04	0.04	0.33	0.38

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in the assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(vi) The expected future cash flows in respect of gratuity as at March 31, 2018 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2018	March 31, 2017
1st Following Year	0.41	0.14
2nd Following Year	0.44	0.15
3rd Following Year	0.46	0.16
4th Following Year	0.49	0.17
5th Following Year	0.52	0.18
Sum of Years 6 to 10	7.53	4.29

Compensated absences

Compensated absences for employee benefits of INR 0.28 Lakhs (Previous Year: INR 1.01 Lakhs) expected to be paid in exchange of services recognised as an expense during the year.



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

36 Financial instruments – Fair values and risk management

a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the

March 31, 2018	Carrying amount			Fair value			Total
	Fair value through profit	Amortised Cost	Total	Level 1	Level 2	Level 3	
Financial Assets							
Non Current							
Other Investments							
Investments in Debentures	13,747.83	1,513.33	15,261.16	-	13,747.83	-	-
Investments in Equity and Preference Instruments	-	1,780.71	1,780.71	-	-	-	-
Other Non Current Financial Assets	-	1.29	1.29	-	-	-	-
Current							
Investments	4,471.57	-	4,471.57	4,471.57	-	-	-
Trade receivables	-	7,432.45	7,432.45	-	-	-	-
Cash and cash equivalents	-	1,536.88	1,536.88	-	-	-	-
Bank balances other than above	-	1,353.26	1,353.26	-	-	-	-
Loans	-	-	-	-	-	-	-
Deposits- Projects	-	950.00	950.00	-	-	-	-
Others	-	12,584.68	12,584.68	-	-	-	-
Other Current Financial Assets	-	7,648.13	7,648.13	-	-	-	-
	18,219.41	34,800.72	53,020.13	4,471.57	13,747.83	-	-
Financial Liabilities							
Current							
Borrowings	-	88,044.62	88,044.62	-	-	-	-
Trade Payables	-	5,321.53	5,321.53	-	-	-	-
Other Current Financial Liabilities	-	1,032.48	1,032.48	-	-	-	-
	-	94,399	94,399	-	-	-	-



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

March 31, 2017	Carrying amount			Fair value			
	Fair value through profit and loss	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Non Current							
Other Investments							
Investments in Debentures	8,570.90	1,513.33	10,084.23	-	8,570.90	-	-
Investments in Equity and Preference Instruments	-	453.61	453.61	-	-	-	-
Other Non Current Financial Assets		0.23	0.23				
Current							
Investments	4,577.24	-	4,577.24	4,577.24	-	-	-
Trade receivables		6,932.39	6,932.39	-	-	-	-
Cash and cash equivalents		67.44	67.44	-	-	-	-
Bank Balances other than above		569.32	569.32	-	-	-	-
Loans							
Deposits- Projects		950.00	950.00	-	-	-	-
Others		213.42	213.42	-	-	-	-
Other Current Financial Assets		20,169.64	20,169.64	-	-	-	-
	13,148.14	30,869.38	44,017.52	-	-	-	-
Financial Liabilities							
Current							
Borrowings		71,537.70	71,537.70	-	-	-	-
Trade Payables		4,603.54	4,603.54	-	-	-	-
Other Current Financial Liabilities		1,180.52	1,180.52	-	-	-	-
	-	77,321.76	77,321.76	-	-	-	-



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

36 Financial instruments – Fair values and risk management (Continued)

Measurement of Fair Value

- b) The Company uses the Discounted Cash Flow valuation technique (in relation to Fair Value of asset measured at amortised cost and fair value through profit and loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined are classified as Level 2.

The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

c) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

d) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

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36 Financial instruments – Fair values and risk management (Continued)

d) Financial risk management (Continued)

(i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for a longer period and involves higher risk.

The movement in the allowance for impairment in respect of trade receivables during the year is as follows :

Particulars	March 31, 2018	March 31, 2017
Opening Balance	-	-
Add: Impairment loss recognised	3,103.56	-
Closing Balance	3,103.56	-

Investment in Debt Securities, Loans to Related Parties and Project Deposits

The Company has investments in compulsorily convertible debentures / optionally convertible debentures, loans to related parties and project deposits. The settlement of such instruments is linked to the completion of the respective underlying projects. Such Financial Assets are not impaired as on the reporting date.

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.



