A R G & Co. LLP
Chartered Accountants

Independent Auditor's Report

To the Members of DLF Real Estate Builders Limited

Report on the Financial Statements

We have audited the accompanying financial statements of DLF Real Estate Builders Limited ('the Company'), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

We conducted our audit 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 these financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's 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 controls relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

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error. In making those risk assessments, the auditor considers internal financial controls relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

Emphasis of Matter

Note-29 in the Ind AS financial statements which indicates that the Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net cash loss during the current and previous year(s) and, the Company's current liabilities exceeded its current assets as at the balance sheet date. These conditions, along with other matters set forth in Note-29, indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the Ind AS financial statements of the Company have been prepared on a going concern basis for the reasons stated in the said Note.

Our opinion is not modified in respect of these matters.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act, of the state of affairs (financial position) of the Company as at March 31, 2018, and its loss (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

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 statement on the matters specified in paragraphs 3 and 4 of the Order.

Further to our comments in Annexure A, 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 purpose 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 financial statements dealt with by this report are in agreement with the books of account;

d) in our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act;

e) The going concern matter described under the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.

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f) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164(2) of the Act;

g) we have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as on March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated May 15, 2018 as per Annexure B expressed an unqualified opinion; and

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

    i. the Company has disclosed the impact of pending litigations on its financial position in its financial statements;

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

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

For **ARG & Co LLP**
Chartered Accountants

ARG & Co. LLP CHARTERED ACCOUNTANTS DELHI

Manmohan Bhatnagar
(Partner)
M. No. 514261
Firm Regn no. 010630N/N500036
Place: New Delhi
Date: 15-05-2018

Annexure A

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) The Company does not have any fixed assets. Accordingly, the provisions of clause 3(i) of the Order are not applicable.

(ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.

(iii) The Company has not granted any loan, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii)(a), 3(iii)(b) and 3(iii)(c) of the Order are not applicable.

(iv) In our opinion, the Company has complied with the provisions of Section 185 and 186 of the Act in respect of loans, investments and guarantees, and security.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's product/ services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(vii) (a) 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 other material statutory dues, as applicable, to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they become payable.

(b) There are no dues in respect of income-tax, sales-tax, service tax, duty of customs, duty of excise and value added tax that have not been deposited with the appropriate authorities on account of any dispute.

(viii) The Company has no loans or borrowings payable to a financial institution or a bank or government and no dues payable to debenture-holders during the year. Accordingly, the provisions of clause 3(viii) of the Order are not applicable.

(ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments) and did not have any term loans outstanding during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable.

(x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.

(xi) The Company has not paid or provided for any managerial remuneration. Accordingly, the provisions of Clause 3(xi) of the Order are not applicable.

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(xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.

(xiii) In our opinion all transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable Ind AS.

(xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures. However the company has issued 204400 shares in line with court order on merger.

(xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **ARG & Co LLP**
Chartered Accountants

ARG & Co. LLP
CHARTERED ACCOUNTANTS
DELHI

Manmohan Bhatnagar
(Partner)
M. No. 514261
Firm Regn no. 010630N/N500036
Place: New Delhi
Date: 15-05-2018

Annexure B to the Independent Auditor's Report of even date to the members of DLF Real Estate Builders Limited on the financial statements for the year ended March 31, 2018

Annexure B

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the financial statements of DLF Real Estate Builders Limited ("the Company") as of and for the year ended March 31, 2018, we have audited the internal financial controls over financial reporting ("IFCoFR") of the Company as of that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by 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 the Company's 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 IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note 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 IFCoFR were 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 IFCoFR and their operating effectiveness. Our audit of IFCoFR included obtaining an understanding of IFCoFR, 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 IFCoFR.

Meaning of Internal Financial Controls over Financial Reporting

A Company's IFCoFR 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 IFCoFR include those

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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 IFCoFR, 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 IFCoFR to future periods are subject to the risk that IFCoFR 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, adequate internal financial controls over financial reporting and such internal controls over financial reporting were operating effectively as at March 31, 2017, based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **ARG & Co LLP**
Chartered Accountants

Manmohan Bhatnagar
(Partner)
M. No. 514261
Firm Regn no. 010630N/N500036
Place: New Delhi
Date: 15-05-2018

DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Balance Sheet as at 31 March 2018

Particulars	Note No.	As at 31 March 2018 (Audited)	As at 31 March 2017 (Audited)
		(₹ in lacs)	(₹ in lacs)
ASSETS			
Non-current assets			
a) Non-current investment	4	148.59	251.19
b) Deferred tax asset	5	2,312.89	1,688.51
		2,461.48	**1,939.70**
Current assets			
a) Inventories	6	4,151.85	5,823.01
b) Financial assets			
i) Cash and cash equivalents	7	269.36	97.10
ii) Other financial assets	8	180.77	-
b) Current Tax Assets (Net)	9	530.78	1,106.95
		5,132.76	**7,027.06**
		7,594.24	**8,966.76**
EQUITY AND LIABILITIES			
Equity			
a) Equity share capital	10	70.44	50.00
b) Other equity		(27,954.58)	(24,922.92)
		(27,884.14)	**(24,872.92)**
Non-current liabilities			
a) Financial liabilities			
i) Borrowings	11	2.51	2.23
ii) Other financial liabilities	12	155.25	136.79
b) Other non-current liabilities	13	19.87	39.74
		177.63	**178.76**
Current liabilities			
a) Financial liabilities			
i) Borrowings	14	30,243.00	30,105.69
ii) Trade payables	15	3.63	6.99
iii) Other financial liabilities	16	4,341.95	3,392.86
b) Other current liabilities	17	712.17	155.38
		35,300.75	**33,660.92**
		7,594.24	**8,966.76**

The accompanying notes from 1 to 39 are an integral part of the financial statements

Based on our report of even date attached.

