

Independent Auditor's Report

To the Members of Dalmia Promoters and Developers Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **Dalmia Promoters and Developers Private Limited** ('the Company'), which comprise the balance sheet as at March 31, 2018, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements").

Management's Responsibility for the Financial Statements

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

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, 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.

Auditor's 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 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.

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 judgment, 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, but not for the purpose of expressing an opinion on the operating effectiveness of the Company's internal controls. 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 Ind AS financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the 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 March 31, 2018, and its loss, other comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

Emphasis of Matter

We draw attention to the Note 33 to the notes to Ind AS financial statements relating to 'Going Concern Assumption' which indicate that net worth of the Company is fully eroded as its accumulated losses of Rs. 1442.36 lakh exceeds Company's share capital. This condition raise doubt about the Company's ability to continue as a going concern. Management's plans in regard to this are also described in Note. 33. The accompanying financial statements do not include any adjustments that might result from the outcome of these uncertainties and also do not include any adjustments relating to the recoverability and classification of assets carrying amounts or the amount and classification of liabilities that might be necessary, should the company be unable to continue as a going concern.

Our opinion is not qualified in respect of this matter.

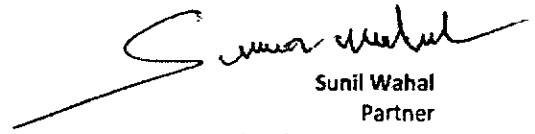
Report on Other Legal and Regulatory Requirements

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 the paragraph 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with relevant Rules issued thereunder;
 - e) On the basis of the written representations received from the directors as on March 31, 2018 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;
 - f) Clause (i) of section 143(3), with respect to the adequacy of internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, is not applicable pursuant to notification G.S.R 583 (E) dated June 13, 2017, hence not commented upon; and
 - g) 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position;



- ii. Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses;
- iii. There is no amount required to be transferred to the Investor Education and Protection Fund by the Company.

For S. S. Kothari Mehta & Co.
Chartered Accountants
Firm's Registration No. 000756N


Sunil Wahal
Partner
Membership No. 087294

Place: New Delhi
Date: May 11, 2018

Annexure A to the Independent Auditor's Report to the Members of Dalmia Promoters and Developers Private Limited dated May 11, 2018.

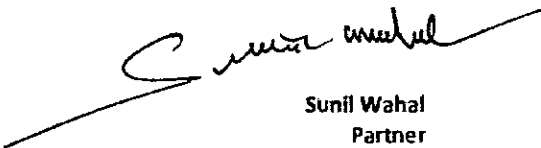
Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

- i. The Company does not have any fixed assets. Hence, clause 3(i)(a) to (c) of the Order is not applicable to the Company.
- ii. The Management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.
- iii. The company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under section 189 of the Act. Accordingly, clauses 3(iii) (a) to (c) of the Order are not applicable.
- iv. In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the company.
- v. The Company has not accepted any deposits from the public within the meaning of directives issued by the Reserve Bank of India and provisions of sections 73 to 76 or any other relevant provisions of the Act, and the Rules framed thereunder.
- vi. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under Section 148 of the Act for the Company's activities. Hence, the provisions of clause 3(vi) of the Order are not applicable to the Company.
- vii.
 - a. According to the records of the Company examined by us and the information and explanations given to us, the Company is generally regular in depositing its undisputed statutory dues including Employees' Provident Fund, Employees' State Insurance, Investor Education and Protection Fund, Income Tax, Wealth Tax, Service Tax, Custom Duty, Excise duty, Cess and any other material statutory dues, as applicable, with the appropriate authorities during the year and there are no such undisputed amounts payable which have remained outstanding as at March 31, 2018 for a period of more than six months from the date they became payable.
 - b. We are informed that there are no dues in respect of Sales Tax, Income Tax, Wealth Tax, Customs Duty, Excise Duty and Service Tax which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us and records of the Company examined by us, the Company has not taken loans from financial institutions or banks. The Company does not have any debentures. Accordingly, clauses 3(viii) of the Order are not applicable.
- ix. In our opinion, and according to the information and explanations given to us, the Company has not raised any money way of initial public offer / further public offer and term loans hence, reporting under clause (ix) of the Order is not applicable to the Company.
- x. In our opinion, and according to the information and explanations given to us, we report that no fraud by the company or on the company by the officers and employees of the Company has been noticed or reported during the year.



- xi. In our opinion, and according to the information and explanations given to, the company has not paid any managerial remuneration. Hence, reporting under clause 3(xi) of the Order are not applicable and hence not commented upon.
- xii. The Company is not a Nidhi company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company.
- xiii. In our opinion, and according to the information and explanations given to us during the course of audit, transactions with the related parties are in compliance with section 188 of Act where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable Indian Accounting Standards. The provisions of section 177 of the Act are not applicable to the Company and accordingly reporting under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.
- xiv. According to the information and explanations given to us and on an overall examination of the books of account, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence not commented upon.
- xv. In our opinion, and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi. According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S. S. Kothari Mehta & Co.
Chartered Accountants
Firm's Registration No. 000756N



