INDEPENDENT AUDITORS' REPORT

To The Members of Kolte-Patil Real Estate Private Limited
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Kolte-Patil Real Estate Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2019, and 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 significant accounting policies and other explanatory information.

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 Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019 and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Information Other than the Financial Statements and Auditors' Report Thereon

- The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditors' report is information included in the Board Report, but does not include the financial statements and our auditors' report thereon.

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

- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- If, based on the work we have performed on the other information that we obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of

this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibility for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit 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 Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

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

   e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified

as on March 31, 2019 from being appointed as a director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

g) With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of section 197(16) of the Act, as amended,
In our opinion and to the best of our information and according to the explanations given to us, the Company has not paid any managerial remuneration during the year.

h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 litigation 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.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: May 27, 2019

ANNEXURE "A" TO THE INDEPENDENT AUDITORS' REPORT
(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

We have audited the internal financial controls over financial reporting of **Kolte-Patil Real Estate Private Limited** ("the Company") as of March 31, 2019 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2019, based on the criteria for internal financial control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: May 27, 2019

"ANNEXURE B" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) The Company has a program of verification of fixed assets to cover all the items in a phased manner over a period of two years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program certain fixed asset were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) The Company does not have any immovable properties of freehold or leasehold land and building and hence reporting under clause 3(i) (c) of the Order is not applicable to the Company.

(ii) The inventories held by the Company comprise raw materials, stock of units in completed projects and work in progress of projects under development. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.

(iii) The Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act.

(iv) The Company has not granted any loans, made investments or provided guarantees and hence reporting under clause 3(iv) of the Order is not applicable to the Company.

(v) According to the information and explanations given to us, the Company has not accepted any deposits pursuant to Sections 73 to 76 or any other relevant provisions of the Act and hence reporting under clause 3(v) of the Order is not applicable to the Company.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Act. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) According to the information and explanations given to us, in respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Income-tax, Sales Tax, Service Tax, Customs Duty, Value

Added Tax, Goods and Services Tax, cess and other material statutory dues applicable to it with the appropriate authorities. We have been informed that the provisions of Employee's State Insurance are not applicable to the Company.

(b) There were no undisputed amounts payable in respect of Provident Fund, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, Goods and Services Tax, cess and other material statutory dues in arrears as at March 31, 2019 for a period of more than six months from the date they became payable.

(c) Details of dues of Income-tax which have not been deposited as on March 31, 2019 on account of disputes are given below.

(Rs. In Lakhs)

Name of Statute	Nature of Dues	Forum where dispute is pending	Period to which the amount relates	Amount Involved (net of amount paid under protest)	Amount paid under Protest
Income Tax Act, 1961	Income Tax	Commissioner of Income Tax (Appeal)	Assessment Year 2015-16	6	2

(viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions. The Company has not taken any loans from banks and government. The Company has not issued any debentures.

(ix) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause 3(ix) of the Order is not applicable to the Company.

(x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

(xi) In our opinion and according to the information and explanations given to us, the Company has not paid any managerial remuneration during the year, hence reporting under clause 3(xi) of the order is not applicable to the company.

(xii) The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

(xiv) During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause 3(xiv) of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or

persons connected with him and hence provisions of section 192 of the Act are not applicable to the Company.

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

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: May 27, 2019

Kolte-Patil Real Estate Private Limited
Balance Sheet as at March 31, 2019

(Rs. in Lakhs)

	Particulars	Note No.	As at March 31, 2019	As at March 31, 2018
	ASSETS			
1	**Non-Current assets**			
	(a) Property, Plant and Equipment	3A	9,37,525	15,23,486
	(b) Intangible Assets	3B	61,72,688	1,13,34,454
	(c) Financial Assets			
	(i) Other Financial Assets	4	20,88,520	57,91,675
	(d) Deferred Tax Assets (Net)	5	5,69,51,652	-
	(e) Income Tax Assets (Net)		1,55,000	1,55,000
	Total Non - Current Assets		**6,63,05,385**	**1,88,04,615**
2	**Current assets**			
	(a) Inventories	6	1,66,33,65,962	1,49,31,28,132
	(b) Financial Assets			
	(i) Trade Receivables Considered Good- Unsecured	7	7,30,70,349	17,63,15,871
	(ii) Cash and Cash Equivalents	8	1,89,26,850	25,85,29,576
	(iii) Others Balances with Banks	9	42,64,680	7,30,98,512
	(iv) Other Financial Assets	10	6,35,215	5,67,442
	(c) Other Current Assets	11	22,84,705	1,46,99,724
	Total Current Assets		**1,76,25,47,761**	**2,01,63,39,257**
	Total Assets (1+2)		**1,82,88,53,146**	**2,03,51,43,872**
	EQUITY AND LIABILITIES			
1	**EQUITY**			
	(a) Equity Share capital	12	13,73,87,750	26,93,87,750
	(b) Other Equity	13	65,94,48,622	1,39,14,31,934
	Total Equity		**79,68,36,372**	**1,66,08,19,684**
	LIABILITIES			
2	**Non-current liabilities**			
	(a) Financial Liabilities			
	(i) Borrowings	14	-	-
	(b) Provisions	15	8,87,896	13,21,576
	(c) Deferred Tax Liabilities (Net)	5	-	22,12,524
	Total Non - Current Liabilities		**8,87,896**	**35,34,100**
3	**Current liabilities**			
	(a) Financial Liabilities			
	(i) Borrowings	16	48,70,00,000	-
	(ii) Trade Payables	17		
	A. Total outstanding dues of micro enterprises and small enterprises		-	-
	B. Total outstanding dues of creditors other than micro enterprises and small enterprises		10,75,30,924	22,01,95,765
	(iii) Other Financial Liabilities	18	2,47,48,102	3,86,89,999
	(b) Other Current Liabilities	19	38,06,58,056	9,61,51,631
	(c) Provisions	20	4,77,208	1,25,024
	(d) Current Tax Liabilities (Net)		3,07,14,581	1,56,27,671
	Total Current Liabilities		**1,03,11,28,871**	**37,07,90,090**
	Total Equity and Liabilities (1+2+3)		**1,82,88,53,139**	**2,03,51,43,874**
	See accompanying notes to the financial statements	1-38		

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

Hemant M. Joshi
Partner

Place : Pune
Date : May 27, 2019

For and on behalf of the Board of Directors

Milind Kolte
Director
(DIN:00170760)

Gopal Sarda
Director
(DIN: 07324789)