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN : 010630N/N500036)

Manmohan Bhatnagar
Partner
Membership No.: 514261

Place : Gurugram
Date : 15/05/2018

For and on behalf of the Board of Directors

Atul Srivastava
Director
DIN: 1802182

Ashok Nanda
Director
DIN: 7902699

DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Statement of Profit and Loss for the year ended 31 March 2018

Particulars	Note No.	For the year ended 31 March 2018 (Audited)	For the year ended 31 March 2017 (Audited)
		(₹ in lacs)	(₹ in lacs)
Revenue			
Revenue from operations	18	1,124.81	2,539.95
Other income	19	106.09	44.65
		1,230.90	2,584.60
Expenses			
Cost of revenue	20		
Cost incurred during the year		10.19	-
Decrease in inventories of Stock In Trade		1,012.36	2,539.95
Finance costs	21	3,491.39	3,231.41
Other expenses	22	250.04	39.18
		4,763.98	5,810.54
Loss before exceptional item and tax		(3,533.08)	(3,225.94)
Exceptional item			-
Loss before tax		(3,533.08)	(3,225.94)
Tax expense			
Deferred tax		624.39	105.13
Prior period tax		0.07	
Loss after tax and for the year		(2,908.62)	(3,120.81)
Other comprehensive income			
A Items that will not be reclassified to profit or loss			
i)Net loss on FVOCI equity instuments		(102.60)	(100.20)
ii) Income tax relating to net loss on FVOCI equity instuments		-	-
B i) Items that will be reclassified to profit or loss		-	-
ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total comprehensive loss for the year		(3,011.22)	(3,221.01)
Loss per equity share			
Basic (₹)	23	(433.91)	(624.16)
Diluted (₹)		(433.91)	(624.16)

The accompanying notes from 1 to 39 are an integral part of the financial statements

Based on our report of even date attached.

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN 010630N/N500036)

A R G & Co. LLP CHARTERED ACCOUNTANTS DELHI

Manmohan Bhatnagar
Partner
Membership No.: 514261

Place : Gurugram
Date : 15/05/2018

For and on behalf of the Board of Directors

Atul Srivastava
Director
DIN: 1802182

Ashok Nanda
Director
DIN: 7902699

DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Cash Flow Statement for the year ended 31 March 2018

	Particulars	For the year ended 31 March 2018 (Audited) (₹ in lakhs)	For the year ended 31 March 2017 (Audited) (₹ in lakhs)
A.	**Cash flow from operating activities**		
	Net loss after tax	(2,908.62)	(3,120.81)
	Adjustments for:		
	Interest income on income tax refund	(86.22)	(18.05)
	IND AS Expenses adjustment	18.74	16.52
	IND AS Income adjustment	(19.87)	(19.87)
	Income tax provision	(624.46)	(105.13)
	Unclaimed balances and excess provisions written back	-	(6.73)
	Interest expense	3,472.56	3,214.86
	Operating profit before working capital changes	**(147.87)**	**(39.21)**
	Movements in working capital:		
	Decrease in loan	-	1.20
	Decrease in Inventory	1,671.16	1,211.91
	Increase in other finnacials assets	(180.77)	-
	(Decrease) in Trade Payable & other financials liabilities	(281.18)	(1,451.16)
	Increase in other current liabilities	523.95	260.95
	Cash flow from operations	**1,585.29**	**(16.31)**
	Income taxes paid (net of refunds)	662.46	243.62
	Net cash flow from operating activities (A)	**2,247.75**	**227.31**
B.	**Cash flow from investing activities**		
	Net cash (used in) investing activities (B)	-	-
C.	**Cash flow from financing activities**		
	Proceeds from short term borrowings	180.00	27,129.25
	Repayment of short term borrowings	(42.69)	(19,836.67)
	Interest paid	(2,212.80)	(7,626.45)
	Net cash (used in)financing activities (C)	**(2,075.49)**	**(333.87)**
	Net increase /(decrease) in cash and cash equivalents (A) + (B) + (C)	**172.26**	**(106.56)**
	Opening cash and cash equivalents	**97.10**	**137.69**
	Opening cash and cash equivalents of transferor companies	**-**	**65.97**
	Closing cash and cash equivalents (refer note 7)	**269.36**	**97.10**
		172.26	**(106.56)**

This is the Cash Flow Statement referred to in our report of even date

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN : 010630N/N500036)

A R G & Co. LLP CHARTERED ACCOUNTANTS DELHI

Manmohan Bhatnagar
Partner
Membership No.: 514261

Place : Gurugram
Date : 15/05/2018

For and on behalf of the Board of Directors

Atul Srivastava
Director
DIN: 1802182

Ashok Nanda
Director
DIN: 7902699

DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Statement of Changes in Equity for the year ended 31 March 2018