Sunil Wahal
Partner
Membership No. 087294

Place: New Delhi
Date : May 11, 2018

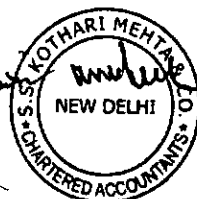
(Amount in Lakhs)

Particulars	As at March 31, 2018	As at March 31, 2017
	(Audited) Amount	(Audited) Amount
Assets		
Non-current assets		
Financial assets		
Loans	30.11	26.53
Deferred tax assets	39.66	39.66
Non-current tax assets (net)	7.22	7.22
Other non-current assets	12.61	16.81
Total of non-current assets	89.60	90.22
Current assets		
Inventories	744.47	744.47
Financial assets		
Investments	0.06	0.05
Cash and cash equivalents	6.10	4.21
Other current assets	4.21	4.21
Total of current assets	754.84	752.94
Total of assets	844.44	843.16
Equity and liabilities		
Equity		
Equity share capital	10.00	10.00
Other equity	(1,442.36)	(1,235.43)
Total of equity	(1,432.36)	(1,225.43)
Non-current liabilities		
Financial liabilities		
Other financial liabilities	96.66	85.16
Other non-current liabilities	11.71	23.40
Total of non-current liabilities	108.37	108.56
Current liabilities		
Financial liabilities		
Borrowings	2,002.75	1,748.73
Trade payables	1.24	1.09
Other financial liabilities	147.47	193.06
Other current liabilities	16.97	17.15
Total of current liabilities	2,168.43	1,960.03
Total of equity and liabilities	844.44	843.15

Notes:

- Dalmia Promoters and Developers Private Limited was incorporated on February 2, 1989 under the provisions of the Companies Act, 1956 read with the General Circular 15/2013 dated September 13, 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. The main object of the company is to undertake real estate development.
- The above financials have been prepared in accordance with Ind-AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standard) Rules, 2015 (Ind-AS) and other recognised accounting practices and policies to the extent applicable.
- The above year ended results have been reviewed by the Board of Directors on May 11, 2018. The Statutory Auditors have carried out audit of the said year ended Financial Statements.
- Previous year figures has been regrouped wherever considered necessary.

For and on behalf of
 S S Kothari Mehta & Co
 Chartered Accountants
 FRN:000756N



Sunil Wahal
 Partner
 Membership No. 087294

Place: Gurgaon
 Date: May 11, 2018

For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Rajeev Talwar
 Director
 DIN - 01440785

Atul Goyal
 Atul Goyal
 Director
 DIN - 00007991

(Amount in Lakhs)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		March 31,2018 (Audited)	December 31,2017 (Unaudited)	March 31,2017 (Audited)	March 31,2018 (Audited)	March 31,2017 (Audited)
1	Income from operations					
	a) Revenue from operations	-	-	-	-	-
	b) Other income	3.88	3.93	3.75	15.51	15.08
	Total income	3.88	3.93	3.75	15.51	15.08
2	Expenses					
	a) Cost of land, plots, constructed properties, development rights and others	-	-	-	-	-
	b) Employee benefits expense	-	-	-	-	-
	c) Finance costs	55.73	55.43	57.37	220.23	228.85
	d) Depreciation and amortisation expense	-	-	-	-	-
	e) Other expenses	0.56	0.59	0.62	2.22	2.33
	Total expenses	56.29	56.03	57.99	222.45	231.18
3	(Loss)/Profit before exceptional items, tax (1-2)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)
4	Exceptional items (net)	-	-	-	-	-
5	(Loss)/Profit before tax (3+4)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)
6	Tax expense					
	Deferred Tax	-	-	-	-	-
	Income Tax	-	-	-	-	-
7	(Loss)/Profit after tax (5-6)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)
8	Net (Loss)/Profit for the period/year (7+8)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)
9	Other comprehensive income					
	a) Items that will not be reclassified to profit and loss	0.01	-	(0.02)	0.01	(0.02)
	b) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-
	c) Items that will be reclassified to profit or loss	-	-	-	-	-
	d) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
	Other comprehensive income/(loss)	0.01	-	(0.02)	0.01	(0.02)
10	Total comprehensive income for the period/year (9+10)	(52.40)	(52.10)	(54.26)	(206.93)	(216.12)
11	Paid-up equity share capital	10.00	10.00	10.00	10.00	10.00
12	Reserves excluding Revaluation reserves as per Balance sheet of previous accounting year	-	-	-	(1,442.36)	(1,235.43)
13	Earnings per equity share (face value of Rs 10 per share) (not annualised)					
	Basic (Rs)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)
	Diluted (Rs)	(52.41)	(52.10)	(54.25)	(206.94)	(216.10)

For and on behalf of
 S S Kothari Mehta & Co
 Chartered Accountants
 FRN :000756N



Sunil Wahal
 Partner
 Membership No. 087294

Place: Gurgaon
 Date: May 11, 2018

For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Director
 DIN - 01440785

Sunil Doya
 Director
 DIN - 00001991

Dalmia Promoters And Developers Private Limited
 U74899DL1989PTC035211
 1E Jhandewalan Extn. Naaz Cinema Complex, New Delhi -110055
Balance Sheet as at March 31, 2018