Mahendra Chauhan
Chief Financial Officer

Place : Pune
Date : May 27, 2019

Kolte-Patil Real Estate Private Limited
Statement of Profit and Loss for the year ended March 31, 2019

(Rs. in Lakhs)

	Particulars	Note No.	For the Year ended March 31, 2019	For the Year ended March 31, 2018
I	Revenue from operations	21	9,590	9,851
II	Other Income	22	41	36
III	**Total Revenue (I + II)**		**9,631**	**9,887**
IV	**EXPENSES**			
	(a) Cost of services, construction and land	23	5,244	6,190
	(b) Employee benefit expense	24	103	113
	(c) Finance costs	25	287	139
	(d) Depreciation and amortisation expense	3A & 3B	55	58
	(e) Other expenses	26	356	709
	Total Expenses (IV)		**6,045**	**7,209**
V	**Profit before tax (III - IV)**		**3,586**	**2,678**
VI	**Tax Expense**			
	(1) Current tax		897	940
	(2) Deferred tax		147	(10)
	Total tax expense (VI)	34	**1,044**	**930**
VII	**Profit after tax (V - VI)**		**2,542**	**1,748**
VIII	**Other comprehensive income / (loss)**			
	(i) Items that will not be reclassified to profit or loss			
	- Remeasurements of the defined benefit liabilities / (asset)		6	14
	(ii) Income tax relating to items that will not be reclassified to profit or Loss		(2)	(5)
	Total Other Comprehensive Icome		**4**	**9**
IX	**Total comprehensive income for the year / year (VII + VIII)**		**2,546**	**1,757**
X	**Earnings per equity share :**	31		
	(1) Basic		10.75	6.49
	(2) Diluted		10.75	6.49
	See accompanying notes to the financial statements	1-38		

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Hemant M. Joshi
Partner

Milind Kolte
Director
(DIN:00170760)

Gopal Sarda
Director
(DIN: 07324789)

Mahendra Chauhan
Chief Financial Officer

Place : Pune
Date : May 27, 2019

Place : Pune
Date : May 27, 2019

Kolte-Patil Real Estate Private Limited
Cash Flow Statement for the year ended March 31, 2019

(Rs. in Lakhs)

	Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
A	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit before tax:	3,586	2,678
	Adjustment for:		
	Depreciation and amortisation expense	55	58
	Finance cost	287	139
	Interest income	(14)	(5)
	Dividend on current investments at FVTPL (Mutual Funds)	(21)	(30)
	(Profit)/Loss on sale of Property Plant and Equipment	2	-
	Sundry balances written back	6	1
	Operating profit before Working Capital changes	**3,901**	**2,841**
	Adjustments for changes in Working capital		
	(Increase)/Decrease in Inventories	2,788	2,182
	(Increase)/Decrease in Trade receivables	1,032	723
	(Increase)/Decrease in Other non current financial asset	-	(1)
	(Increase)/Decrease in Other current assets	125	240
	Increase/(Decrease) in Non-current and Current provisions	6	(3)
	Increase/(Decrease) in Trade payables	(1,130)	447
	Increase/(Decrease) in Other current liabilities	(4,192)	(1,543)
	Cash generated from/ (used in) operations	**2,530**	**4,886**
	Income taxes (paid)/refund received	(745)	(1,171)
	Net Cash from / (used in) operating activities (A)	**1,785**	**3,715**
B	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Capital expenditure on Property, Plant and Equipment, CWIP including capital advances	-	(1)
	Fixed deposits (placed)	(2)	(20)
	Fixed deposits withdrawan	724	(436)
	Purchase of current investments (mutual funds)	(3,360)	(2,540)
	Sale of current investments (mutual funds)	3,381	2,570
	Interest income	18	(1)
	Net Cash from/(used in) investing activities (B)	**761**	**(428)**
C	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Repayment of non-current borrowings	(376)	(748)
	Buy back of equity shares	(3,300)	-
	Proceeds from current borrowing	5,670	-
	Repayment of current borrowings	(800)	-
	Dividend & Tax on dividend paid	(6,084)	(1,206)
	Finance cost paid	(51)	(116)
	Net cash from/(used in) financing activities (C)	**(4,941)**	**(2,070)**
D	**NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)**	**(2,395)**	**1,217**
	Cash and cash equivalents (Opening balance)	2,585	1,368
	Cash and cash equivalents (Closing balance)	190	2,585
	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	**(2,395)**	**1,217**

1.	Reconciliation of liabilities arising from financing activities:		
	Borrowings		
	At the beginning of the year	376	1,124
	Cash flows	4,494	(748)
	Npn cash charges:		
	Foreign exchange movement	-	-
	Fair value changes	-	-
	At the end of the year	**4,870**	**376**
2	Reconciliation of Cash and cash equivalents with Balance Sheet		
	Cash and Cash equivalents as per Balance Sheet (Refer Note 8)	190	2,585
	Cash and cash equivalents comprise of:		
	Cash in hand	1	-
	Cheques on hand	25	25
	Balances with banks		
	- In current accounts	164	2,560
	Total	**190**	**2,585**

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants

Hemant M. Joshi
Partner

Place : Pune
Date : May 27,2019

For and on behalf of the Board of Directors

Milind Kolte
Director
(DIN:00170760)

Gopal Sarda
Director
(DIN: 07324789)

Mahendra Chauhan
Chief Financial Officer

Place : Pune
Date : May 27,2019

Kolte-Patil Real Estate Private Limited
Statement of Changes in Equity

a. Equity Share Capital **(Rs. in Lakhs)**

Particulars	Amount
Balance As at March 31, 2017	26,93,87,750
Change for the year	-
Balance As at March 31, 2018	26,93,87,750
Change for the year (Refer Note 12.d.iii)	(13,20,00,000)
Balance As at March 31, 2019	13,73,87,750

b. Other Equity (17-18) **(Rs. in Lakhs)**

Particulars	Reserve and Surplus			Total
	Securities Premium	Capital Redemption Reserve	Retained Earnings	
Balance As at April 1, 2017	75,68,85,240	9,59,44,100	48,37,91,177	1,33,66,20,517
Interim dividend paid (Including dividend distribution tax)	-	-	(12,06,13,451)	(12,06,13,451)
Other comprehensive income (Net)	-	-	8,91,152	8,91,152
Profit for the year	-	-	17,45,33,716	17,45,33,716
Balance as at March 31, 2018	**75,68,85,240**	**9,59,44,100**	**53,86,02,594**	**1,39,14,31,934**