A Equity share capital

(₹ in lacs)

Particulars	As at 31 March 2018 (Audited)	As at 31 March 2017 (Audited)
Equity share capital	70.44	50.00

B Other equity

(₹ in lacs)

	Reserves and Surplus		Prefernce Shares	Share pending allotment	Other comprehensive income reserve	Total
	Capital Reserve	Retained Earnings				
Balance as at 31 March 2016	0.65	(15,270.18)	3.01	-	-	(15,266.52)
Balance of merged entities as at March 31, 2016	-	(21,243.40)	-	-	-	(21,243.40)
Liability component of prefernce shares	-	-				-
Balance as at April 1, 2016	0.65	(36,513.58)	3.01	-	-	(36,509.92)
Total Comprehensive Income for the year	-	(3,120.81)	-	-	(100.20)	(3,221.01)
Adjustment to statement of profit and loss on amalgamation	-	14,788.47	-	-	-	14,788.47
Liability component of prefernce shares		-	(0.90)	-	-	(0.90)
Application money pending allotment	-	-	-	20.44	-	20.44
Balance as at March 31, 2017	0.65	(24,845.92)	2.11	20.44	(100.20)	(24,922.92)
Balance as on 1 April 2017	0.65	(24,845.92)	2.11	20.44	(100.20)	(24,922.92)
Total Comprehensive Income for the year		(2,908.62)			(102.60)	(3,011.22)
Shares issued during the year				(20.44)		(20.44)
Balance as at 31 March 2018	0.65	(27,754.54)	2.11	-	(202.80)	(27,954.58)

Capital reserve

Capital reserve is created out of the profit earned from some specific transactions of capital nature. Capital reserve is not available for the distribution to the shareholders.

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN : 010630N/N500036)

Manmohan Bhatnagar
Partner
Membership No.: 514261

Place : Gurugram
Date : 15/05/18

A R G & Co. LLP CHARTERED ACCOUNTANTS DELHI

For and on behalf of the Board of Directors

Atul Srivastava
Director
DIN: 1802182

Ashok Nanda
Director
DIN: 7902699

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1. Corporate Information

Nature of Operations

DLF Real Estate Builders Limited ('the Company') is engaged primarily in the business of real estate development.

General information and statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')). The Company has uniformly applied the accounting policies during the periods presented.

The financial statements for the year ended March 31, 2018 were authorized and approved for issue by the Board of Directors on 15/05/18

2. Recent accounting pronouncement

Appendix B to Ind AS 21, on Foreign currency transactions and advance consideration:
On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency. The amendment will come into force from April 1, 2018. The Company has evaluated the effect of this on the financial statements and the impact is not material.

Ind AS 115- Revenue from Contract with Customers:
On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Ind AS 115, Revenue from Contract with Customers. The core principle of the new standard is that an entity should recognize 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. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach).

The effective date for adoption of Ind AS 115 is financial periods beginning on or after April 1, 2018. The Company will adopt the standard on April 1, 2018 by using the cumulative catch-up transition method and accordingly comparatives for the year ending or ended March 31, 2018 will not be retrospectively adjusted. The effect on adoption of Ind AS 115 is expected to be insignificant.

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3. Significant accounting policies

a) Basis of preparation of financial statement

These financial statements are prepared in accordance with Indian Accounting Standards (Ind AS) & the provisions of the Companies Act , 2013 ('Act') (to the extent notified) under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values. The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amended Rules issued thereafter.

Effective April 1, 2016, the Company has adopted all the Ind AS standards and the adoption was carried out in accordance with Ind AS 101 "First time adoption of Indian Accounting Standards", with April 1, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use..

On transition to Ind AS, the Company has elected to continue with the carrying value of all its property, plant and equipment recognised as at 1 April 2015 measured as per the provisions of Previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.

As the yearend figures are taken from the source and rounded to the nearest digits, the figures reported for the previous quarters might not always add up to the yearend figures reported in this statement.

b) Use of estimates

The preparation of financial statements in conformity with IND AS requires management of the company to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities on the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon management's knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognised in the current and future periods.

c) Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

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Provisions

At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Recognition of deferred tax assets

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

Useful lives of depreciable/ amortisable assets

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

Cost of revenue

Cost of land and plots includes land, acquisition cost, estimated internal development costs and external development charges, borrowing cost which is charged to the statement of profit and loss based on the percentage of land/plotted area in respect of which revenue is recognised as per accounting policy for revenue from land and plots, in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the applicable scheme.

Evaluation of indicators for impairment of assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

Allowances for expected credit loss

The Company makes allowances for expected credit loss based on an assessment of the recoverability of trade and other receivables. The identification of doubtful debts requires use of judgement and estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of the trade and other receivables and doubtful debts expenses in the period in which such estimate has been changed.

Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

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d) **Current versus non-current classification**

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it is:

- Expected to be realised or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading.
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

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

All other liabilities are classified as non-current.