(Amount in Lakhs)

Particulars	Nnte	As at March 31, 2018	As at March 31, 2017
		Amount	Amount
Assets			
Non-current assets			
Financial assets			
Loans	5	30.11	26.53
Deferred tax assets	6	39.66	39.66
Non current tax assets (net)	7	7.22	7.22
Other non-current assets	8	12.61	16.81
		<u>89.60</u>	<u>90.22</u>
Current assets			
Inventories	9	744.47	744.47
Financial assets			
Investments	10	0.06	0.05
Cash and cash equivalents	11	6.10	4.21
Other current assets	12	4.21	4.21
		<u>754.84</u>	<u>752.94</u>
		<u>844.44</u>	<u>843.16</u>
Equity and liabilities			
Equity			
Equity share capital	13	10.00	10.00
Other equity	14	(1,442.36)	(1,235.43)
		<u>(1,432.36)</u>	<u>(1,225.43)</u>
Non-current liabilities			
Financial liabilities			
Other financial liabilities	15	96.66	85.16
Other non current liabilities	16	11.71	23.40
		<u>108.37</u>	<u>108.56</u>
Current liabilities			
Financial liabilities			
Borrowings	17	2,002.75	1,748.73
Trade payables	18	1.24	1.09
Other financial liabilities	19	147.47	193.06
Other current liabilities	20	16.97	17.15
		<u>2,168.43</u>	<u>1,960.03</u>
		<u>844.44</u>	<u>843.15</u>

Significant accounting policies 4

The accompanying notes are an integral part of the financial statements.

This is the Balance Sheet referred to in our report of even date

For and on behalf of
 S S Kothari Mehta & Co
 Chartered Accountants
 FRN :000756N



Suail Wahat
 Partner
 Membership No 087294

Place: Gurgaon
 Date: May 11, 2018

For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Rajeev Talwar
 Director
 DIN - 01440785

And Gaur
 And Gaur
 Director
 DIN - 00007991
 42-18

Dalmia Promoters And Developers Private Limited
 U74899DL1989PTC035211
 1E Jhandewalan Extn Naaz Cinema Complex, New Delhi -110055
 Statement of Profit and Loss for the year ended March 31, 2018

Particulars	Notes	For the year ended	(Amount in Lakhs)
		March 31, 2018	For the year ended
		Amount	March 31, 2017
		Amount	Amount
Revenue			
Other income	21	15.51	15.08
		<u>15.51</u>	<u>15.08</u>
Expenses			
Finance costs	22	220.23	228.85
Other expenses	23	2.22	2.33
		<u>222.45</u>	<u>231.18</u>
Loss before tax		<u>(206.94)</u>	<u>(216.10)</u>
Tax expense	24	-	-
Loss after tax and for the year		<u>(206.94)</u>	<u>(216.10)</u>
Other comprehensive income			
Items that will not be reclassified to profit and loss			
i) Net loss on FVOCI equity instruments		0.01	(0.02)
Income tax relating to net loss on FVOCI equity instruments		-	-
Total comprehensive loss for the year		<u>(206.93)</u>	<u>(216.12)</u>
Loss per equity share			
Basic (₹)	25	(206.94)	(216.10)
Diluted (₹)		(206.94)	(216.10)
Significant accounting policies	4		

The accompanying notes are an integral part of the financial statements.

This is the Statement of Profit and Loss referred to in our report of even date

For and on behalf of
 S S Kotbani Mehta & Co
 Chartered Accountants
 FRN -000756N



Sunil Wahal
 Partner
 Membership No. 087294

Place: Gurgaon
 Date: May 11, 2018

For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Director
 DIN - 01440785

Abul Ghafoor
 Director
 DIN - 00007991

	For the year ended March 31, 2018 Amount	(Amount in Lakhs) For the year ended March 31, 2017 Amount
A. Cash flow from operating activities :		
(Loss) before tax	(206.94)	(216.10)
Adjustment for :		
Interest income	(0.22)	(14.85)
Interest expense	204.54	228.85
Operating (loss) before working capital changes	(2.62)	(2.10)
Movement in working capital :		
(Decrease)/Increase in trade payables and other current liabilities	(0.03)	0.60
Decrease in other non current assets	0.62	-
(Decrease) in other non financial liabilities	(0.19)	-
Cash flow used in operating activities	(2.22)	(1.50)
Income tax paid (net of refunds)	-	(0.02)
Net cash flow used in operating activities (A)	(2.22)	(1.52)
B. Cash flow from investing activities:		
Interest income	0.22	-
Net cash flow from investing activities (B)	0.22	-
C. Cash flow from financing activities :		
Proceeds from borrowings	1,418.00	1,036.00
Repayment of borrowings	(1,163.98)	(850.00)
Interest paid	(250.13)	(192.00)
Net cash used in financing activities (C)	3.89	(6.00)
D. Net decrease in cash and cash equivalents (A) + (B) + (C)	1.89	(7.52)
Cash and cash equivalents as at the beginning	4.21	12
Cash and cash equivalents as at the end (refer note 10)	6.10	4
	1.89	(7.52)

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

For and on behalf of
 S S Kathori Mehra & Co
 Chartered Accountants
 FRN - 000756N



Sunil Wadud
 Partner
 Membership No. 087294

Place: Gurgaon
 Date: May 11, 2018

For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Rajeev Talwar
 Director
 DIN - 01440785

Atul Chugh
 Atul Chugh
 Director
 DIN - 00007991
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DALMIA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

Summary of significant accounting policies and other explanatory information for the year ended March 31, 2018

1. Corporate Information

Nature of operations

Dalmia Promoters and Developers Private Limited ('the Company') is engaged primarily in the business of real estate development.

