

Godrej Real View Developers Private Limited

Ind AS financial statements
together with the
Independent Auditors' Report
for the year ended 31 March 2018

Godrej Real View Developers Private Limited

Ind AS 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 Real View Developers Private Limited

Report on the audit of the Ind AS financial statements

We have audited the accompanying Ind AS financial statements of Godrej Real View Developers 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 (collectively referred to as the 'Ind AS financial statements').

Management's responsibility for the Ind AS financial statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the state of affairs, 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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 Ind AS financial statements based on our audit.

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

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



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 Real View Developers Private Limited

Auditors' responsibility (Continued)

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

We 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 Ind AS 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 Ind AS financial statements.

Opinion

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

Other Matters

The comparative financial statements of the Company as at and for the year ended 31 March 2017 included in these Ind AS financial statements, are based on the previously issued Ind AS 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 whose report dated 3 May 2017 expressed an unmodified opinion on those Ind AS financial statements.

Our opinion is not modified in respect of this matter.

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 Real View Developers 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 Ind AS 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 does not have any pending litigation which would impact its financial position;
 - ii. the Company has made provisions, as required under the applicable law or accounting standards, for material foreseeable losses if any on long-term contracts including 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 requirement as envisaged in Notification G.S.R 308 (E) dated March 30, 2017 is not applicable to the Company – Refer Note 26 to Ind AS Financial Statements.

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

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



Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai
2 May 2018

Godrej Real View Developers 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 Ind AS financial statements for the year ended 31 March 2018, we report the following:

- (i) The Company does not have any Fixed Asset and Immovable Property and hence the provisions of sub clause (a), (b) and (c) of paragraph 3 (i) of the order are not applicable.
- (ii) The inventory comprising of construction work-in-progress. Physical verification of inventory has been conducted by the management during the year. In our opinion, the frequency of such verification is reasonable. No discrepancies were noticed on verification between the physical stocks and the book records.
- (iii) The Company has not granted unsecured loans, secured or unsecured, to companies, firms limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). Therefore, the provisions of sub- clause (a), (b) and (c) of paragraph 3 (iii) of the Order are not applicable.
- (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 not advanced any loans or made any investments or provided any guarantees or securities to the parties covered under sections 185 and 186. Therefore, the provisions of clause 3(iv) of the order are not applicable to the Company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted 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) In our opinion and according to the information given to us and the records examined by us, the maintenance of cost records under section (1) of the section 148 of the Act is not applicable to the Company under the Companies (Cost Record and Audit) Rules, 2014.
- (vii) (a) According to the information and explanations given to us and the records examined by us, the Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues with the appropriate authorities, wherever applicable and there are no such outstanding dues as at March 31, 2017, for a period of more than six months from the date they became payable. According to the information and explanation given to us and the records examined by us, there are no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise and Value Added Tax outstanding on account of any dispute.
- (viii) According to the information and explanations given to us, the Company has not defaulted during the year in repayment of loans or borrowings to banks or financial institution or dues to debenture holders. The Company does not have any loans or borrowings from government during the year.
- (xi) The Company is a private limited company, hence the provisions of Section 197 read with Schedule V of the Act, are not applicable. Hence the provisions of paragraph 3(xi) of the Order are not applicable.



Godrej Real View Developers Private Limited

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

- (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) The Company is a private limited company, hence the provisions of Section 197 read with Schedule V of the Act, are not applicable. Hence the provisions of paragraph 3(xi) of the Order are not applicable.
- (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 Ind AS 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) The Company has made private placement of shares and fully paid compulsory convertible debentures during the period in compliance with the requirements of Section 42 of the Act. The amount raised has been used for the purpose for which the funds were raised and pending such utilization have been invested in Fixed Deposits with bank.
- (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
2 May 2018

Godrej Real View Developers 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 Real View Developers Private Limited (“the Company”) as of 31 March 2018 in conjunction with our audit of the Ind AS 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 Ind AS 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 Real View Developers Private Limited