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

e) **Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed due to, other than temporary, interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.

f) **Revenue recognition**

Sale of land and plots

Sale of land and plots is recognised in the financial year in which the agreement to sell/application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers. Where the Company has any remaining substantial obligations as per agreements, revenue is recognised on percentage of completion method of accounting.

Interest Income

Interest income is recognized on time proportion basis taking into account the amount outstanding and rate applicable. For all debt instruments measured at amortised cost, interest income is recorded using the effective interest rate (EIR) method.

g) **Cost of construction**

Cost of construction includes cost of land (i.e. the amount spent on development or construction of built up area), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to

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the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

h) Inventories

Land and real estate project work in progress are valued at lower of cost and net realisable value. Cost includes land (including development rights) acquisition cost, borrowing cost, estimated internal development costs and external development charges.

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

i) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits with banks/corporations and short-term highly liquid investments (original maturity less than 3 months) that are readily convertible into known amount of cash and are subject to an insignificant risk of change in value.

j) Income tax

Tax expense recognised in profit or loss comprises the sum of deferred income tax and current income tax which are not recognised in other comprehensive income or directly in equity.

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income-tax Act. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity.

Deferred income taxes are calculated using the liability method. Deferred income tax liabilities are generally recognised in full for all taxable temporary differences. Deferred income tax assets are recognised to the extent that it is probable that the underlying tax loss, unused tax credits or deductible temporary difference will be utilised against future taxable income. This is assessed based on the company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. Unrecognised deferred income tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity).

Minimum alternate tax ('MAT') credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in guidance note issued by the ICAI, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent it is not reasonably certain that the Company will pay normal income tax during the specified period.

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k) Provisions, contingent assets & Contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- 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 recognized. However, when inflow of economic benefits is probable, related asset is disclosed.

l) Financial instruments

Recognition of Financial Instruments:

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instruments.

Loans & advances and all other regular way purchases or sales of financial assets are recognised and derecognised on the trade date. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Initial Measurement of Financial Instruments:

Financial assets and financial liabilities are initially measured at fair value.

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from their respective fair value on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in the statement of profit or loss.

Subsequent Measurement:

Financial Assets:

(i) Financial Assets carried at Amortised Cost (AC):

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

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(ii) Financial Assets at Fair Value through Other Comprehensive Income (FVTOCI):

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

(iii) Financial Assets at Fair Value through Profit or Loss (FVTPL) :

A financial asset which is not classified in any of the above categories are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Revenue from operations' line item.

(iv) Effective Interest Method :

The effective interest method is a method of calculating the amortized cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees that form an integral part of the effective interest rate, transaction costs and premiums or discounts) through the expected life of the instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition

(v) Impairment of Financial Assets :

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for 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, trade receivables and bank balance

(b) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses.

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However, for trade receivables, the Company measures the loss allowance at an amount equal to lifetime expected credit losses. In cases where the amounts are expected to be realized up to one year from the date of the invoice, loss for the time value of money is not recognized, since the same is not considered to be material.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

(vi) Derecognition of Financial Assets :

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On de recognition of a financial asset accounted under Ind AS 109 in its entirety, the difference between the asset's carrying amount and the sum of consideration received and receivable is recognized in the statement of profit or loss.

If the transferred asset is part of a larger financial asset and the part transferred qualifies for derecognition in its entirety, the previous carrying amount of the larger financial asset shall be allocated between the part that continues to be recognised and the part that is derecognised, on the basis of the relative fair values of those parts on the date of the transfer.

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(vii) Modification/ Revision in Estimates of Cash Flows of Financial Assets :

When the contractual cash flows of a financial asset are renegotiated or otherwise modified and the renegotiation or modification does not result in the derecognition of that financial asset in accordance with Ind AS 109, The Company recalculates the gross carrying amount of the financial asset and recognizes a modification gain or loss in profit or loss.

Various quantitative and qualitative factors are considered to determine whether the renegotiated terms are substantially different and whether the same would amount to extinguishment of financial asset and recognition of a new financial asset. The gross carrying amount of the financial asset is recalculated as the present value of the renegotiated or modified contractual cash flows that are discounted at the financial asset's original effective interest rate. Any costs or fees incurred are adjusted to the carrying amount of the modified financial asset and are amortized over the remaining term of the modified financial asset

(viii) Reclassification of financial assets:

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains / losses (including impairment gains or losses) or interest.

Financial Liabilities and Equity Instruments:

(i) Classification as Debt or Equity :

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

(ii) Equity Instruments :

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in the statement of profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

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(iii) Financial Liabilities :

A financial liability is any liability that is:

(a) **<u>Contractual Obligation</u>** :

- to deliver cash or another financial asset to another entity; or
- to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the entity.

(b) A contract that will or may be settled in the entity's own equity instruments.

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

The Company has not designated any financial liabilities at FVTPL

(iv) Derecognition of Financial Liabilities :

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the statement of profit or loss.