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Notes forming part of Financial Statements (Continued)
for the year ended March 31, 2018

(Currency in INR Lakhs)

36 Financial instruments – Fair values and risk management (Continued)

d) Financial risk management (Continued)

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The company does not have any derivative financial liabilities. The Company invests its surplus funds in bank fixed deposit and debt based mutual funds.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2018	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	5.10	5.10	5.10	-	-	-
Current						
Borrowings	88,044.62	88,044.62	88,044.62	-	-	-
Trade Payables	5,321.53	5,321.53	4,489.17	439.70	392.66	-
Other Current Financial Liabilities	1,032.48	1,032.48	1,032.48	-	-	-

March 31, 2017	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Non Current						
Borrowings	5.10	5.10	5.10	-	-	-
Current						
Borrowings	71,537.70	71,537.70	71,537.70	-	-	-
Trade Payables	4,603.54	4,603.54	2,652.96	650.74	1,299.84	-
Other Current Financial Liabilities	1,180.52	1,180.52	1,159.51	21.01	-	-



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

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36 Financial instruments – Fair values and risk management (Continued)

d) Financial risk management (Continued)

(iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have any significant exposure in foreign currency.

b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2018	March 31, 2017
Financial Liabilities		
Variable rate instruments	-	-
Fixed Rate Instrument	88,049.72	71,542.80
	<u>88,049.72</u>	<u>71,542.80</u>
Financial assets		
Variable rate instruments	-	-
Fixed Rate Instrument	25,211.82	11,816.97
	<u>25,211.82</u>	<u>11,816.97</u>

Fair value sensitivity analysis for fixed rate instruments

The company does not account for any fixed rate financial asset and liabilities at fair value through profit and loss. Therefore, a change in the interest rates at the reporting date would not affect profit or loss.

Fair value sensitivity analysis variable fixed rate instruments

Since the company does not account for any financial asset and liabilities bearing floating interest rate, a change in the interest rates at the reporting date would not have any significant impact on the financial statement of the Company.



37 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of Directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages by a sound capital position.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings less cash and bank balances and other current investments.

The Company's net debt to equity ratios are as follows:

Particulars	March 31, 2018	March 31, 2017
Net debt	80,301.72	65,759.49
Total equity	(4,157.70)	11,240.53
Net debt to equity ratio	(19.31)	5.85

38 Leases

a) The Company has recognised Rs. 361.01 lakhs (Previous Year: Rs. 365.91 lakhs) during the year towards minimum lease payments in the statement of profit and loss.

The Company's significant leasing arrangements are in respect of operating leases for Commercial / Residential premises. Lease expenditure for operating leases is recognized on a straight-line basis over the period of lease. These Leasing arrangements are cancellable, and are renewable on a periodic basis by mutual consent on mutually accepted terms. The particulars of the premises taken on operating leases are as under:

Particulars	March 31, 2018	March 31, 2017
Future minimum lease payments under operating leases		
Not later than 1 year	393.12	393.91
Later than 1 year and not later than 5 years	643.60	998.22
Later than 5 years	-	37.58



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for the year ended March 31, 2018

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39 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2018	March 31, 2017
I) Claims against Company not Acknowledged as debts:		
i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by our advocates. In the opinion of the management the claims are not sustainable	11,035.89	10,748.90
ii) Other Claims not acknowledged as debts	150.00	150.00
iii) Claims under Income Tax Act, Appeal preferred to The Deputy Commissioner/ Commissioner of Income Tax (Appeals)	395.45	376.85
II) Guarantees:		
i) Guarantees given by Bank, counter guaranteed by the Company	445.78	442.58
ii) Guarantees given by the Company		

b) Commitments

(i) Particulars	March 31, 2018	March 31, 2017
Capital Commitment	-	49.41

- (ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.
- (iii) The Company has entered into development agreements with owners of land for development of projects. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.

40 Payment to Auditors (net of taxes)

Particulars	March 31, 2018	March 31, 2017 *
Statutory audit	12.00	10.00
Audit under other statutes	-	4.50
Certification	-	0.18
Reimbursement of expenses	-	0.40
Total	12.00	15.08

* pertains to fees paid to erstwhile auditors



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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

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41 Foreign Exchange Difference

The amount of exchange difference included in the Statement of Profit and Loss, is INR Nil (Previous Year: Rs 0.08 (Net Loss)).

42 Corporate Social Responsibility

The Company has spent INR 7.00 lakhs during the financial year (Previous Year : INR 44.57 lakhs) as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

(a) Gross amount required to be spent by the company during the year INR 7.00 lakhs (Previous Year: INR 44.57 lakhs)

(b) Amount spent during the year on :

Particulars	Amount Spent in Cash	Amount yet to be paid in Cash	Total Amount
Year ending March 31, 2018			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	7.00	-	7.00
Year ending March 31, 2017			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	44.57	-	44.57

43 Segment Reporting

A Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segments namely, Development of real estate property. The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B. Information about Geographical Areas

The geographic information analyses the Company's revenue and Non Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

None of the customers as on March 31, 2018 and March 31, 2017 constituted 10% or more of the total revenue of the Company.