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

- (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) The Company is a private limited company, hence the provisions of Section 197 read with Schedule V of the Act, are not applicable. Hence the provisions of paragraph 3(xi) of the Order are not applicable.
- (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 Ind AS 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) The Company has made private placement of shares and fully paid compulsory convertible debentures during the period in compliance with the requirements of Section 42 of the Act. The amount raised has been used for the purpose for which the funds were raised and pending such utilization have been invested in Fixed Deposits with bank.
- (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
2 May 2018

Godrej Real View Developers 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			
Financial Assets			
Other Non-Current Financial Assets	2	103.63	-
Deferred Tax Assets (Net)	3	99.34	-
Income Tax Assets (Net)		7.62	0.05
Total Non-Current Assets		210.59	0.05
Current Assets			
Inventories	4	13,083.39	66.66
Financial Assets			
Cash and Cash Equivalents	5	27.66	1,386.87
Bank Balances other than above	6	700.00	297.00
Other Current Financial Assets	7	12.38	0.46
Other Current Non Financial Assets	8	343.27	56.73
Total Current Assets		14,166.70	1,807.72
TOTAL ASSETS		14,377.29	1,807.77
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	9	653.00	88.00
Other Equity	10	(283.49)	-
Total Equity		369.51	88.00
LIABILITIES			
Current Liabilities			
Financial Liabilities			
Borrowings	11	13,802.41	1,673.34
Trade Payables	12	170.41	40.40
Other Current Non Financial Liabilities	13	34.96	6.03
Total Current Liabilities		14,007.78	1,719.77
TOTAL EQUITY AND LIABILITIES		14,377.29	1,807.77

Significant Accounting Policies

The accompanying notes 1 to 27 form an integral part of the Ind AS Financial Statements.

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

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



MANSI PARDJWALLA

Partner

Membership Number 108511

Mumbai,

May 02, 2018

For and on behalf of the Board of Directors of
Godrej Real View Developers Private Limited
CIN: U45309MH2016PTC285438



VIKAS SINGHAL

Director

DIN: 07644971

Mumbai,

May 02, 2018



KARAN SINGH BOLARIA

Director

DIN: 06618461



Godrej Real View Developers 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			
Other Income	14	94.93	0.51
Total Income		94.93	0.51
EXPENSES			
Cost of Sales	15	-	-
Finance Costs	16	168.76	0.51
Other Expenses	17	308.25	-
Total Expenses		477.01	0.51
(Loss) Before Tax		(382.08)	-
Tax Expense			
Current Tax	3(b)	0.75	-
Deferred Tax Charge	3(a)	(99.34)	-
Total Tax Expenses		(98.59)	-
(Loss) for the Year		(283.49)	-
Other Comprehensive Income		-	-
Total Comprehensive Income for the Year		(283.49)	-
Earnings Per Equity Share (Amount in INR)			
Basic	18(a)	(5.59)	-
Diluted	18(b)	(5.59)	-
Significant Accounting Policies	1		

The accompanying notes 1 to 27 form an integral part of the Ind AS Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

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

Mansipardiwalla

MANSI PARDIWALLA

Partner

Membership Number 108511

Mumbai,

May 02, 2018

For and on behalf of the Board of Directors of
Godrej Real View Developers Private Limited
 CIN:-U45309MH2016PTC285438

Vikas Singhal

VIKAS SINGHAL

Director

DIN: 07644971

Mumbai,

May 02, 2018

Karan Singh Bolaria

KARAN SINGH BOLARIA

Director

DIN: 06618461



Godrej Real View Developers 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	88.00	-
Changes in equity share capital during the year	565.00	88.00
Balance at the end of the year	653.00	88.00

b) Other Equity

Particulars	Reserves and Surplus	Total
	Retained Earnings	
Balance as at 1 April, 2016	-	-
Total Comprehensive Income:		
i) Profit for the year	-	-
Balance as at March 31, 2017	-	-
Total Comprehensive Income:		
i) (Loss) for the Year	(283.49)	(283.49)
Balance as at March 31, 2018	(283.49)	(283.49)

The accompanying notes 1 to 27 form an integral part of the Ind AS Financial Statements.

As per our report of even date.