c. Other Equity (18-19) **(Rs. in Lakhs)**

Particulars	Reserve and Surplus			Total
	Securities Premium	Capital Redemption Reserve	Retained Earnings	
Balance As at April 1, 2018	75,68,85,240	9,59,44,100	53,86,02,594	1,39,14,31,934
Profit for the year			25,43,30,039	25,43,30,039
Transitional adjustment (net of deferred tax) on account of application of Ind AS 115 (Refer Note 37)	-	-	(18,03,19,988)	(18,03,19,988)
Interim dividend paid (Including dividend distribution tax)	-	-	(60,84,48,354)	(60,84,48,354)
Other comprehensive income (Net)	-	-	4,54,991	4,54,991
Less: Reduction of equity share capital (Refer Note 12.d.iii)	(19,80,00,000)	-	-	(19,80,00,000)
Balance as at March 31, 2019	**55,88,85,240**	**9,59,44,100**	**46,19,282**	**65,94,48,622**

Nature and purpose of reserves

(a) Securities Premium

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of section 52 of the Act.

(b) Capital Redemption Reserve

Capital redemption reserve is created when company purchases its own shares out of free reserves or securities premium as per section 69 of the Act. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Act.

In terms of our report attached
For Deloitte Haskins & Sells LLP
Chartered Accountants

For and on behalf of the Board of Directors

Hemant M. Joshi
Partner

Milind Kolte
Director
(DIN:00170760)

Gopal Sarda
Director
(DIN: 07324789)

Mahendra Chauhan
Chief Financial Officer

Place : Pune
Date : May 27, 2019

Place : Pune
Date : May 27, 2019

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

1 Corporate information

Kolte-Patil Real Estate Private Limited ("the Company") is a Company registered under the Companies Act, 1956. It was incorporated on November 7, 2006. The registered office of the Company is situated at City Point, Dhole Patil Road, Pune - 411001.The Company is primarily engaged in business of construction of residential and commercial complexes, multistoried buildings,flats, houses, etc.

The financial statements for the year ended March 31, 2019 were approved by the Board of Directors and authorized for issue on May 27,2019.

1.1 SIGNIFICANT ACCOUNTING POLICIES

A Statement of Compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). 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 amendment rules issued thereafter.

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.

B. Basis of Preparation of Financial Statements:

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the considerations given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

• Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

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

• Level 3 inputs are unobservable inputs for the asset or liability.

C. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management of the company to make judgement, estimates and assumptions to be made that affect the reported amounts of assets and liabilities (including contingent liabilities) on the date of financial statements, and the reported amounts of income and expenses during the reported period and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

Significant accounting judgements, estimates and assumptions used by management. Refer Note "R"

D. Inventories:

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.
Stock of units in completed projects and work-in-progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs.

E. Cash Flow Statement:

Cash flow statement is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

F. Property, Plant & Equipment and Intangible assets:

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on straight line method on an estimated useful life as prescribed in Schedule II to the Act.

The estimated useful lives and residual values of the Property, Plant & Equipment and Intangible assets are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.
Computer software is amortized over a period of six year.

G. Revenue Recognition:

i. Revenue from real estate projects is recognised on the 'Completed Contract method' of accounting as per IND AS 115, when:
• the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate to a degree usually associated with ownership;
• The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction;
• No significant uncertainty exists regarding the amount of consideration that will be derived from real estate sales; and
• It is not unreasonable to expect ultimate collection of revenue from buyers.

ii. Interest income is accounted on accrual basis on a time proportion basis.

H. Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed Finished Properties.

I. Foreign Currency transactions:

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Nonmonetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

J. Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

Retirement benefit costs and termination benefits

Post-employment obligations

The Company operates the following post-employment schemes:

1. Defined contribution plans:

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

2. Defined benefit plans:

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

Short-term and other long-term employee benefits: -

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
(b) in case of non-accumulating compensated absences, when the absences occur.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

K. Borrowing costs:

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

L. Earnings Per Share:

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive.

M. Current and Deferred Taxes:

<u>Current Tax:</u>

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current 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). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred Tax:

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneous.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

N. Impairment:

i. Financial assets (other than at fair value):

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ii. Non-financial assets:

Property, Plant & Equipment and Intangible assets (PPE&IA):

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE&IA to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

O. Provisions, Contingent Liabilities and Contingent Assets:

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements but are disclosed.

P. Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Q. Financial Instruments:

Initial recognition:

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.
Financial assets and 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 fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

Effective interest method:

The effective interest method is a method of calculating the amortised 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 and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at amortised cost:

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets 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.

Financial assets at fair value:

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss.

Financial liabilities and equity instruments:

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Financial liabilities are measured at amortised cost using the effective interest method.

Financial labilities at FVTPL are stated at fair value, with gains and losses arising on remeasurement recognized in profit and loss account.

R. 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, 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.

1. **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.

2. **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.

3. **Contingent liabilities**
   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

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be different.

4. **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 receivables and advances.

5. **Defined benefit obligation (DBO)**
   Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

6. **Fair value measurements**
   Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

7. **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 certain software, customer relationships, IT equipment and other plant and equipment.

2 New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to March 31, 2019.

Ind AS 116 Leases : On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit & Loss. The Standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17. The effective date for adoption of Ind AS 116 is annual periods beginning on or after April 1, 2019. The standard permits two possible methods of transition:

• Full retrospective – Retrospectively to each prior period presented applying Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors

• Modified retrospective – Retrospectively, with the cumulative effect of initially applying the Standard recognized at the date of initial application. Under modified retrospective approach, the lessee records the lease liability as the present value of the remaining lease payments, discounted at the incremental borrowing rate and the right of use asset either as:

• Its carrying amount as if the standard had been applied since the commencement date, but discounted at lessee's incremental borrowing rate at the date of initial application or

• An amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments related to that lease recognized under Ind AS 17 immediately before the date of initial application. Certain practical expedients are available under both the methods.

The Company does not expect this amendment to have any impact on its financial statements.

Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments : On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates.

The standard permits two possible methods of transition -

i) Full retrospective approach – Under this approach, Appendix C will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors, without using hindsight and,

ii) Retrospectively with cumulative effect of initially applying Appendix C recognized by adjusting equity on initial application, without adjusting comparatives.

The effective date for adoption of Ind AS 12 Appendix C is annual periods beginning on or after April 1, 2019. The Company does not expect this amendment to have any impact on its financial statements.