Godrej Projects Development Limited

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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

44 Specified Bank Notes Disclosure

In accordance with the Notification No.- G.S.R 308 (E) issued by the Ministry of Corporate Affairs dated March 30, 2017, the details of Specified Bank Notes (SBN) held and transacted during the period November 8, 2016 to December 30, 2016 is provided in the table below:

Particulars	SBNs	Other Denomination Notes	Total
Closing cash in hand as on 08.11.2016	1.20	0.28	1.48
(+) Permitted Receipts	-	3.12	3.12
(-) Permitted Payments	-	2.55	2.55
(-) Amount deposited in Banks	1.20	-	1.20
Closing cash in hand as on 30.12.2016	-	0.86	0.86

45 Note on Construction Contract

Particulars	March 31, 2018	March 31, 2017
For contracts in progress as on the reporting date		
Aggregate amount of contract costs incurred and profits recognised (less recognised losses) till reporting	157,028.15	146,659.21
Balance of Advance from customer as on reporting date	23,758.10	22,831.27
Amount of work-in-progress and the value of inventories as on the reporting date	22,244.09	35,015.29
Excess of revenue recognised over actual bills raised (Unbilled revenue)	3,728.79	13,040.05

- 46 Information with regard to other matters, specified in the Schedule III to the Act is either nil or not applicable to the Company for the year ended 31 March 2018.
- 47 Previous year's figures have been regrouped / reclassified wherever necessary, to conform to current period's classification.
- 48 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for the specifies purpose as defined under Real Estate (Regulation and Development) Act, 2016.
- 49 Previous year's figures were audited by a firm of Chartered Accountants other than B S R & Co. LLP.



Godrej Projects Development Limited

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Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

50 Related Party Disclosures:

Related party disclosures as required by Ind AS - 24, "Related Party Disclosures", are given below:

I Relationships

(i) Shareholders (Holding Company) :

Godrej Properties Limited (GPL) holds (100%) of the Share Capital of the Company.

GPL is the Subsidiary of Godrej Industries Limited (GIL). GIL is Subsidiary of Vora Soaps Limited the, Ultimate Holding Company w.e.f 30.3.2017.

(ii) Subsidiaries- Limited Liability Partnership

- 1 Godrej Land Developers LLP
- 2 Godrej Developers & Properties LLP(Upto Oct 17,2017)
- 3 Godrej Projects (Soma) LLP
- 4 Godrej Project North LLP (Formerly known as Godrej Projects (Bluejay) LLP)
- 5 Godrej Highrises Realty LLP
- 6 Godrej Green Properties LLP
- 7 Godrej Avamark LLP
- 8 Godrej Vestamark LLP
- 9 Godrej Athenmark LLP
- 10 Godrej Skyview LLP

(iii) Subsidiaries- Companies

- 1 Godrej Skyline Developers Private Limited (Upto September 28, 2017)
- 2 Godrej Genesis Facilities Management Private Limited
- 3 Godrej Highrises Properties Private Limited
- 4 Godrej Home Developers Private Limited
- 5 Godrej Prakriti Facilities Private Limited

(iv) Joint Ventures :

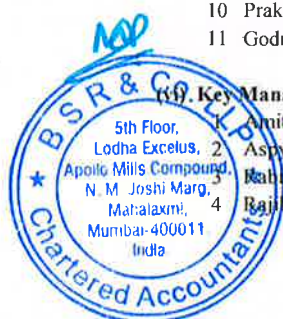
- 1 Godrej Landmark Redevelopers Private Limited
- 2 Godrej Redevelopers(Mumbai) Private Limited
- 3 Godrej Skyline Developers Private Limited (w.e.f September 29, 2017)
- 4 Sai Shrusti One Hub Projects LLP
- 6 AR Landcraft LLP
- 7 Godrej Green Homes Private Limited
- 8 Godrej Project Developers & Properties LLP

(v) Other Related Parties in Godrej Group :

- 1 Godrej and Boyce
- 2 Godrej Vikhroli Properties India Limited
- 3 Caroa Properties LLP
- 4 Godrej One Premises Management Private Limited
- 5 Annamudi Real Estates LLP
- 6 Nature's Basket Limited
- 7 Godrej Consumer Products Limited
- 8 Godrej Projects (Pune) LLP
- 9 Godrej Highrises Properties Private Limited
- 10 Prakritiplaza Facilities Management Pvt Ltd
- 11 Godrej North Star LLP (Formerly known as Godrej Century LLP) (upto March 31, 2018)