For B S R & Co. LLP

Chartered Accountants

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

For and on behalf of the Board of Directors of
Godrej Real View Developers Private Limited
CIN:-U45309MH2016PTC285438



MANSI PARDIWALLA

Partner

Membership Number 108511

Mumbai,

May 02, 2018



VIKAS SINGHAL

Director

DIN: 07644971

Mumbai,

May 02, 2018



KARAN SINGH BOLARIA

Director

DIN: 06618461



Godrej Real View Developers 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 Tax	(382.08)	-
Adjustment for:		
Finance Costs	168.76	0.51
Interest Income	(94.93)	(0.51)
Operating (Loss) before adjustments	(308.25)	-
Adjustments:		
Increase in Non Financial Liabilities	28.93	40.40
Increase in Financial Liabilities	130.01	5.81
(Increase) in Inventories	(11,561.94)	(65.52)
(Increase) in Non Financial Assets	(286.54)	(56.73)
	(11,689.54)	(76.04)
Taxes Paid (Net)	(8.32)	-
Net Cash Flows (used in) Operating activities	(12,006.11)	(76.04)
Cash Flow from Investing Activities		
Fixed Deposits placed with Banks	(506.63)	(297.00)
Interest Received	83.02	-
Net Cash Flows generated from Investing Activities	(423.61)	(297.00)
Cash Flow from Financing Activities		
Proceeds from Issue of Equity Share Capital	565.00	88.00
Proceeds from Short Term Borrowings	10,735.00	1,672.00
Interest Paid	(229.49)	(0.09)
Net Cash Flows generated from Financing Activities	11,070.51	1,759.91
Net (Decrease)/Increase in Cash And Cash Equivalents	(1,359.21)	1,386.87
Cash And Cash Equivalents -Opening Balance	1,386.87	-
Cash And Cash Equivalents -Closing Balance	27.66	1,386.87

Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flow".

(b) 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 Equivalents (Refer Note 5)	27.66	1,386.87
Cash and Cash Equivalents	27.66	1,386.87

Reconciliation of Laibilities arising from Financing activities				
Particulars	As at April 01, 2017	Changes as per Cash flow Statement	Non Cash Changes	As at March 31, 2018
Short term borrowings	1,672.00	10,735.00	-	12,407.00

The accompanying notes 1 to 27 form an integral part of the Ind AS 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

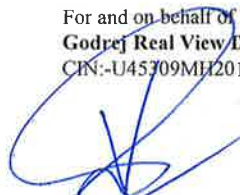
Partner

Membership Number 108511

Mumbai,

May 02, 2018

For and on behalf of the Board of Directors of
Godrej Real View Developers Private Limited
CIN: U45309MH2016PTC285438



VIKAS SINGHAL

Director

DIN: 07644971

Mumbai,

May 02, 2018



KARAN SINGH BOLARIA

Director

DIN: 06618461



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements

1 Company Overview

Godrej Real View Developers Private Limited (“the Company”) 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, Pirojshahnagar, 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 Ind AS Financial Statements have been prepared on accrual basis under the historical cost convention except certain financial instrument measured at fair value.

The Ind AS 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.

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:



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

g. Provisions and Contingent Liabilities and Contingent Assets (Continued)

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.

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.

h. 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.

i. Segment reporting

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



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

2 Basis of preparation and measurement (Continued)

c) Use of Estimates and Judgements (Continued)

- *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.

- *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.

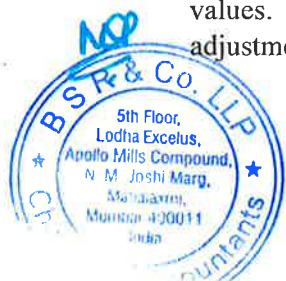
IND AS 115 provides guidance on how the entity shall recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. This accounting change will bring about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



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

2 Basis of preparation and measurement (Continued)

e) Measurement of fair values (Continued)

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.

3 Significant Accounting Policies

a. Financial instruments

I. 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 Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

a. Financial instruments (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.

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.



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

a. Financial instruments (Continued)

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.

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.



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

b. 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.

c. 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 Other Comprehensive Income.

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.

Deferred tax

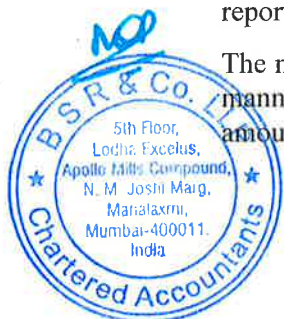
Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

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.