2. Basis of preparation

The financial statements of the Company have been prepared in accordance with and comply in all material aspects with the Indian Accounting Standards (IndAS) as notified under Section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 as amended. The Company has uniformly applied the accounting policies during the years presented.

The financial statements for the year ended March 31, 2018 were authorized and approved for issue by the Board of Directors on May 11, 2018.

3. Recent accounting pronouncement

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2018, notifying Ind AS 115, 'Revenue from Contracts with Customers', amendments to Ind AS 107, 'Financial Instrument Disclosures' and Ind AS 109, 'Financial Instruments'. The amendments are applicable to the Company from 1 April 2018

Ind AS 115 "Revenue from Contracts with Customers"

3.1 The new standard for revenue recognition will overhaul the existing revenue recognition standards Ind AS 18 – Revenue and Ind AS 11 – Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

- i. Identification of the contracts with the customer
- ii. Identification of the performance obligations in the contract
- iii. Determination of the transaction price
- iv. Allocation of transaction price to the performance obligations in the contract (as identified in step ii)
- v. Recognition of revenue when performance obligation is satisfied.

3.2 Appendix B to Ind AS 21, 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.

4. Summary of significant accounting policies

a) Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

b) Revenue recognition

Revenue from real estate projects

Revenue from real estate projects under development is computed on the percentage of completion method. Revenue is recognized in the financial year in which the agreement to sell or application forms (containing salient terms of agreement to sell) is executed, on the percentage of completion method which is applied on a cumulative basis in each accounting year to the current estimate of contract revenue and related project costs, once the conditions specified in 'Guidance Note on Accounting for Real Estate Transactions' are satisfied.

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.



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DALMIA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

Summary of significant accounting policies and other explanatory information for the year ended March 31, 2018

Unbilled receivables

Unbilled receivables represents revenue recognized based on percentage of completion method as per policy on revenue from real estate projects. The amount represents excess of revenue recognised over and above the amount due as per the payment plans agreed with the customers.

c) Cost of revenue

Cost of real estate projects

Cost of constructed properties includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, cost of development rights, construction and development cost, borrowing cost, construction materials, which is charged to the statement of profit and loss based on the percentage of completion method 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 applicable project

d) 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. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

e) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. 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. The reduction is treated as an impairment loss and is recognised 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.

f) Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

i. **Financial instruments at amortised cost** – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- 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.

ii. **Equity investments** – All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. These liabilities are classified amortised cost.

Subsequent measurement

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method.



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DALMIA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

Summary of significant accounting policies and other explanatory information for the year ended March 31, 2018

De-recognition of financial liabilities

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

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.

g) 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 for financial assets.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive. When estimating the cash flows, the Company is required to consider –

- All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

The Company applies approach permitted by Ind AS 109, which requires lifetime expected credit losses to be recognised for trade receivables.

Other financial assets

For recognition of impairment loss on other financial assets, the Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

h) Investments

Investments are classified as non-current or current, based on management's intention at the time of purchase. Investments that are readily realisable and intended to be held for not more than a year are classified as current. All other investments are classified as non-current.

Profit/loss on sale of investments is computed with reference to the average cost of the investment.

i) Inventories

Inventories are valued at lower of cost/approximate average cost and net realisable value. Cost includes land cost, interest and other direct cost paid during the development stage. 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.

j) Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside statement of profit and loss is recognised in the statement in which the relevant item is recognised.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss 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. Unrecognised deferred 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 tax asset to be recovered.

Deferred 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).

k) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.



DALMIA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

Summary of significant accounting policies and other explanatory information for the year ended March 31, 2018

l) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation, 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.

m) 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. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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.

n) 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.

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 Company's future taxable income against which the deferred tax assets can be utilized.

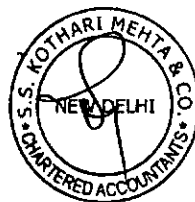
Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

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 warranties and guarantees. However the actual future outcome may be different from this judgement.

Significant estimates

Revenue and inventories – The Company recognises revenue using the percentage of completion method. This requires forecasts to be made of total budgeted cost with the outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims (compensation, rebates etc.) and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information.