(vi) Key Management Personnel :

- 1 Amit Choudhury
- 2 Aspy Dady Cooper
- 3 Mahikant Sharma
- 4 Rajjo Das



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

50 Related Party Disclosures: (Continued)

II The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1 (i), (ii), (iii), (iv), (v) and (vi) above

Nature of Transaction	Ultimate Holding Company (G&B) (i)	Holding Company (i)	Subsidiaries and Joint Ventures (ii), (iii) and (iv)	Other Related Parties in Godrej Group (v)	Key Management Personnel (vi)	Total
Capital Contribution	-	-	1.29	0.10	-	1.39
Previous Year	-	-	5.00	1.00	-	6.00
Issue of Equity Shares	-	-	26.00	-	-	26.00
Previous Year	-	-	1.10	3,179.66	-	3,180.76
Issue of Preference Shares	-	-	1,300.05	0.05	-	1,300.10
Previous Year	-	-	-	-	-	-
Purchase of Investment	-	-	(0.10)	(0.10)	-	(0.20)
Previous Year	-	-	(2,850.71)	(1.00)	-	(2,851.71)
Investment in Debentures	-	-	5,096.00	-	-	5,096.00
Previous Year	-	-	-	-	-	-
Advances (given)	-	-	(14,202.68)	-	-	(14,202.68)
Previous Year	-	-	-	-	-	-
Advances received from	-	30,406.25	1,779.27	0.10	-	32,185.62
Previous Year	-	16,871.67	-	-	-	16,871.67
Advances repaid	-	(34,709.25)	-	-	-	(34,709.25)
Previous Year	-	10,524.30	-	-	-	10,524.30
Expenses Repaid by	-	278.33	832.55	427.20	-	1,538.08
Previous Year	-	-	225.11	-	-	225.11
Expenses Repaid to	-	(19,774.86)	-	-	-	(19,774.86)
Previous Year	-	-	-	-	-	-
Withdrawal of Capital	-	-	(0.10)	-	-	(0.10)
Previous Year	-	-	-	(1,852.85)	-	(1,852.85)
Interest Receivable	-	-	772.77	-	-	772.77
Previous Year	-	-	4,034.29	-	-	4,034.29
Expenses charged by other company	353.87	11,985.11	-	440.69	-	12,779.67
Previous Year	53.24	11,934.13	-	452.21	-	12,439.58
Expenses charged to other company	-	197.17	528.90	200.00	-	926.07
Previous Year	-	1,564.83	749.63	201.00	-	2,515.46



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

50 Related Party Disclosures: (Continued)

50 Related Party Disclosures: (Continued)

II The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1 (i), (ii), (iii), (iv), (v) and (vi) above

Nature of Transaction	Ultimate Holding Company (G&B) (i)	Holding Company (i)	Subsidiaries and Joint Ventures (ii), (iii) and (iv)	Other Related Parties in Godrej Group (v)	Key Management Personnel (vi)	Total
Expenses charged to other company -DM fees	-	-	44.72	-	-	44.72
Previous Year	-	-	179.76	-	-	179.76
Interest received on Debentures	-	-	2,025.89	-	-	2,025.89
Previous Year	-	-	1,710.25	-	-	1,710.25
Interest received on Loans	-	-	264.32	-	-	264.32
Previous Year	-	-	-	-	-	-
Share of Profit / (Loss)	-	-	(42.55)	(0.01)	-	(42.55)
Previous Year	-	-	-	404.06	-	404.06
Preference Dividend Paid	-	-	-	-	-	-
Previous Year	-	0.36	-	-	-	0.36
Sitting Fees	-	-	-	-	4.50	4.50
Previous Year	-	-	-	-	1.40	1.40

Significant Related party Disclosures

Balance Outstanding as at year end	Ultimate Holding Company (G&B) (i)	Holding Company (i)	Subsidiaries and Joint Ventures (ii) & (iii)	Other Related Parties in Godrej Group (iv)	Key Management Personnel (v)	Total
Receivables	-	-	(12,931.36)	41.43	-	(12,889.92)
Previous Year 2017	-	-	(600.40)	(346.12)	-	(946.51)
Payables	387.30	88,044.62	-	-	-	88,431.92
Previous Year 2017	1.35	71,537.70	-	-	-	71,539.06
Deposit Receivables	-	-	-	-	-	-
Previous Year 2015	-	-	-	165.93	-	165.93
Debenture Outstanding	-	-	10,180.39	-	-	10,180.39
Previous Year 2017	-	-	10,084.23	5,080.01	-	15,164.24