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

c. Income Tax (Continued)

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.

d. 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.

e. 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.

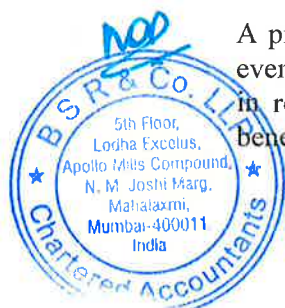
For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

f. 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.

g. Provisions and Contingent Liabilities and Contingent Assets

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



Godrej Real View Developers Private Limited

Notes Forming Part of Financial Statements (Continued)

3 Significant Accounting Policies (continued)

g. Provisions and Contingent Liabilities and Contingent Assets (Continued)

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.

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.

h. 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.

i. Segment reporting

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



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

Note 2 Other Non Current Financial Assets

Particulars	March 31, 2018	March 31, 2017
Deposit With Banks (Refer Note (a) below)	103.63	-
	<u>103.63</u>	<u>-</u>

(a) Fixed deposits held as margin money and lien marked for issuing bank guarantees amounting to INR 103.63 Lakhs
(Previous Year : INR NIL)

Note 3 Deferred Tax Assets and Tax Expense

a) Movement in Deferred Tax Balances

Particulars	Net Balance as at March 31, 2017	Movement during the year Recognised in Profit or Loss	As At March 31, 2018	
			Net	Deferred Tax Asset
Deferred Tax Asset/(Liabilities)				
Brought Forward Loss	-	99.34	99.34	-
Deferred Tax Assets/(Liabilities)	<u>-</u>	<u>99.34</u>	<u>99.34</u>	<u>-</u>

* There was no movement in deferred tax assets/liability in previous year.

b) Amounts recognised in Profit and Loss

Particulars	31 March 2018	31 March 2017
Current Tax	0.75	-
Current Tax	-	-
Tax Adjustment of Prior Years	0.75	-
Deferred Tax (Credit)	<u>(99.34)</u>	<u>-</u>
Deferred Income Tax	<u>(99.34)</u>	<u>-</u>
Tax Expense for the year	<u>(98.59)</u>	<u>-</u>

c) Reconciliation of Effective Tax Rate

Particulars	31 March 2018	31 March 2017
(Loss) Before Tax	(382.08)	-
Tax using the Company's domestic tax rate	(99.34)	-
Tax effect of:		
Adjustment for tax of prior years	0.75	-
Tax expense recognised	<u>(98.59)</u>	<u>-</u>



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

Note 4 Inventories (Valued at lower of Cost and Net Realisable Value)

Particulars	March 31, 2018	March 31, 2017
Construction Work in Progress (Refer Note 25)	13,083.39	66.66
	<u>13,083.39</u>	<u>66.66</u>

Note 5 Cash and Cash Equivalents

Particulars	March 31, 2018	March 31, 2017
Balance With Banks		
In Current Accounts	27.58	7.87
In Fixed Deposit Accounts	-	1,379.00
Cash On Hand	0.08	-
	<u>27.66</u>	<u>1,386.87</u>

Note 6 Bank Balances other than above

Particulars	March 31, 2018	March 31, 2017
Balance With Banks		
In Fixed Deposit Accounts Accounts with maturity more than 3 months but less than 12 months	700.00	297.00
	<u>700.00</u>	<u>297.00</u>

Note 7 Other Current Financial Assets

Particulars	March 31, 2018	31 March 2017
Unsecured, Considered Good		
Interest Accrued On Deposit with Banks	12.38	0.46
	<u>12.38</u>	<u>0.46</u>

Note 8 Other Current Non Financial Assets

Particulars	March 31, 2018	March 31, 2017
Unsecured, Considered Good		
To other than related parties		
Balances with Government Authorities	282.30	6.73
Advance to Suppliers and Contractors (Refer Note (a) below)	60.93	50.00
Prepayments	0.04	-
	<u>343.27</u>	<u>56.73</u>

(a) Advance to Suppliers & Contractors includes advances amounting to Rs. 8.70 Lakhs (Previous Year: Rs. NIL) secured against Bank Guarantee.