Amendment to Ind AS 12 – Income taxes : On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company does not expect this amendment to have any impact on its financial statements.

Amendment to Ind AS 19 – plan amendment, curtailment or settlement : On March 30, 2019, Ministry of Corporate Affairs issued amendments to Ind AS 19, 'Employee Benefits', in connection with accounting for plan amendments, curtailments and settlements.

The amendments require an entity:

• to use updated assumptions to determine current service cost and net interest for the remainder of the period after a plan amendment, curtailment or settlement; and

• to recognise in profit or loss as part of past service cost, or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognised because of the impact of the asset ceiling.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company does not expect this amendment to have any impact on its financial statements.

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note 3A: Property, Plant & Equipment

(Rs. in Lakhs)

Particulars	Gross Block				Accumulated Depreciation				Net Block
	As at April 01, 2018	Additions during the year	Deductions during the year	As at March 31, 2019	As at April 01, 2018	For the year	On deductions	As at March 31, 2019	As at March 31, 2019
Plant & Equipment	1,62,077	-	-	1,62,077	45,462	15,154	-	60,616	1,01,461
	(1,62,077)	(-)	(-)	(1,62,077)	(30,308)	(15,154)	(-)	(45,462)	(1,16,615)
Furniture & Fixtures	12,31,578	-	-	12,31,578	6,64,395	2,22,345	-	8,86,740	3,44,838
	(12,31,578)	-	(-)	(12,31,578)	(4,42,051)	(2,22,345)	(-)	(6,64,395)	(5,67,182)
Office Equipment	8,54,219	-	-	8,54,219	7,42,726	57,413	-	8,00,139	54,081
	(8,54,219)	-	(-)	(8,54,219)	(5,83,058)	(1,59,667)	(-)	(7,42,726)	(1,11,494)
Vehicles	13,07,247	-	59,783	12,47,464	6,25,067	2,30,479	26,012	8,29,534	4,17,930
	(12,39,099)	(-)	(-)	(13,07,247)	(3,94,000)	(2,31,067)	(-)	(6,25,067)	(6,82,180)
Computers	6,29,921	-	50,752	5,79,169	5,83,910	24,704	48,659	5,59,955	19,214
	(5,85,172)	(-)	(-)	(6,29,921)	(5,18,844)	(59,066)	(-)	(5,83,910)	(46,011)
Total (A)	**41,85,042**	**-**	**1,10,535**	**40,74,507**	**26,61,560**	**5,50,095**	**74,671**	**31,36,984**	**9,37,524**
Total	**(40,72,145)**	**-**	**(-)**	**(41,85,042)**	**(19,68,261)**	**(6,87,299)**	**(-)**	**(26,61,560)**	**(15,23,483)**

Note 3B : Intangible Assets

(Rs. in Lakhs)

Particulars	Gross Block				Amortisation				Net Block
	As at April 01, 2018	Additions during the year	Deductions during the year	As at March 31, 2019	As at April 01, 2018	For the year	On deductions	As at March 31, 2019	As at March 31, 2019
Computer software	2,49,36,015	-	8,00,913	2,41,35,103	1,36,01,560	49,83,773	6,22,919	1,79,62,414	61,72,687
	(2,49,36,015)	(-)	(-)	(2,49,36,015)	(84,73,228)	(51,28,332)	(-)	(1,36,01,560)	(1,13,34,455)
Total (B)	**2,49,36,015**	**-**	**8,00,913**	**2,41,35,103**	**1,36,01,560**	**49,83,773**	**6,22,919**	**1,79,62,414**	**61,72,687**
Total	**(2,49,36,015)**	**(-)**	**-**	**(2,49,36,015)**	**(84,73,228)**	**(51,28,332)**	**-**	**(1,36,01,560)**	**(1,13,34,455)**

Grand Total	**2,91,21,057**	**-**	**9,11,448**	**2,82,09,609**	**1,62,63,120**	**55,33,868**	**6,97,590**	**2,10,99,398**	**71,10,211**
(Previous Year)	**(2,90,08,160)**	**-**	**-**	**(2,91,21,057)**	**(1,04,41,489)**	**(58,15,631)**	**-**	**(1,62,63,120)**	**(1,28,57,938)**

Note:
The figures in bracket pertains to previous year.

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note No. 4 - Other Financial Assets: Non-current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
At amortised cost, Unsecured and considered good		
(a) Security deposits	20,88,520	20,88,520
(b) Fixed deposits having maturities of more than 12 months from the Balance Sheet date	-	33,50,000
(c) Interest accured on bank deposits	-	3,53,155
Total	**20,88,520**	**57,91,675**

Note 5 - Deferred Tax Assets / Liabilities (Net)

(Rs. in Lakhs)

Significant components of deferred tax assets and liabilities:	As at April 01, 2018	Transitional Adjustment (net of deferred tax) in retained earnings on account of application of Ind AS 115 (Refer Note 37)	Recognized / Reversed in the statement of profit or loss	Recognized in/reclassified from other comprehensive income / (loss)	As at March 31, 2019
Deferred tax assets:					
Employee benefits	3,91,429	-	39,490	(1,86,926)	2,43,993
Others	6,22,944	-	(6,22,944)	-	-
Transitional adjustment (net of deferred tax) on account of application of Ind AS 115 (Refer Note 37)	-	7,40,81,801	(6,42,95,727)	-	97,86,074
Revenue recognition (Completed contract method in books of accounts as against percentage of completion method for income tax purpose).	-	-	4,82,07,045	-	4,82,07,045
Total deferred tax assets	**10,14,373**	**7,40,81,801**	**(1,66,72,136)**	**(1,86,926)**	**5,82,37,112**
Deferred tax liabilities:					
Property, plant and equipment and Intangible assets	32,05,364	-	(19,19,904)	-	12,85,460
Total deferred tax liabilities	**32,26,897**	**-**	**(19,41,437)**	**-**	**12,85,460**
Net deferred tax assets/(liabilities)	**(22,12,524)**	**7,40,81,801**	**(1,47,30,699)**	**(1,86,926)**	**5,69,51,652**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 6 : Inventories

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
At cost or net realisable value, whichever is lower		
(a) Raw materials	59,54,716	1,65,32,885
(b) Land, plots and construction work-in-progress	98,39,59,299	1,33,37,72,454
(c) Completed properties	67,34,51,947	14,28,22,793
Total	**1,66,33,65,962**	**1,49,31,28,132**