	(Amount in Lakhs)	
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
Assets		
5 Long-term current		
Security deposits	30.11	26.53
Earnest money due from Edward Keventer (Successors) Private Limited	<u>30.11</u>	<u>26.53</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
6 Deferred tax assets		
MAT credit entitlement	39.66	39.66
	<u>39.66</u>	<u>39.66</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
ii) The Company has unabsorbed business losses of Rs. 144,185,339 (March 31, 2017, Rs 123,542,822) on which deferred tax asset is not created		
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
7 Non-current tax assets (net)		
Prepaid taxes	7.22	7.22
	<u>7.22</u>	<u>7.22</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
8 Other non-current assets		
Prepaid expense	12.61	16.81
	<u>12.61</u>	<u>16.81</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
9 Current assets		
Inventories	744.47	744.47
Construction work-in-progress	<u>744.47</u>	<u>744.47</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
10 Investments - current		
In equity instruments		
Non-trade investments*		
Investment in equity instruments (quoted)	0.06	0.05
IL&FS Investment Managers Limited**	<u>0.06</u>	<u>0.05</u>
(375 equity shares (March 31, 2017: 375 equity shares) of ₹ 10 each)		
Aggregate book value of quoted investment	0.06	0.05
Aggregate amount of impairment in value of investment		
<i>All these investments being strategic in nature are measured at fair value through other comprehensive income (FVOCI). No dividends has been received from such investments during the year</i>		
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
11 Cash and cash equivalents		
Balances with banks		
In current accounts	3.06	4.21
Other bank balances		
Bank deposits	3.04	-
	<u>6.10</u>	<u>4.21</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
12 Other current assets		
Prepaid expense	4.21	4.21
	<u>4.21</u>	<u>4.21</u>



Dalmia Promoters And Developers Private Lin
 U74899DL1989PTC035211
 1E Jhandewalan Extn, Naaz Cinema Complex, Ne
 Statement of changes in equity as at March 31, 2018

A Equity share capital* (Amount in Lakhs)

Particulars	Balance at April 01, 2016	Issued during the year	Balance at March 31, 2017	Issued during the year	Balance at March 31, 2018
	Amount		Amount		Amount
Equity share capital	10.00		10.00	-	10.00

B Other equity (Amount in Lakhs)

Particulars	Reserves and surplus	Other comprehensive income - Reserve	Total equity
	Retained earnings		
	Amount	Amount	Amount
Balance as at April 1, 2016	(1,019.31)	-	(1,019.31)
Profit (Loss) for the year	(216.10)	(0.02)	(216.12)
Balance as at 31 March, 2017	(1,235.41)	(0.02)	(1,235.43)
Profit (Loss) for the year	(206.94)	0.01	(206.93)
Balance as at 31 March 2018	(1,442.35)	(0.01)	(1,442.36)

* Refer note 14

The accompanying notes are an integral part of the financial statements.

For and on behalf of
 S S Kothari Mehta & Co
 Chartered Accountants
 FRN :000756N

Sunil Wahal
 Partner
 Membership No. 087294

Place: Gurgaon
 Date: May 11, 2018



For and on behalf of the board of directors of
 Dalmia Promoters And Developers Private Limited

Rajeev Talwar
 Director
 DIN - 01440785

Abhijit Goyal
 Director
 DIN - 00007991

W. L.B

Dalmin Promoters And Developers Private Limited
 U74899DL1989PTC035211
 1E, Jhandewalan Extn - Naaz Cinema Complex, New Delhi - 110055
 Notes to financial statements as at March 31, 2018
 Dalmin Promoters And Developers Private Limited
 U74899DL1989PTC035211
 1E, Jhandewalan Extn - Naaz Cinema Complex, New Delhi - 110055
 Notes to financial statements as at March 31, 2018

	As at March 31, 2018 Amount	As at March 31, 2017 Amount
13 Equity share capital		
Authorised, issued, subscribed and paid-up share capital and par value per share		
Authorised share capital		
100,000 (March 31, 2017: 100,000) equity shares of ₹ 10 each	10.00	10.00
	<u>10.00</u>	<u>10.00</u>
Issued, subscribed and paid up		
100,000 (March 31, 2017: 100,000) equity shares of ₹ 10 each	10.00	10.00
	<u>10.00</u>	<u>10.00</u>

a) Reconciliation of numbers of equity shares outstanding at the beginning and at the end of the year

	As at March 31, 2018		As at March 31, 2017	
	Number of shares	Amount	Number of shares	Amount
Equity shares of ₹ 10 each fully paid up				
At the beginning of the year	100,000	10.00	100,000	10.00
Outstanding at the end of the year	100,000	10.00	100,000	10.00

b) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled 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 setting off all liabilities. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2018		As at March 31, 2017	
	Number of shares	% holding	Number of shares	% holding
DLF Limited, the holding company	100,000	100%	100,000	100%

e) Aggregate number of bonus shares issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding 31 March 2018

The Company has not issued any bonus shares nor has there been any buyback of shares in the current year and preceding five years.