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)
as at March 31, 2018

(Currency in INR Lakhs)

Note 9 Share Capital

Particulars	March 31, 2018	March 31, 2017
a) Authorised : 70,00,000 Equity Shares of INR 10/- each (Previous Year: 8,80,000 Equity Share of INR 10/- each)	700.00	88.00
	700.00	88.00
b) Issued, Subscribed and Paid Up: 65,30,000 Equity Shares of INR 10/- each (Previous Year: 8,80,000 Equity Shares of INR 10/- each) fully paid up	653.00	88.00
	653.00	88.00

c) Reconciliation of number of shares outstanding at the beginning and end of the year :		March 31, 2018		March 31, 2017	
Equity Shares :	No. of Shares (In Lakhs)	INR (In Lakhs)	No. of Shares (In Lakhs)	INR (In Lakhs)	(In Lakhs)
Outstanding at the beginning of the year	8.80	88.00	-	-	-
Issued during the year	56.50	565.00	8.80	88.00	88.00
Outstanding at the end of the year	65.30	653.00	8.80	88.00	88.00

d) Shareholding Information		March 31, 2018	March 31, 2017
Equity Shares are held by:			
Godrej Properties Limited		20%	20%
GRIP II Pte Ltd		80%	80%

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 held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

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

Particulars	March 31, 2018		March 31, 2017	
	No. of Shares	%	No. of Shares	%
Godrej Properties Limited	13.06	20	1.76	20
GRIP II Pte Ltd	52.24	80	7.04	80
	65.30	100	8.80	100

Note 10 Other Equity

Particulars	March 31, 2018	March 31, 2017
i) Retained Earnings	(283.49)	-
	(283.49)	-

Note 11 Borrowings (Current)

Particulars	Interest Rate	March 31, 2018	March 31, 2017
Unsecured Debentures	17%	13,802.41	1,673.34
1,240,700 (Previous Year: 1,67,200) 17% Compulsory Convertible Debentures (CCD) of INR 1,000/- each		13,802.41	1,673.34

Each CCD of INR 1000/- each shall be compulsorily convertible into equity shares within five years from date of allotment, on the basis of fair market value of shares or the minimum price determined as per the Indian exchange control regulation for conversion of CCDs, whichever is higher. These CCDs can be converted into equity shares earlier than the above mentioned period subject to terms of the shareholders agreement.

Note 12 Trade Payables (Current)

Particulars	March 31, 2018	March 31, 2017
Dues to Micro and Small Enterprises	-	-
Others	170.41	40.40
	170.41	40.40

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.

Note 13 Other Current Non Financial Liabilities:

Particulars	March 31, 2018	March 31, 2017
Statutory Dues	34.96	6.03
	34.96	6.03



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)
for the year ended March 31, 2018

(Currency in INR Lakhs)

Note 14 Other Income

Particulars	March 31, 2018	March 31, 2017
Interest Income	94.93	0.51
	<u>94.93</u>	<u>0.51</u>

Note 15 Cost of Sales

Particulars	March 31, 2018	March 31, 2017
Cost of Sales		
Opening Stock:		
Construction Work in Progress	66.66	-
Add: Expenditure during the year		
Land/ Development Right	10,103.95	-
Construction, Material and Labour	115.24	-
Other Costs	1,342.74	65.51
Finance Costs	1,454.80	1.15
	<u>13,083.39</u>	<u>66.66</u>
Less : Closing Stock:		
Construction Work in Progress	13,083.39	66.66
	<u>-</u>	<u>-</u>

Note 16 Finance Costs

Particulars	March 31, 2018	March 31, 2017
Interest Expense	1,623.56	1.65
Other Borrowing costs	-	0.01
Total Finance Costs	<u>1,623.56</u>	<u>1.66</u>
Less: Capitalised to Construction Work in Progress	(1,454.80)	(1.15)
Net Finance Costs	<u>168.76</u>	<u>0.51</u>

Note 17 Other Expenses

Particulars	March 31, 2018	March 31, 2017
Advertisement & Marketing Expense	304.92	-
Other Expenses (Including Audit Fees- Refer Note - 23)	3.33	-
	<u>308.25</u>	<u>-</u>



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)
for the year ended March 31, 2018

(Currency in INR Lakhs)

Note 18 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.