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued) for the year ended March 31, 2018

(Currency in INR Lakhs)

50 Related Party Disclosures: (Continued)

Disclosure pursuant to Section 186 of the Companies Act, 2013

Sr.No	Nature of Transaction (loans given/ investment made/ guarantee given/ security provided)	Purpose for which the loan/ guarantee/ security is proposed to be utilised by the recipient	Balance as at		Movement during the Year	Maximum outstanding during the year	
			March 31, 2018	March 31, 2017		March 31, 2018	March 31, 2017
Loans and Advances							
1	Godrej Properties Limited	Working Capital	-	16,735.46	(16,735.46)	88,247.39	89,628.80
2	Godrej Redevelopers (Mumbai) Private Limited	Working Capital	-	3.42	(3.42)	(27.03)	(20.17)
3	Caroa Properties LLP	Working Capital	-	210.00	(210.00)	(217.50)	(210.00)
4	Godrej Skyline Developers Private Limited	Working Capital	5,096.00	-	5,096.00	-	-
5	Godrej Skyline Developers Private Limited	Working Capital	1,326.00	-	1,326.00	(1,200.00)	-
6	Godrej Highrises Properties Private Limited	Working Capital	0.05	-	0.05	-	-
7	Godrej Green Homes Limited	Working Capital	0.05	-	0.05	-	-
8	Sai Shrusti One Hub Project LLP	Working Capital	0.50	-	0.50	-	-
9	Godrej Landmark Redevelopers Private Limited	Working Capital	1,513.33	1,513.33	-	-	-
10	Godrej Redevelopers (Mumbai) Private Limited	Working Capital	8,570.90	8,570.90	-	-	-



Godrej Projects Development Limited

(Formerly known as Godrej Projects Development Private Limited)

Notes forming part of Financial Statements (Continued)

for the year ended March 31, 2018

(Currency in INR Lakhs)

50 Related Party Disclosures: (Continued)

Disclosure pursuant to Section 186 of the Companies Act, 2013

Sr.No	Name of the Company	Country of Incorporation	Percentage of Holding		Carrying Value	
			March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Investments						
1	Godrej Landmark Redevelopers Private Limited	India	51.00%	51.00%	2.55	2.55
2	Godrej Redevelopers (Mumbai) Private Limited	India	51.00%	51.00%	444.06	444.06
3	Prakriti Plaza Facilities Management Private Limited	India	0.01%	0.01%	0.00	0.00
4	Godrej Genesis Facilities Private Limited	India	99.99%	99.99%	1.00	1.00
5	Godrej Skyline Developers Private Limited	India	99.00%	99.00%	0.10	0.10
6	Godrej Vikhroli Properties India Limited (Upto March 31, 2017)	India	5.00%	5.00%	-	1,843.15
7	Godrej Home Developers Private Limited	India	1.22%	1.22%	0.50	0.50
8	Godrej Highrises Realty LLP	India	46.00%	46.00%	0.10	0.10
9	Godrej Project Developers & Properties LLP	India	51.00%	51.00%	0.10	0.10
10	Godrej Land Developers LLP	India	51.00%	51.00%	0.10	0.10
11	Godrej Developers & Properties LLP (Upto October 17, 2017)	India	51.00%	51.00%	-	0.10
12	A R Landcraft LLP	India	11.00%	11.00%	5.00	5.00
13	Godrej Skyview LLP	India	100.00%	NA	0.10	-
14	Godrej Athenmark LLP	India	99.00%	NA	0.10	-
15	Godrej Vestamark LLP	India	99.00%	NA	0.10	-
16	Godrej Avamark LLP	India	99.00%	NA	0.10	-
17	Godrej Green Properties LLP	India	99.00%	NA	0.10	-
18	Godrej Projects (Pune) LLP	India	1.00%	NA	0.00	-
19	Godrej Projects (Soma) LLP	India	99.00%	NA	0.10	-
20	Godrej Projects North LLP (formerly known as Godrej Projects (Bluejay) LLP)	India	99.00%	NA	0.10	-

INR 0.00 represents amount less than INR 50,000

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



Mansi Pardiwalla

Partner

Membership No : 108511

Mumbai
May 02, 2018

For and on behalf of the Board of Directors of
Godrej Project Development Limited

(Formerly known as Godrej Projects Development Private Limited)



Rajib Das

Director

DIN: 07619463

Mumbai
May 02, 2018



Rabikant Sharma

Director

DIN: 06942339