(v) Offsetting of Financial Assets and Financial Liabilities :

The Company offsets financial assets and financial liabilities in the balance sheet when:

- the Company currently has a legally enforceable right to offset the amounts; and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

m) Fair value of financial instruments

In determining the fair value of its financial instruments, the company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

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n) Earnings per share

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

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

o) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount. The carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date, there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

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DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Notes to the financial statement for the year ended 31 March 2018

	Particulars	As at 31 March 2018 (Audited) (₹ in lacs)	As at 31 March 2017 (Audited) (₹ in lacs)
4	**Non-current investments**		
	Trade Investment,Quoted		
	401584 shares of Shree Ram Urban Infrastructure Ltd. (Previous year 401584)	1,780.04	1,780.04
	Less: Aggregate provision for diminuition in value of investments	(1,631.45)	(1,528.85)
		148.59	251.19
5	**Deferred tax asset (net)**		
	Arising on account of	2,312.89	1,688.51
	Unabsorbed business losses:	2,312.89	1,688.51

The Company has unabsorbed business losses of March 31, 2018 Rs. 79.42 Cr on which deferred tax asset is created.

Caption wise movement in deferred tax assets as follows:

(₹ in lakhs)

Particulars	April 1, 2016	Adjustment on account of amalgamation	Recognised in profit and loss	March 31, 2017
Assets				
Unabsorbed business losses	1,583.38		105.13	1,688.51
Expecetd credit loss of financial assets	6,763.56	(6,763.56)		-
Total	1,583.38	-	105.13	1,688.51

(₹ in lakhs)

Particulars	March 31, 2017	Recognised in profit and loss	March 31, 2018
Assets			
Unabsorbed business losses	1,688.51	624.39	2,312.89
Total	1,688.51	624.39	2,312.89

6	**Inventories (valued at lower of cost and net realizable value)**		
	Developed plots *	4,134.76	5,816.11
	Project Commencement Expenses	17.09	6.90
		4,151.85	5,823.01

*Out of the above, 16 plots admeasuring 9435 sq. yds. are under an MOU entered into by the company with A certain developer for the development of the said plots and plot admeasuring 47,632 sq.yds are under agreement entered into with DLF commercial Projects Corporation for developement of said area.

7	**Cash and cash equivalents**		
	Balance with banks		
	In current accounts	269.36	97.11
		269.36	97.11
8	**Other financial Assets**		
	Amount recoverable from related party*	180.77	-
		180.77	-

* recoverable form holding company

9	**Current tax asset(net)**		
	Advance other than capital advance		
	- Balance with revenue authorities	530.77	1,106.95
		530.77	1,106.95

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Notes to the financial statement for the year ended 31 March 2018

Particulars	As at 31 March 2018 (Audited)	As at 31 March 2017 (Audited)
10 Equity share capital	(₹ in lacs)	(₹ in lacs)
(A) Authorised, issued, subscribed and paid-up share capital and par value per share		
Authorised share capital		
2,085,000 (March 31, 2017: 506,520) equity shares of face value ₹ 10 each	208.50	204.15
	208.50	**204.15**
Issued, subscribed and paid-up share capital		
500,001 (March 31, 2017: 500,001) equity shares of face value ₹ 10 each	70.44	50.00
	70.44	**50.00**

(B) Reconciliation of numbers of equity shares outstanding at the beginning and at the end of the Year

Particulars	As at 31 March 2018 (Audited)	As at 31 March 2017 (Audited)
Equity shares	Number of shares	Number of shares
At the beginning of the Year	5.00	5.00
Add: Shares issued during the Year	2.04	-
Outstanding at the end of the Year	**7.04**	**5.00**

(C) Rights, preferences and restrictions attached to equity shares :

Rights, preferences and restrictions (including restrictions on distributions of dividends and repayment of capital) attached to the class of shares	Type of shares
The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entiltled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after settling off all liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.	Equity

(D) Details of shareholders holding more than 5% shares in the company

Name of the shareholder	No of shares held in the co. ason March 2018	Percentage of shares held as on March 2018	No of shares held in the co. ason March 2018	Percentage of shares held as on March 2017
DLF Homes Developers Limited (inclusive of nominee shares)*	593,963	84%	400,000	80%
DLF Limited	110,396	16%	100,000	20%

**Pursuant to sanction of Scheme of arrangement involving amalgamation of four companies and merger of real estate undertaking of Mbaya Buildcon Private Limited with DLF Home Developers Limited vide Order dated Nov 11, 2016 of Hon'ble High Court of Delhi at New Delhi and Order dated March 29, 2016 of Punjab & Haryana at Chandigarh filed with ROC on November 25, 2016.*

Aggregate number of share issued for consideration other than cash:

E) i) 1 equity share allotted to the shareholder of VSK Investments and Finance Limited pursuant to scheme of amalgamation without payment being received in cash.

(F) Shares reserved for issue under options

The Company has not reserved any shares for issuance under options.

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Notes to the financial statement for the year ended 31 March 2018

		As at 31 March 2018 (Audited) (₹ in lacs)	As at 31 March 2017 (Audited) (₹ in lacs)
	Financial Liability		
11	**Borrowings**		
	Liability component of other financial instruments		
	4,348 (previous year 4,348) 10 % Non cumulative redeemable preference share of ₹ 100/- each	2.51	2.23
		2.51	**2.23**

Preference Shares:
1. The redeemable preference shares ('RPS') shall rank for dividend in priority to the equity shares for time being of the Company.
2. RPS shall in winding up be entitled to rank, as regards repayment of capital and arrears of dividend, whether declared or not, upto the commencement of the winding up, in priority to equity shares but shall not be entitled to any further participation in profits or assets.
3. Each shareholder of redeemable preference share is entitled to one vote per share only on resolution placed before the Company which directly affects the right attached to the redeemable preference share.
4. The RPS shall carry a preferential dividend at the rate of 10 percent per annum on the capital, and shall be redeemable on or before December 08, 2022.