d) Shares reserved for issue under options

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

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	As at March 31, 2018 Amount	As at March 31, 2017 Amount
14 Other equity		
Retained earnings		
Balance at the beginning of the period	(1,235.41)	(1,019.31)
Add : transfer from statement of profit and loss	(206.94)	(216.10)
Add: opening Ind AS adjustment impact	-	-
Balance at the end of the period	<u>(1,442.35)</u>	<u>(1,235.41)</u>
Other comprehensive income		
Balance as per last balance sheet	(0.02)	-
Addition	0.01	(0.02)
Balance at the end of the year	<u>(0.81)</u>	<u>(0.02)</u>
Total	<u>(1,442.36)</u>	<u>(1,235.43)</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
15 Other financial liabilities- non current		
Loans And Advances from related parties		
Due to Edward Keventer (Successors) Private Limited, a fellow subsidiary	96.66	85.16
	<u>96.66</u>	<u>85.16</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
16 Other non current liabilities		
Deferred income	11.71	23.48
	<u>11.71</u>	<u>23.48</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
17 Borrowings- current		
Loans And Advances from related parties		
Loan from DLF Limited, the holding company*	-	387.98
Loan from Edward Keventer (Successors) Private Limited, a fellow subsidiary company*	249.00	1,000.00
Loan from BLF Home Developers Limited, a fellow subsidiary company*	1,733.73	360.73
	<u>2,002.73</u>	<u>1,748.73</u>

*Repayable on demand and carries an interest rate of 11.50% per annum (previous year 13.50%)

Changes in liabilities arising from financing activities

Particulars	1-Apr-17	Cash flows Net	Other
	INR lakhs	INR lakhs	INR lakhs
Current borrowings (excluding items listed below)	1,748.73	254.02	-
Interest paid	-	(250.13)	-
Total liabilities from financing activities	<u>1,748.73</u>	<u>3.89</u>	<u>-</u>

Particulars	1-Apr-16	Cash flows Net	Other
	INR lakhs	INR lakhs	INR lakhs
Current borrowings (excluding items listed below)	1,562.73	186.00	-
Interest paid	-	(192.00)	-
Total liabilities from financing activities	<u>1,562.73</u>	<u>(6.00)</u>	<u>-</u>

	As at March 31, 2018 Amount	As at March 31, 2017 Amount
18 Trade payables		
Trade payables	1.24	1.09
	<u>1.24</u>	<u>1.09</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
19 Other financial liabilities (current)		
Interest payable on borrowings	147.47	193.07
	<u>147.47</u>	<u>193.07</u>
	As at March 31, 2018 Amount	As at March 31, 2017 Amount
20 Other current liabilities		
Statutory dues	5.29	5.47
Deferred income	11.68	11.68
	<u>16.97</u>	<u>17.15</u>



(Amount in Lakhs)

	For the year ended March 31, 2018 Amount	For the year ended March 31, 2017 Amount
21 Other income		
Dividend income	0.00	-
Interest income	0.21	0.24
Unclaimed balances and excess provisions written back	0.03	-
Interest income from amortised cost instrument	15.27	14.85
Miscellaneous income	0.00	-
	<u>15.51</u>	<u>15.09</u>
	For the year ended March 31, 2018 Amount	For the year ended March 31, 2017 Amount
22 Finance costs		
Interest expense	204.53	214.52
Interest expense on amortised cost instrument	15.69	14.33
Guarantee & bank charges	-	-
	<u>220.23</u>	<u>228.85</u>
	For the year ended March 31, 2018 Amount	For the year ended March 31, 2017 Amount
23 Other expenses		
Rates and taxes	0.06	0.03
Business support charges	0.83	0.92
Legal and professional	-	0.12
Printing & Stationary	0.01	-
Payment to auditors (refer detail below)	1.32	1.26
Miscellaneous expenses	0.00	0.01
	<u>2.22</u>	<u>2.34</u>
Payment to auditors	1.18	1.15
Audit fees *	0.14	0.11
Out of pocket expenses*	<u>1.32</u>	<u>1.26</u>
* inclusive of GST		
	For the year ended March 31, 2018 Amount	For the year ended March 31, 2017 Amount
24 Tax expenses		
Reconciliation of tax expense and the accounting profit multiplied by tax rate		
Accounting loss before income tax	(206.94)	(216.10)
At country's statutory income tax rate of 25% (31 March 2017: 28.84%)	(51.73)	(62.32)
Deferred tax not created on unabsorbed losses	<u>51.73</u>	<u>62.32</u>

The provision for current income-tax has been worked out taking into consideration the provisions of Income Computation and Disclosure Standards notified by Central Board of Direct Taxes vide Notification No. 87/2016 dated September 24, 2016.

25 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.

	For the year ended March 31, 2018 Amount	For the year ended March 31, 2017 Amount
Net profit attributable to equity shareholders		
Profit after tax	(206.94)	(216.10)
Profit attributable to equity holders of the parent adjusted for the effect of dilution	(206.94)	(216.10)
Nominal value of equity share (Rs)		
Total number of equity shares outstanding at the beginning of the year	100,000	100,000
Total number of equity shares outstanding at the end of the year	100,000	100,000
Weighted average number of equity shares	100,000	100,000
Earnings per equity share		
Basic per share (₹)	(206.94)	(216.10)
Nominal value of equity share (Rs)	10.00	10.00
Diluted per share (₹)	(206.94)	(216.10)



36 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

(Amount in Lakhs)

March 31, 2018	Notes	Level 1	Level 2	Level 3	Total
Financial assets					
Investments at FVOCI					
Equity investments	10	0.06	-	-	0.06
Total financial assets		0.06	-	-	0.06

Financial assets and liabilities measured at fair value - recurring fair value measurements

(Amount in Lakhs)

March 31, 2017	Notes	Level 1	Level 2	Level 3	Total
Investments at FVOCI					
Equity investments	10	0.05	-	-	0.05
Total financial assets		0.05	-	-	0.05

iii) Financial instruments measured at amortised cost

Financial instruments measured at amortised cost for which the fair value is disclosed, refer note 9.

iii) Valuation technique used to determine fair value

Specific valuation techniques used to value financial instruments include - the use of net asset value for mutual funds on the basis of the statement received from investee party.