Note - 7 : Trade Receivables

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
At amortised cost, Unsecured considered good unless otherwise stated		
Considered good	7,30,70,349	17,63,15,871
Considered doubtful	-	-
	7,30,70,349	17,63,15,871
Less : Allowance for credit losses	-	-
Total	**7,30,70,349**	**17,63,15,871**

Note - 8 : Cash and Cash Equivalents

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
(a) Cash in hand	69,117	30,076
(b) Cheques on hand	25,00,000	25,00,000
(c) Balances with banks in current accounts	1,63,57,733	25,59,99,500
Total	**1,89,26,850**	**25,85,29,576**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 9 : Other Balances with Banks

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
(a) Balances held as Margin Money/Security towards obtaining bank guarantees	42,64,680	6,50,000
(b) Earmarked Accounts		
- Balance held under Escrow Accounts	-	7,24,48,512
Total	**42,64,680**	**7,30,98,512**

Note - 10 : Other Financial Assets : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Financial assets at amortised cost - (Unsecured, considered good)		
Interest accrued on deposits	6,35,215	5,67,442
Total	**6,35,215**	**5,67,442**

Note - 11 : Other Current Assets

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
(a) Advances to suppliers	7,81,065	1,35,42,871
(b) Advances to employees	1,67,000	-
(c) Balances with government authorities	-	1,29,919
(d) Prepaid expenses	13,36,640	10,26,934
Total	**22,84,705**	**1,46,99,724**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 12 : Equity Share Capital

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Authorised:		
44,000,000 Equity shares of Rs. 10 each	44,00,00,000	44,00,00,000
(as at March 31, 2018: 44,000,000 equity shares of ₹ 10/- each)		
1,000,000 Preference Shares of Rs. 10 each	1,00,00,000	1,00,00,000
(as at March 31, 2018: 1,000,000 preference shares of ₹ 10/- each)		
	45,00,00,000	45,00,00,000
Issued, Subscribed and Fully Paid:		
1,37,38,775 Equity shares of Rs. 10 each fully paid up	26,93,87,750	26,93,87,750
(as at March 31, 2018: 26,938,775 equity shares of ₹ 10/- each)		
Less: Reduction of equity share capital (Refer Note 12.d.iii)	(13,20,00,000)	-
Total	13,73,87,750	26,93,87,750

12A: Terms / Rights attached to equity Shares

The Company has only one class of equity shares having a face value of Rs. 10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

12B: Reconciliation of the number of shares and amount outstanding at the beginnig and at the end of the reporting year

Particulars	As at March 31, 2019		As at March 31, 2018	
	No. of shares	Rs. in Lakhs	No. of shares	Rs. in Lakhs
Shares at the beginning of the year	2,69,38,775	26,93,87,750	2,69,38,775	26,93,87,750
Issued during the year	-	-	-	-
Buy back during the year (Refer Note 12.d.iii)	1,32,00,000	13,20,00,000	-	-
Outstanding at the end of year	1,37,38,775	13,73,87,750	2,69,38,775	26,93,87,750

12C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at March 31, 2019		As at March 31, 2018	
	No. of shares	% of Holdings	No. of shares	% of Holdings
Kolte-Patil Developers Limited	1,37,38,775	100.00%	1,37,38,775	51.00%
K2A Residential Limited	-	-	1,32,00,000	49.00%
Total	**1,37,38,775**		**2,69,38,775**	

12D: Information regarding issue of shares and shares bought back in the last five year:

i) The company has not issued any shares without payment being received in cash

ii) The company has not issued any bonus shares.

iii)Details of shares bought back are as follows:

The company has initiated the Capital Reduction Scheme pursuant to section 66 of Companies Act, 2013 (hereinafter referred to as "the Scheme"), as approved by the Board of Directors at their meeting held on July 11, 2018. Following which the Company has submitted the Scheme of capital reduction to the National Company Law Tribunal ("NCLT") on July 12, 2018. NCLT has heard the petition for Capital Reduction Scheme on December 6, 2018 and the order has been issued for compliance on December 24, 2018. On December 30, 2018, the Company provided an exit to Equity Shareholder having significant influence who was holding 49% equity stake in the Company for a total consideration of Rs. 3,300 Lakhs via buy back of equity shares with face value of Rs. 1,320 lakhs and utilization of securities premium of Rs. 1,980 lakhs. Accordingly, the issued share capital of the Company reduced from Rs. 2,694 lakhs (26,938,775 number of equity shares) to Rs. 1,374 lakhs (13,738,775 number of equity shares) and Kolte-Patil Real Estate Private Limited became 100% subsidiary of Kolte-Patil Developers Limited with effect from December 31, 2018.

Particulars	As at March 31, 2015		As at December 31, 2018	
	No. of shares	Amount in Lakhs	No. of shares	Amount in Lakhs
Kolte-Patil Developers Limited	23,43,150	2,34,31,500	-	-
K2A Residential Limited	22,51,260	2,25,12,600	1,32,00,000	13,20,00,000
	45,94,410	4,59,44,100	1,32,00,000	13,20,00,000

12E: (i) The Board of directors of the company declared interim dividend by passing the resolution in their meeting held on June 27, 2018 at the rate 7.58/- per share for the financial year 2018-19 and the total appropriations was Rs. 2,461 Lakhs.

(ii) The Board of directors of the company declared interim dividend by passing the resolution in their meeting held on July 27, 2018 at the rate 9.10/- per share for the financial year 2018-19 and the total appropriations was Rs. 2,955 Lakhs.

(iii) The Board of directors of the company declared interim dividend by passing the resolution in their meeting held on August 28, 2018 at the rate 1.89/- per share for the financial year 2018-19 and the total appropriations was Rs. 615 Lakhs.

(iv) The Board of directors of the company declared interim dividend by passing the resolution in their meeting held on December 22, 2018 at the rate 0.16/- per share for the financial year 2018-19 and the total appropriations was Rs. 52 Lakhs.