(i) (Loss) attributable to ordinary shareholders (basic)

Particulars	March 31, 2018	March 31, 2017
(Loss) for the year, attributable to ordinary shareholders of the Company	(283.49)	-
	<u>(283.49)</u>	<u>-</u>

(ii) Weighted average number of ordinary shares (basic)

Particulars	March 31, 2018	March 31, 2017
Number of Equity Shares at the beginning of the year	8.80	-
Add: Weighted Average of Shares issued during the year	41.95	2.27
	<u>50.75</u>	<u>2.27</u>

Basic Earnings Per Share in INR

(5.59)

-

b) Diluted Earnings Per Share

The compulsory convertible debentures will be converted into equity shares within 5 years from the date of allotment based on the fair value of the shares computed on the date of conversion. Dilutive shares can not be considered as the conversion ratio is not available as on balance sheet date.



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)

(Currency in INR Lakhs)

Note 19 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 carrying amount is a reasonable approximation of fair value.

March 31, 2018	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 Non Current Financial Assets	-	103.63	103.63	-	-	-	-
Current							
Cash and cash equivalents	-	27.66	27.66	-	-	-	-
Bank balances other than above	-	700.00	700.00	-	-	-	-
Other Current Financial Assets	-	12.38	12.38	-	-	-	-
Financial Liabilities	-	843.67	843.67	-	-	-	-
Current							
Borrowings	-	13,802.41	13,802.41	-	13,802.41	-	13,802.41
Trade Payables	-	170.41	170.41	-	-	-	-
Other Current Financial Liabilities	-	34.96	34.96	-	-	-	-
	-	14,007.78	14,007.78	-	13,802.41	-	13,802.41

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							
Current							
Cash and cash equivalents	-	1,386.87	1,386.87	-	-	-	-
Bank Balances other than above	-	297.00	297.00	-	-	-	-
Other Current Financial Assets	-	0.46	0.46	-	-	-	-
	-	1,684.33	1,684.33	-	-	-	-
Financial Liabilities							
Current							
Borrowings	-	1,673.34	1,673.34	-	1,673.34	-	1,673.34
Trade Payables	-	40.40	40.40	-	-	-	-
Other Current Financial Liabilities	-	6.03	6.03	-	-	-	-
	-	1,719.77	1,719.77	-	1,673.34	-	1,673.34

b) Financial risk management

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

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

(i) Credit risk

Cash and Bank balances

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.

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



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)

(Currency in INR Lakhs)

(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. Compulsorily Convertible Debentures (CCDs) are convertible into equity shares within five years from the date of issue and hence there will be no contractual cash outflows.

Exposure to liquidity risk

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

March 31, 2018	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	13,802.41	1,411.05	1,203.03	208.02	-	-
Trade Payables	170.41	173.38	173.38	-	-	-

March 31, 2017	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	1,673.34	1.34	-	1.34	-	-
Trade Payables	40.40	40.40	40.40	-	-	-



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements

(Currency in INR Lakhs)

(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 exposure in 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 Company does not have a significant interest rate risk as it is having exposure to Fixed interest rate Debentures only.

Note 20 Capital Management

The Company's policy is to maintain an adequate capital base so as to maximise returns to the co-venturers. A mix of debt and equity is issued as per the terms of the Share Subscription, Share Purchase and Shareholders' Agreement entered into by the two co-venturers and the Company.

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 and put option liability less cash & 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	12,971.12	-
Total equity	369.51	88.00
Net debt to Equity ratio	35.10	-



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements

(Currency in INR Lakhs)

Note 21 Related Party Disclosures

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

1. Relationship

i) Co - Venturers

1. GRIP II Pte Ltd (GRIP) (w.e.f. March 30, 2017)
2. Godrej Properties Limited (GPL)

ii) Key Management Personnel

1. Mr. Gaurav Pandey (North Zonal Head)
2. Mr. Karan Singh Bolaria (Director)
3. Mr. Tarun Sainani (till 16th Dec'2017) (Director)
4. Mr. Vikas Singhal (w.e.f. 18th Dec'2017) (Director)

2. 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)