		As at 31 March 2018	As at 31 March 2017
12	**Other Financial Liabilities**		
	Security deposits	155.25	136.79
		155.25	**136.79**
13	**Other Non Current Liabilities**		
	Deferred revenue	19.87	39.74
		19.87	**39.74**
14	**Borrowings**		
	Loan from related parties		
	Unsecured		
	Loan from Kirtimaan and Ujagar	-	42.69
	Loan from DLF Home Developer Limited, the holding company*	30,243.00	30,063.00
		30,243.00	**30,105.69**
	*Repayable on demand and carries interest @ 11.5% per annum as at balance sheet date		
15	**Trade payables**		
	Trade payables (Refer note 33 for details of dues to micro, small and medium enterprises)	-	-
	Others	3.63	6.99
		3.63	**6.99**
16	**Other financial liabilities**		
	Security deposits	0.45	-
	Interest payable to DLF Home Developers Limited, the holding company	2,009.55	754.40
	Interest payable to Ujagar Estates Limited and Kirtimaan Builders Limited	-	28.23
	Payable to related party -DLF Ltd	-	278.28
	Deposit received under Development Agreement with related party	2,331.95	2,331.95
		4,341.95	**3,392.86**
17	**Other current liabilities**		
	Realisation under agreement to sell	606.18	81.09
	Deferred revenue	19.87	19.87
	Statutory Dues	86.12	54.42
		712.17	**155.38**

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Notes to the financial statement for the year ended 31 March 2018

Particulars		For the year ended 31 March 2018 (Audited)		For the year ended 31 March 2017 (Audited)
		(₹ in lacs)		(₹ in lacs)
18 Revenue from operations				
Sale of developed plots (net of cencellations)		1,124.81		-
Compensation received		-		2,539.95
		1,124.81		**2,539.95**
19 Other income				
Unclaimed balances and excess prov. w/b		-		6.73
Deffered income		19.87		19.87
Interest received on Income Tax Refund		86.22		18.05
		106.09		**44.65**
20 Cost of revenue				
Cost incurred during the year				
Increase/(decrease) in inventory				
Opening stock of plots	5,823.00		2,491.48	
Add: Addition during the year	10.19		-	
Cost of inventory cancelled	(658.79)			
Transferred pursuant to amalgamation	-		5,871.47	
Closing stock of plots	(4,151.85)		(5,823.00)	
		1,022.55		**2,539.95**
21 Finance costs				
Interest on borrowings		3,472.56		3,214.86
Interest expense on amortised cost instrument		18.46614		16.52
Interest on unwinding of prefence share liability		0.27847		-
Bank charges		0.08105		0.03
		3,491.39		**3,231.41**
22 Other expenses				
Maintenance expenses		23.21		15.69
Advertisement		-		0.29
Fees and taxes		4.53		0.16
Payment to auditors		2.31		3.62
Legal and professional		4.68		17.24
Miscellaneous expenses		0.01		0.04
Directors Remuneration		2.46		2.15
Amount Written off		13.09		-
Loss on Cancellation of Inventory		199.75		-
		250.04		**39.18**
Payment to auditors*				
As auditor:				
Statutory audit fees		2.31		3.62
		2.31		**3.62**

*Inclusive of service tax/GST

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Notes to the financial statement for the year ended 31 March 2018

	Particulars	For the year ended 31 March 2018 (Audited)	For the year ended 31 March 2017 (Audited)
23	Tax expense		
	Current year tax		
	Deferred tax	(624.46)	(105.13)
		(624.46)	**(105.13)**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 28.84% and the reported tax expense in profit or loss are as follows:

Particulars	March 31, 2018	March 31, 2017
Accounting profit/(loss) before income tax	(3,533.08)	(3,225.94)
At country's statutory income tax rate of 28.84% (31 March 2017: 28.84%)	-	-
Taxable income:		
Eexempted income		
Expenses which will never be allowed	14.22	9.58
Income additionally assesses under Tax laws	1,339.49	-
Expenses additionally allowed under tax laws	(2.64)	(2.64)
Tax Profit /(Loss)	(2,182.00)	(3,219.00)
At country's statutory income tax rate of 28.84% (31 March 2017: 28.84%)	-	-
	-	-

24 **Earnings per equity share**

Earnings Per Share ('EPS') is determined based on the net profit attributable to the shareholders' of the Holding Company. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