(v) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (ii) above for the valuation techniques adopted

Particulars	Fair value as at		Significant unobservable inputs	Data inputs		Sensitivity
	March 31, 2018	March 31, 2017		31 March, 2018	31 March, 2017	
Quoted equity shares	0.06	0.05	Discount rate			
			Long term growth rate			
			Expected cash flows (in Lakhs)			



27 Financial risk management

i) Financial instruments by category

Particulars	(Amount in Lakhs)			
	March 31, 2018	March 31, 2018	March 31, 2017	March 31, 2017
	Amortised cost	FVOCI	Amortised cost	FVOCI
Financial assets				
Investments				
Equity instruments*	-	0.06	-	0.05
Security deposit	30.11	-	26.53	-
Cash and equivalents	6.10	-	4.21	-
Total financial assets	36.21	0.06	30.74	0.05

Particulars	(Amount in Lakhs)			
	March 31, 2018	March 31, 2018	March 31, 2017	March 31, 2017
	Amortised cost	FVOCI	Amortised cost	FVOCI
Financial liabilities				
Borrowings	2,002.75	-	1,748.73	-
Trade payables	1.24	-	1.09	-
Other financial liabilities	244.13	-	278.23	-
Total financial liabilities	2,248.12	-	2,028.05	-

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, trade receivables, financial assets measured at amortised cost	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

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) 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 expenses credit loss
Low credit risk	Cash and cash equivalents, investments, loans, other financial assets	12 month expected credit loss
Moderate credit risk	Not applicable	Life time expected credit loss
High credit risk	Not applicable	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, security deposits and others. 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 -

		(Amount in Lakhs)	
Credit rating	Particulars	March 31, 2018	March 31, 2017
A: Low credit risk	Cash and cash equivalents, investments, loans, and other financial assets	36.28	30.79

ii) Concentration of financial assets

The Company's principal business activities are construction and development of real estate projects and all other related activities. The Company's outstanding receivables are for real estate project developer business.



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

(Amount in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	6.10	-	6.10
Investments	0.06	-	0.06
Security deposit	30.11	-	30.11

As at March 31, 2017

(Amount in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	4.21	-	4.21
Investments	0.05	-	0.05
Security deposit	26.53	-	26.53

(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.

(Amount in Lakhs)

March 31, 2018	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
Non-derivatives					
Borrowings	2,002.75	-	-	-	2,002.75
Trade payable	1.24	-	-	-	1.24
Other financial liabilities	147.47	-	-	96.66	244.13
Total	2,151.46	-	-	96.66	2,248.12

(Amount in Lakhs)

March 31, 2017	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
Non-derivatives					
Borrowings	1,748.73	-	-	-	1,748.73
Trade payable	1.09	-	-	-	1.09
Other financial liabilities	193.06	-	-	85.16	278.23
Total	1,942.88	-	-	85.16	2,028.05



28 Capital management

Risk management

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.

(Amount in Lakhs)

Particulars	March 31, 2018	March 31, 2017
	Amount	Amount
Net debts *	1,996.58	1,744.47
Total equity	(1,432.36)	(1,225.43)
Net debt to equity ratio	(1.39)	(1.42)

* Net debt = long term borrowing + short term borrowing - cash and cash equivalent - other bank balances - current investment



29 Related party disclosures

Relationships	Name of party
i) Holding Company	DLF Limited (up to 11- March-2018) Rajdhani Investments & Agencies Private Limited (W.e.f 12-March-2018)
ii) Fellow subsidiary companies*	Edward Keventer (Successors) Private Limited DLF Home Developers Limited*

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

iii) The following transactions were carried out with related parties in the ordinary course of business:-

Description	Name of the entity	(Amount in Lakhs)	
		As at March 31, 2018 Amount	As at March 31, 2017 Amount
Transaction during the year			
Loan received	DLF Home Developers Limited	1,393.00	36.00
	Edward Keventer (Successors) Private Limited	25.00	1,000.00
Loan refunded	DLF Limited	387.98	850.00
	Edward Keventer (Successors) Private Limited	776.00	-
Interest on borrowings	DLF Limited	44.01	164.30
	DLF Home Developers Limited	45.06	46.89
	Edward Keventer (Successors) Private Limited	115.46	-
Interest expense on amortised cost instrument	Edward Keventer (Successors) Private Limited	15.69	14.33
Interest income from amortised cost instrument	Edward Keventer (Successors) Private Limited	15.27	14.85