Nature of Transaction	GRIP II Pte Ltd	Godrej Properties Limited	Total
Transactions during the Year			
Interest on Debenture			
Current Year	1,298.85	324.71	1,623.56
Previous Year	1.25	0.40	1.65
Expenses charged by other Companies / Entities			
Current Year	-	20.19	20.19
Previous Year	-	0.15	0.15
Development Management Fees			
Current Year	-	1,087.20	1,087.20
Previous Year	-	-	-
Issue of Equity			
Current Year	452.00	113.00	565.00
Previous Year	70.40	17.60	88.00
Issue of Debenture			
Current Year	8,588.00	2,147.00	10,735.00
Previous Year	1,337.60	334.40	1,672.00
Expenses Repaid			
Current Year	-	21.81	21.81
Previous Year	-	0.24	0.24
DM Fees Paid			
Current Year	-	1,141.56	1,141.56
Previous Year	-	-	-
Loans & Advances Taken			
Current Year	-	902.15	902.15
Previous Year	-	15.00	15.00
Advances repaid			
Current Year	-	-	-
Previous Year	-	1.00	1.00
Loan repaid			
Current Year	-	902.15	902.15
Previous Year	-	-	-
Loan Converted into Compulsory Convertory Debenture			
Current Year	-	-	-
Previous Year	-	14.00	14.00
Balance Outstanding as on March 31, 2018			
Debenture Outstanding			
Current Year	9,925.60	2,481.40	12,407.00
Previous Year	1,337.60	334.40	1,672.00
Debenture Interest Outstanding			
Current Year	1,103.20	292.21	1,395.41
Previous Year	1.06	0.28	1.34



Godrej Real View Developers Private Limited
Notes Forming Part of Ind AS Financial Statements (Continued)

(Currency in INR Lakhs)

Note 22 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2018	March 31, 2017
I) Claims against Company not Acknowledged as debts:	-	-
II) Guarantees:		
i) Guarantees given by the Company	-	-

b) Commitments

(i) Particulars	March 31, 2018	March 31, 2017
Estimated amount of contracts remaining to be executive on capital accounts and not provided for (net of advances)	-	-

Note 23 Payment to Auditors (net of taxes)

Particulars	March 31, 2018	March 31, 2017 #
Statutory Audit	1.00	0.50
Audit Under Other Statutes	-	0.75
Total	1.00	1.25

Payments to erstwhile auditors.

Note 24 Segment Reporting

A. General Information

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 Products and Services

The Company has revenue from external customer to the extent of INR 00.00 Lakh (Previous Year: INR 00.00 Lakh).

C. 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.

D. Information about major customers

There were no reportable customers during the year ended March 31, 2018 (Previous Year : INR NIL)

Note 25 Construction Contracts

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 date.	13,086.36	66.66
Balance of Advance from customer as on reporting date	-	-
Amount of work-in-progress and the value of inventories as on the reporting date	13,086.36	66.66
Excess of revenue recognised over actual bills raised (Unbilled revenue)	-	-

Note 26 Disclosure on Specified Bank Notes (SBN's)

The company did not have any cash balance/ transactions during the period from November 08, 2016 to December 30, 2016. Hence the disclosure requirement as envisaged in MCA Notification No. G.S.R (E) dated March 30, 2017 with respect to Specified Bank Notes (SBN's) and other denominations notes is not applicable to the company.

Note 27 Other Reporting

Previous year's figures were audited by a firm of Chartered Accountants other than B S R & Co. LLP. The figures for the previous year have been regrouped/ reclassified to correspond with current year's classification/ disclosure that include changes consequent to the issuance of "Guidance Note on Division II - Ind AS Schedule III to the Companies Act, 2013". The figures for the previous year have been regrouped/ reclassified to correspond with current year's classification/ disclosure that include changes consequent to the issuance of "Guidance Note on Division II - Ind AS Schedule III to the Companies Act, 2013.

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 Number 108511
Mumbai,
May 02, 2018

For and on behalf of the Board of Directors of
Godrej Real View Developers Private Limited


VIKAS SINGHAL
Director
DIN: 07644971
Mumbai,
May 02, 2018


KARAN SINGH BOLARIA
Director
DIN: 06618461