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 13 : Other Equity

(Rs. in Lakhs)

Paticulars	As at March 31, 2019	As at March 31, 2018
(a) Retained Earnings		
Opening balance	53,86,02,594	48,37,91,177
Less :Transitional adjustment (net of deferred tax) on account of application of Ind AS 115 (Refer Note 37)	(18,03,19,988)	-
Add: Profit for the year	25,43,30,039	17,45,33,716
Add: Other comprehensive income (Net)	4,54,991	8,91,152
Less: Interim Dividend paid (Including Dividend Distribution tax)	(60,84,48,354)	(12,06,13,451)
Closing balance	**46,19,282**	**53,86,02,594**
(b) Capital Redemption Reserve :		
Opening balance	9,59,44,100	9,59,44,100
Add: Additions during the year	-	-
Closing balance	**9,59,44,100**	**9,59,44,100**
(c) Securities Premium :		
Opening balance	75,68,85,240	75,68,85,240
Add: Additions during the year	-	-
Less :Reduction of equity share capital (Refer Note 12.d.iii)	(19,80,00,000)	-
Closing balance	**55,88,85,240**	**75,68,85,240**
Total	**65,94,48,622**	**1,39,14,31,934**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 14 : Borrowings: Non Current

(Rs. in Lakhs)

Particulars	Non-current		Current	
	As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
Unsecured borrowings - At amortised cost				
Term loans				
From financial institutions	-	-	-	3,76,21,976
Total	**-**	**-**	**-**	**3,76,21,976**

14A: Term Loan from Financial Institutions

i. Security: Exclusive charge of the projects land, hypothecation of scheduled receivable (both sold and unsold) of Projects, all insurance proceeds both present and future.
ii. An exclusive charge by way of hypothecation on escrow account, all monies credited / deposited therein

Note - 15 : Provisions : Non-Current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Provision for employee benefits (Refer Note 29)		
Compensated absences	8,87,896	13,21,576
	8,87,896	13,21,576

Note - 16 : Borrowings : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Unsecured Borrowings - At amortised cost:		
From related parties (Refer note 35)	48,70,00,000	-
	48,70,00,000	-

Note - 17 : Trade Payables

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Carried at amortised cost		
(a) Total outstanding dues to micro enterprises and small enterprises (Refer Note 32	-	-
(b) Total outstanding dues other than to micro enterprises and small enterprises	10,75,30,924	22,01,95,765
	10,75,30,924	22,01,95,765

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 18 : Other Financial Liabilities: Current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Carried at amortised Cost		
(a) Current maturities of long-term debt (Refer Note 14)	-	3,76,21,976
(b) Interest accrued but not due on borrowings	2,47,48,102	10,68,023
Total	**2,47,48,102**	**3,86,89,999**

Note - 19 : Other Current Liabilities

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
(a) Advance received from customers	34,10,42,232	8,36,04,561
(b) Others		
- Statutory dues (Provident fund, withholding taxes, Goods and service tax etc.)	3,93,41,233	1,22,01,249
- Maintenance charges received	2,74,591	3,45,821
Total	**38,06,58,056**	**9,61,51,631**

Note - 20 : Provisions : Current

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Provision for employee benefits (Refer Note 29)		
Compensated absences	4,77,208	1,25,024
Total	**4,77,208**	**1,25,024**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 21 : Revenue from Operations

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Sale of properties/flats (Residential and Commecial)	95,89,25,709	98,51,52,708
Total	**95,89,25,709**	**98,51,52,708**

Note - 22 : Other Income

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
(a) Interest income on bank deposits (at amortised cost)	14,11,940	4,98,981
(b) Dividend on current investments at FVTPL (Mutual funds)	21,40,663	29,67,539
(c) Sundry balances written back	5,83,356	60,786
Total	**41,35,959**	**35,27,306**

Note - 23 : Cost of services, construction and land

(Rs. in Lakhs)

Particulars		For the Year ended March 31, 2019	For the Year ended March 31, 2018
(a) Opening stock including Raw material, construction work-in-progress and completed properties		1,49,31,28,132	1,71,11,94,493
Add: Transitional adjustment on account of application of Ind AS 115 (Refer Note 37)		44,90,85,818	-
	(A)	**1,94,22,13,950**	**1,71,11,94,493**
(b) Add: Cost incurred during the year			
Cost of land/ development rights		10,00,000	6,33,38,077
Purchase of raw material		6,40,92,385	9,89,98,922
Contract cost and labour charges		15,89,76,565	12,54,52,072
Other construction expenses		1,25,05,343	10,16,45,402
Personnel costs		89,41,496	1,14,68,869
	(B)	**24,55,15,789**	**40,09,03,342**
(c) Less : Closing stock including Raw material, construction work-in-progress and completed properties	(C)	1,66,33,65,962	1,49,31,28,132
	(A+B-C)	**52,43,63,777**	**61,89,69,703**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

Note - 24 : Employee Benefits Expense

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
(a) Salaries and wages	1,83,33,012	2,16,07,242
Less: Transferred to inventory (Refer Note 6 and 23)	(89,41,496)	(1,14,68,869)
(b) Contribution to provident and other funds (Refer Note 29)	7,46,879	9,18,250
(c) Staff welfare expenses	2,62,926	2,71,488
Total	**1,04,01,321**	**1,13,28,111**

Note - 25 : Finance Cost

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Interest on		
- Term Loan	9,24,311	94,86,087
- Inter corporate deposit (Refer Note 35)	2,74,97,891	-
- Others	2,30,163	44,38,227
Total	**2,86,52,365**	**1,39,24,314**

Note - 26 : Other Expenses

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
(a) Advertisement, Promotion & Selling expenses	1,31,18,034	3,06,39,987
(b) Repairs and maintenance - Others	10,67,062	8,96,155
(c) Rates and taxes	36,47,973	7,19,138
(d) Insurance	4,77,063	3,90,269
(e) Payment to auditors (Refer Note 28)	13,00,000	10,10,466
(f) Printing & Stationery	34,563	1,50,667
(g) Loss on disposal/written off of property, plant and equipment	1,86,059	-
(h) Legal and professional fees	76,02,598	74,50,950
(i) Travelling and Conveyance	3,95,241	1,25,227
(j) Communication	1,79,598	2,28,461
(k) Compensation to customer	4,50,000	2,05,37,778
(l) Miscellaneous expenses	69,66,353	89,29,492
Total	**3,54,24,544**	**7,10,78,590**

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

27. Contingent Liabilities

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Claims against the Company not acknowledged as debts	225	225
Claims in respect of Income tax matters (pending in Appeal)	8	8
Total	**233**	**233**

28. Auditors Remuneration (net of GST) towards:

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Statutory audit fees	13,00,000	10,00,000
Tax matters	-	-
Other services	-	-
Re-imbursement of out-of-pocket expenses	-	-
Total	**13,00,000**	**10,00,000**

29. Employee Benefits:

Details of employee benefits as required by the Ind AS 19 'Employee benefits' are as under:

A. Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of defined contribution plans (Provident funds) is Rs. 7 lakhs (Previous year Rs. 9 lakhs)

B. Defined Benefit Plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five year of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Present value of funded defined benefit obligation	28,05,890	29
Fair value of plan assets	39,48,658	38
Funded status	11,42,768	9
Restrictions on asset recognized	-	-
Others	-	-
Net Asset/(Liability) arising from defined benefit obligation	11,42,768	9

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Present value of benefit obligation at the beginning of the year	29,23,264	34
Transfer In/(Out)	(1,04,367)	(4)
Current service cost	5,31,149	8
Past service cost	-	2
Interest cost	2,22,238	2
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption	(3,69,582)	-
Actuarial (gains)/ losses arising from changes in financial assumption	(1,48,387)	(2)
Actuarial (gains)/ losses arising from changes in experience adjustment	(1,23,948)	(11)
Benefits paid	(95,937)	-
Present value of defined benefit obligation as on Balance Sheet date.	28,05,890	29

iii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Fair value of plan assets at the beginning of the year	37,80,525	26
Interest income	2,91,773	2
Contributions from the employer	16,246	9
Mortality charges	(15,409)	-
Re-measurement gain (loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	(28,540)	1
Benefits paid	(95,937)	-
Fair value of Plan assets as on the end of the year	39,48,658	38
Actual returns on plan assets	2,63,233	3

iv. Analysis of Defined Benefit Obligation

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Defined benefit obligations as at March 31,	28,05,890	29
Fair value of plan assets at the end of the year	39,48,658	38
Net Asset/(Liability) recognized in Balance sheet as at March 31,	11,42,768	9

v. In respect of funded benefits with respect to gratuity, the fair value of plan assets represents the amounts invested through "Insurer Managed Funds"

vi. Expenses recognized in the statement of profit and loss

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Past service cost	-	2
Current service cost	5,31,149	8
Net Interest expense	(69,535)	-
Components of defined benefit costs recognized in profit or loss	4,61,614	10

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

vii. Amount recognized in Statement of Other Comprehensive Income

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Actuarial (gain)/loss		
(i) arising from changes in demographic assumption	(3,69,582)	-
(ii) arising from changes in financial assumption	(1,67,089)	(2)
(iii) arising from changes in experience assumption	(76,705)	(12)
Total amount recognized in the statement of other comprehensive income	(6,13,377)	(14)

viii. Actual Contribution and benefit payments for the year

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
Actual benefit paid directly by the company	95,637	-
Actual contributions	16,246	9

ix. Principal Actuarial Assumptions for Gratuity:

Particulars	As at March 31, 2019	As at March 31, 2018
Discount rate	6.90%	7.80%
Expected rate of increase in compensation levels	6.00%	9.00%
Expected rate of return on plan assets	7.80%	7.30%
Expected average remaining working lives of employees (year)	3.74	16.5
Mortality rate	IALM(2012-14) ult	IALM(2006-08) ult
Withdrawal rate	26.00%	3%

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.
b. Expected rate of return of plan assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations
c. Salary escalation rate: The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.
d. Withdrawal rate: It is expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

x. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:
Expected benefit payments for the year ending:

(Rs. in Lakhs)

Particulars	As at March 31, 2019	As at March 31, 2018
March 31, 2019	-	1
March 31, 2020	7	1
March 31, 2021	7	1
March 31, 2022	6	1
March 31, 2023	5	2
March 31, 2024	5	-
March 31, 2024 to March 31, 2028	16	20

Weighted average duration of defined benefit obligation: 4.01 year (Previous Year: 15.54 year)

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

xi. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2019 is as shown below:

(Rs. in Lakhs)

Effect on DBO on account of 1% change in the assumed rates:						
DBO Rates	**Discount Rate**		**Salary Escalation Rate**		**Withdrawal Rate**	
Year	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**
March 31, 2019	27	29	29	27	28	28
March 31, 2018	25	34	33	26	29	30

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

xii. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk.

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits are provided to these employees

In respect of the plan in India, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at March 31, 2019 by an independence professional agency. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

30. Segment Information

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods and services delivered or provided. The Company is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment.

31. Earnings per share:

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Net Profit attributable to shareholders - (Rs. in lakhs)	25,43,30,039	1,748
Nominal value of equity shares - (Rs.)	10	10
Weighted average number of equity shares for basic and diluted EPS - (In lakhs)	2,36,47,816	269
Basic and diluted earnings per share - (Rs.)	10.75	6.49

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

32. Disclosure as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date	-	-

33. Financial Instruments

I) Capital Management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern.
- to maximize the return to stakeholders through optimization of the debt and equity balance.

The Company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying Assets.

a) **Gearing ratio:**

The Gearing ratio at the end of the reporting period are as follows:

(Rs. in Lakhs)

Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
(a) Debt*	48,70,00,000	3,86,89,999
(b) Cash and bank balances	1,89,26,850	25,85,29,576
(c) Net Debt (a-b)	46,80,73,150	-
(d) Total Equity	79,68,36,372	1,66,08,19,684
(e) Net debt to equity ratio e) = (c/d)	58.74%	Not Applicable

*Debt is defined as long-term and short-term borrowings

b) The carrying value of financial instruments by categories as of March 31, 2019 is as follows:

(Rs. in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total fair value*
Assets:					
Cash and cash equivalents	-	-	1,89,26,850	1,89,26,850	1,89,26,850
Other balances with banks	-	-	42,64,680	42,64,680	42,64,680
Trade receivables	-	-	7,30,70,349	7,30,70,349	7,30,70,349
Other financial assets	-	-	27,23,735	27,23,735	27,23,735
Total	**-**	**-**	**9,89,85,614**	**9,89,85,614**	**9,89,85,614**
Liabilities:					
Trade and other payables	-	-	10,75,30,924	10,75,30,924	10,75,30,924
Borrowings	-	-	48,70,00,000	48,70,00,000	48,70,00,000
Other financial liabilities	-	-	2,47,48,102	2,47,48,102	2,47,48,102
Total	**-**	**-**	**61,92,79,026**	**61,92,79,026**	**61,92,79,026**

* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

c) The carrying value of financial instruments by categories as of March 31, 2018 is as follows:

(Rs. in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total fair value*
Assets:					
Cash and cash equivalents	-	-	25,85,29,576	25,85,29,576	25,85,29,576
Other balances with banks	-	-	7,30,98,512	7,30,98,512	7,30,98,512
Trade receivables	-	-	17,63,15,871	17,63,15,871	17,63,15,871
Other financial assets	-	-	63,59,117	63,59,117	63,59,117
Total	**-**	**-**	**51,43,03,076**	**51,43,03,076**	**51,43,03,076**
Liabilities:					
Trade and other payables	-	-	22,01,95,765	22,01,95,765	22,01,95,765
Borrowings	-	-	3,76,21,976	3,76,21,976	3,76,21,976
Other financial liabilities	-	-	10,68,023	10,68,023	10,68,023
Total	**-**	**-**	**25,88,85,764**	**25,88,85,764**	**25,88,85,764**

* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

II) Financial Risk Management Objectives

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

III) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk:

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

Other price risk:

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

IV) Interest risk management

The Company's interest rate exposure is mainly related to debt obligations. The Company obtains debt to manage the liquidity and fund requirements for its day to day operations .The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

V) Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

VI) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at March 31, 2019:

(Rs. in Lakhs)

Financial liabilities	**Carrying amount**	**Due in one Year**	**Due after one Year**	**Total contractual cash flows**
(a) Trade payables				
-March 31, 2019	##########	10,75,30,924	-	10,75,30,924
-March 31, 2018	##########	22,01,95,765	-	22,01,95,765
b) Borrowings and interest thereon -				
-March 31, 2019	##########	51,17,48,102	-	51,17,48,102
-March 31, 2018	3,86,89,999	387	-	387
Total				
-March 31, 2019	**##########**	**61,92,79,026**	**-**	**61,92,79,026**
-March 31, 2018	**##########**	**22,01,96,152**	**-**	**22,01,96,152**

34. Current tax and deferred tax

The income tax expenses can be reconciled to the accounting profit as follows:

(Rs. in Lakhs)

Particulars	**For the Year ended March 31, 2019**	**For the Year ended March 31, 2018**
Profit before tax	35,86,85,793	26,75,63,665
Enacted tax rate	29.12%	34.61%
Income tax calculated at enacted rate	10,44,49,303	9,25,98,433
Tax effect of income that is exempt from tax	(6)	(10)
Tax effect of expenses not deductible in determining tax profit	9,901	15
Effect of income taxes related to prior year	4,61,800	-
Others	1	(2)
Income tax expense recognized in profit and loss	10,49,20,998	9,25,98,436

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

35. Related Party Transactions:

A. List of related Parties

i. Holding Company
Kolte-Patil Developers Limited

ii. Equity Shareholder having Significant Influence
K2A Residential Limited (Upto December 30, 2018) (Refer Note 12.d.iii)

iii. Fellow Subsidiary
Regenesis Project Management LLP

iv. Key Management Personnel
1. Mr. Mahendra Chauhan - Chief Financial Officer

Kolte-Patil Real Estate Private Limited
Notes to the financial statements for the year ended March 31, 2019

(ii) Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)

Type of Transactions	Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Project management fees	Kolte-Patil Developers Limited	80,70,919	53
Reimbursement of expenses	Kolte-Patil Developers Limited	23,49,962	1
Guarantees' premium	Kolte-Patil Developers Limited	2	8
Gratuity expenses	Kolte-Patil Developers Limited	-	4
Unsecured loan availed	Kolte-Patil Developers Limited	5,670	-
Interest on unsecured loan	Kolte-Patil Developers Limited	275	-
Unsecured loan repaid	Kolte-Patil Developers Limited	800	-
Dividend paid on equity shares	Kolte-Patil Developers Limited	2,574	511
	K2A Residential Limited	2,473	491
Reduction of equity shares	K2A Residential Limited	3,300	-
Remuneration to key managerial personnel	Manish Verma	-	11
	Mahendra Chauhan	27,92,008	23
	Avanti Gulvani	-	3
Jayant Pendse	Director sitting fees	1	-
Advance given	Regenesis Project Management LLP	-	25
Advance received back	Regenesis Project Management LLP	-	25

II. Balances at year end:

(Rs. in Lakhs)

Account Balances	Particulars	For the Year ended March 31, 2019	For the Year ended March 31, 2018
Project management fees	Kolte-Patil Developers Limited	1,30,10,874	56
Reimbursement of expenses	Kolte-Patil Developers Limited	14,37,853	1
Guarantees' premium	Kolte-Patil Developers Limited	2	8
Unsecured loan payable	Kolte-Patil Developers Limited	48,70,00,000	-
Interest on unsecured loan payable	Kolte-Patil Developers Limited	2,47,48,101	-
Gratuity expenses	Kolte-Patil Developers Limited	-	4
Incentive payable	Mahendra Chauhan	-	2

36. Details of CSR expenditure:

a) Gross amount required to be spent by the Company during the year is Rs. 62 Lakhs (Previous Year: Rs. 91 Lakhs)
b) Amount spent during the year Rs. Nil (Previous year: Nil)

37. The Ministry of Corporate Affairs ("MCA") on March 28, 2018 notified Ind AS 115, Revenue from Contract with Customers with effect from April 1, 2018. The Company has applied the modified retrospective approach under IND AS 115 to contracts that were not completed as at April 1, 2018 and the cumulative effect of applying this standard is recognised at the date of initial application i.e. April 1, 2018 in accordance with IND AS 115 as an adjustment to opening balance of retained earnings.

The transitional adjustment of Rs. 1,803 lakhs [net of deferred tax] has been adjusted against opening balance of retained earnings in accordance with the requirements of IND AS 115 based on performance obligation satisfied at a point in time.

On account of the application of IND AS 115 for the year ended March 31, 2019, revenue from operations, cost of services, construction and land, profit before tax and profit after tax are Higher by Rs. 2,219 lakhs, Rs. 1,667 lakhs, Rs. 552 lakhs, and Rs. 392 lakhs respectively as compared to the respective amounts that would have been reported if the replaced revenue recognition principles were applicable. Consequently, Earnings per share [basic and diluted] are reported Higher by Rs. 1.66 and Rs. 1.66 per share for the year ended March 31, 2019.

Under modified retrospective approach, the comparatives for the previous year figures are not required to be restated and hence are not comparable.

8I Amount less than Rs. 0.5 Lakhs has been rounded off and shown as Rs. 0 Lakhs.

For and on behalf of Board of Directors

Milind Kolte	**Gopal Sarda**
DIN: 00170760	DIN: 07324789
Whole Time Director	Director

Place: Pune
Date: May 27,2019

Mahendra Chauhan
Chief Financial Officer