Particulars	For the year ended 31 March 2018 (Audited)	For the year ended 31 March 2017 (Audited)
Net profit attributable to equity shareholders		
(loss) after tax	**(2,908.62)**	**(3,120.81)**
Profit attributable to equity holders of the parent adjusted for the effect of dilution	**(2,908.62)**	**(3,120.81)**
Nominal value of equity share (Rs)	10.00	10.00
Total number of equity shares outstanding at the beginning of the year	500,001.00	500,001.00
Add: Employee stock option plan		
Total number of equity shares outstanding at the end of the year	704,401.00	500,001.00
Weighted average number of equity shares	670,334.33	500,001.00
Earnings per equity share		
Basic	(433.91)	(624.16)
Nominal value of equity share (Rs)	10.00	10.00
Weighted average number of equity shares used to compute diluted earnings per share	670,334.33	500,001.00
Diluted	(433.91)	(624.16)

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25 Fair value measurements

Financial instruments by category

i) Fair values hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

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

Level 3: unobservable inputs for the asset or liability.

ii) Financial assets and liabilities measured at fair value - recurring fair value measurements **(₹ in lakhs)**

March 31, 2018	Notes	Level 1	Total
Financial assets			
Investments at FVOCI			
Equity investments	4	148.59	148.59
Total financial assets		**148.59**	**148.59**

Financial assets and liabilities measured at fair value - recurring fair value measurements **(₹ in lakhs)**

March 31, 2017	Notes	Level 1	Total
Financial assets			
Investments at FVOCI			
Equity investments	4	251.19	251.19
Total financial assets		251.19	251.19

26 Financial risk management

i) Financial instruments by category **(₹ in lakhs)**

Particulars	**As at 31 March 2018**	**As at 31 March 2018**	**As at 31 March 2017**	**As at 31 March 2017**
	FVOCI	**Amortised cost**	**FVOCI**	**Amortised cost**
Financial assets				
Investments				
Equity instruments	148.59	-	251.19	-
Other financial assets	-	180.77	-	-
Cash and cash equivalents	-	269.36	-	97.10
Total financial assets	**148.59**	**450.13**	**251.19**	**97.10**

(₹ in lakhs)

Particulars	**As at 31 March 2018**	**As at 31 March 2018**	**As at 31 March 2017**	**As at 31 March 2017**
	FVOCI	**Amortised cost**	**FVOCI**	**Amortised cost**
Financial liabilities				
Borrowings	-	32,255.06	-	30,890.55
Trade payables	-	3.63	-	6.99
Other financial liabilities	-	2,487.66	-	2,468.74
Total financial liabilities	**-**	**34,746.34**	**-**	**33,366.28**

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ii) Risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, investments and loans	Aging analysis	Bank deposits, diversification of asset base and credit limits
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The Company's risk management is carried out by a central treasury department (of the company) under policies approved by the board of directors. The board of directors provides written principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and investment of excess liquidity.

(A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents and financial assets measured at amortised cost. The Company continuously monitors defaults of other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk
B: Moderate credit risk
C: High credit risk

Asset group	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, investments and loans	12 month expected credit loss
Moderate credit risk	Not applicable	Life time expected credit loss
High credit risk	Investments and loans	Life time expected credit loss or fully provided for

Cash & cash equivalents and bank deposits

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country.

Other financial assets measured at amortized cost includes loans and advances and investments. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits.

Assets under credit risk – (₹ in lakhs)

Credit rating	Particulars	March 31, 2018	March 31, 2017
A: Low credit risk	Cash and cash equivalents, investments and loans	598.72	348.30
C: High credit risk	Investments and loans	-	-
		598.72	348.30

b) Credit risk exposure

Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets –

As at March 31, 2018 (₹ in lakhs)

Particulars	Estimated gross carrying amount at default	Expected credit loss %	Expected credit losses	Carrying amount (net of impairment provision)
Investment	148.59	0%	-	148.59
Cash and cash equivalents	269.36	0%	-	269.36
Other Financial Assets	180.77	0%	-	180.77
Total	**417.95**		**-**	**417.95**

As at March 31, 2017 (₹ in lakhs)

Particulars	Estimated gross carrying amount at default	Expected credit loss %	Expected credit losses	Carrying amount (net of impairment provision)
Investment	251.19	0%	-	251.19
Cash and cash equivalents	97.11	0%	-	97.11
Total	**348.30**		**-**	**348.30**

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(B) 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.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities : **(₹ in lakhs)**

As at March 31, 2018	Less than 1 year	1-5 years	More than 5 years	Total
Non-derivatives				
Borrowings	32,252.55	-	2.51	32,255.06
Trade payable	3.63	-	-	3.63
Other financial liabilities	2,332.40	155.25	-	2,487.66
Total	**34,588.58**	**155.25**	**2.51**	**34,746.34**

(₹ in lakhs)

As at March 31, 2017	Less than 1 year	1-5 years	More than 5 years	Total
Non-derivatives				
Borrowings	30,105.69	-	2.23	30,107.92
Trade payable	6.99	-	-	6.99
Other financial liabilities	3,114.58	136.79	-	3,251.37
Total	**33,227.26**	**136.79**	**2.23**	**33,366.28**

C) Market Risk

Interest rate risk

i) Liabilities

The Company's fixed rate borrowings from related parties are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

ii) Assets

The company's fixed deposits are carried at fixed rate. Therefore, not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

27 Capital management

Risk managemnet

The Company's objectives when managing capital are to

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares.