Description	Name of the entity	(Amount in Lakhs)	
		As at March 31, 2018 Amount	As at March 31, 2017 Amount
Balance at the end of the year			
Equity share capital	DLF Limited	10.00	10.00
Loans	Edward Keventer (Successors) Private Limited	30.11	26.53
Borrowings	DLF Limited	-	387.98
	DLF Home Developers Limited	1,753.75	360.75
	Edward Keventer (Successors) Private Limited	249.00	1,000.00
Interest payable on borrowings	DLF Limited	-	147.87
	DLF Home Developers Limited	40.56	42.20
	Edward Keventer (Successors) Private Limited	106.91	3.00
Other financial liabilities	Edward Keventer (Successors) Private Limited	96.66	85.16

*Note - Pursuant to sanction of Scheme of arrangement involving amalgamation of four companies and demerger of real estate undertaking of DLF Universal Limited with DLF Home Developers Limited vide Order dated 11.11.2016 of Hon'ble High Court of Delhi at New Delhi and Order dated 29.03.2016 of Punjab & Haryana at Chandigarh filed with ROC on 25th November, 2016

30 No provision for tax for the year has been made in the financial statements as there is no taxable income under the provisions of 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 carry forward business loss under the Income Tax Act 1961 and it is not determinable as to when it is likely to have the taxable income. Accordingly, as per IND AS 12 issued by the Institute of Chartered Accountants of India, the deferred tax asset have not been recognized in these financial statements as it is not probable that taxable income will arise in the foreseeable future.

31 Disclosures under the Micro, Small and medium Enterprises Development Act, 2006 ("MSMED Act, 2006") is as under:

Particulars	(Amount in Lakhs)	
	March 31, 2018	March 31, 2017
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;		
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;		
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006;		
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and		
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23.		

The above disclosure has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.



- 32 During the year Company has incurred loss after tax of Rs. 206.92 lakhs (March 31, 2017: Rs. 216.12 lakhs) resulting in accumulated losses of Rs. 1442.34 Lakhs (March 31, 2017 Rs. 1235.43 Lakhs) as at March 31, 2018. These accumulated losses have completely eroded the net worth of the Company. However, the agreement entered with M/s Edward Keventer (Successors) Private Limited, the Company is acting as development manager of their proposed project and will get certain percentage of sale proceeds of the project. Management believes that the Company shall be able to repay all its liabilities in the coming years from this revenue and accordingly, these financial statements have been prepared on a going concern basis.
- 33 Segment reporting
The Company is primarily engaged in the business of colonisation and real estate development, which as per IND AS 108 on "Operating Segment", is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.
- 34 The dispute between the Company and M/s Ashoka Builders & Promoters and M/s Arenja Enterprises Private Limited which formed the subject matter of Suit No. 594 of 1990 and Suit No. 1744 of 1992, has been settled vide Consent Decree dated 10 April 1996 passed by the Hon'ble High Court of Delhi at New Delhi. As per the said Consent Decree, the Company along with M/s Edward Keventer (Successors) Private Limited is to make available 34,000 sq. ft. residential built up area of Messrs. Ashoka Builders & Promoters and M/s Arenja Enterprises Private Limited, towards full and final settlement of all their disputes, claims, rights and entitlements/benefits. The accounting impact of this settlement will be given effect in the year in which the specified residential built-up area is made available to M/s Ashoka Builders & Promoters and M/s Arenja Enterprises Private Limited.
- 35 The Company has accumulated losses and net current liability position at the end of the year. However, as per the agreement entered into with M/s Edward Keventer (Successors) Private Limited, the Company is acting as development manager for their proposed project and will get certain percentage of sale proceeds of the project. Management believes that the Company shall be able to repay all its liabilities in the coming years from this revenue and accordingly financial statements of the Company have been made on a going concern basis.
- 36 Under the Income Tax Act, 1961, for domestic transaction, the Company is required to use specified methods for computing arm's length price in relation to domestic transactions with its associated enterprises. Further, Company is required to maintain prescribed information and documents in relating to such transactions. The appropriate method to be adopted will depend on the nature of transactions/class of transactions, class of associated persons, functions performed and other factors, which have been prescribed. The Company is in the process of conducting a transfer pricing study for the current financial year. Based on the preliminary study for the current year and completed study for the financial year ended March 31, 2018, the management is of the view that the same would not have a material impact on the income tax. Accordingly, these financial statements do not include any adjustments for the transfer pricing implications, if any.
- 37 Figures of previous years have been regrouped/reclassified where ever considered necessary to make them comparable with that of current year and to comply with the requirement of IND-AS.
- 38 In opinion of the Board of Directors, current assets, loan and advances have a value on realization in the ordinary course of the business at least equal to the amount at which they are stated in the balance sheet and provision for all known liabilities has been made in the financial statements.
- 39 The Financial Statements of the Company for the Year ended March 31, 2017 were audited by another auditor Walker Chandok & Co LLP.
- 40 Figures have been rounded to nearest rupees.

For and on behalf of
S S Kothari Mehta & Co
Chartered Accountants
FRN 000756N



Sunil Wabai
Partner
Membership No. 087294

Place: Gurgaon
Date: May 11, 2018

For and on behalf of the board of directors of
Dalmia Promoters And Developers Private Limited

Rajeev Talwar
Director
DIN - 01440785

Atul Gupta
Director
DIN - 00007991