Particulars	March 31, 2018	March 31, 2017
Net debts*	31,985.70	30,793.45
Total equity	(27,884.14)	(24,872.92)

**Net debt = non-current borrowings + current borrowings + interest accrued – cash and cash equivalents*

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DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Notes to the financial statement for the year ended 31 March 2018

28 **Related party information**

Relationship	Name of related party
a) Ultimate parent Company	DLF Ltd. (up to March 11, 2018)
	Rajdhani Investments & Agencies Private Limited w.e.f. March 12, 2018
b) Parent Company	DLF Home Developers Limited
c) Fellow subsidiaries*	DLF Estate Developers Limited
	DLF Limited (from March 12, 2018)
	DLF Commercial Project Corporation
	Mhaya Buildcon Private Limited (till November 24, 2016)**

**With whom transactions have been entered during the year/previous year.*

d) Following transactions were carried out with related parties during the year in the ordinary course of business: (₹ in lakhs)

Description	Name of the Entity	March 31, 2018	March 31, 2017
Transactions during the year			
Revenue from compensation on compulsory acquisition of land	DLF Commercial Project Corporation	-	1,211.92
Transfer of Plots	DLF Home Developers Limited	1,124.81	-
Loss from cancellation of plots	DLF Limited	199.75	-
Maintenance expenses^	DLF Estate Developers Limited	19.86	14.68
Loan taken	DLF Home Developers Limited	180.00	27,129.00
Loan refunded	DLF Limited	-	19,836.67
Interest on borrowings	DLF Limited	-	2,370.24
	DLF Home Developers Limited	3,470.13	838.22

Description	Name of the Entity	March 31, 2018	March 31, 2017
Balance at the year end			
Amount recoverable	DLF Limited	180.77	-
Borrowings	DLF Home Developers Limited	30,243.00	30,063.00
Interest payable on borrowings	DLF Home Developers Limited	2,009.55	754.40
Other financial liabilities	DLF Commercial Project Corporation	2,331.95	2,331.95
Other current liabilities	DLF Limited	-	278.27
Equity Share Capital	DLF Limited	10.00	10.00
	DLF Home Developers Limited*	40.00	40.00

^inclusive of service tax and GST

29 The net worth of the Company as at March 31, 2018 has been completely eroded. However, DLF Limited, the ultimate holding company has assured continued financial support for the future operations of the Company. Based on this, the financial statements have been prepared on a going concern basis.

30 Capital commitment and contingent liability as on March 31, 2018 is Nil (P/Y – Nil)

31 During the year, the company has transferred its 24 plots out of its inventory to its holding company namely M/s DLF Home Developers Limited in compliance with the Hon'ble Civil Court order dated 29th November, 2017 confirming a compromise achieved through a mediation in relation to a dispute arisen on terms agreed earlier with its holding company at the total consideration of ₹ 1124.81 lakhs (at 10% markup on cost) and has recognised a profit on sale of land parcels amounting to ₹ 102.26 lakhs. The management believes that it is in compliance with all the applicable laws and regulations and no adjustment in this regards is required in the financial statements.

32 **Prior Period Errors**

a Nature of errors : (i) Error in recognition of Deferred tax assets

b The details of the items of the financial statements as of the year ended on 31st March 2017 which are affected consequent to the restatement on account of correction of the above error presented are as follows:

(All amounts are in ₹, unless otherwise stated)

Particulars	31 March 2017 Increase / (Decrease)
Items in the statement of profit and loss account	
Deferred Tax assets (Create/(Reverse)	(558.19)
Items in the Balance Sheet	
Deferred Tax Assets	(558.19)

33 Foreign Exchange earnings and outgo

Year	March 31, 2018	March 31, 2017
Earnings	Nil	Nil
Outgo	Nil	Nil

34 No provision for tax for the year has been made in the accounts as there is no taxable income under the provisions of the Income-Tax Act 1961. The Company follows notified IND AS 12 – Income Taxes, as per section 133 of Companies Act, 2013 read with rules made thereunder. The Company has incurred losses in the current and also has carry forward business losses under the Tax Laws.

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DLF Real Estate Builders Limited
CIN: U70200DL2008PLC182853
Regd Office Address: 1E, Jhandewalan Extension, Naaz Cinema Complex , New Delhi 110055
Notes to the financial statement for the year ended 31 March 2018

35 The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of real estate projects and all other related activities, which as per IND AS – 108 on "Segment Reporting" as prescribed in the Companies (Accounting standards) Rules, 2006 is considered to be the only reportable segment. The Company is primarily operating in India which is considered as a single geographical segment

36 The balances of creditors and debtors are subject to their respective confirmation

37 In the opinion of the Board of Directors current assets, loans and advances have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet and provisions for all known liabilities have been made.

38 Figures of previous years have been regrouped/reclassified where ever considered necessary to make them comparable with that of current year

39 Figures have been rounded off to the nearest rupee

For and on behalf of
A R G & Co. LLP
Chartered Accountants
(FRN : 010630N/N500036)

A R G & Co LLP
CHARTERED ACCOUNTANTS
DELHI

Manmohan Bhatnagar
Partner
Membership No.: 514261

For and on behalf of the Board of Directors

Atul Srivastava
Director
DIN: 1802182

Ashok Nanda
Ashok Nanda
Director
DIN: 7902699

Place : Gurugram
Date : 15/05/2018