

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED**

Report on the Financial Statements

We have audited the accompanying financial statements of **GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED** ("the Company"), which comprises the Balance Sheet as at March 31, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

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

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2016, and its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "**Annexure A**", a statement on the matters specified in the paragraph 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the Directors as on March 31, 2016, and taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 2016 from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**"; and
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigation on its financial statements Refer Note 21 (a) (I) to the financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standard, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

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- iii. There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W**



**FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: May 03, 2016**

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in Para 1 'Report on Other Legal and Regulatory Requirements' in our Independent Auditor's Report to the members of the Company on the financial statements for the year ended March 31, 2016.

Statement on Matters specified in paragraphs 3 & 4 of the Companies (Auditor's Report) Order, 2016:

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

(b) As explained to us, the Company has a programme for physical verification of fixed assets at periodic intervals. In our opinion, the period of verification is reasonable having regard to the size of the company and nature of its assets. No material discrepancies were noticed on such verification.

(c) The Company does not have immovable property and hence the provisions of sub clause (c) of paragraph 3(i) of the Order are not applicable.
- ii. The inventory includes construction work in progress and cost of development rights in identified land. Physical verification of inventory has been conducted at reasonable intervals by the management. No material discrepancies were noticed on such 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. Therefore, the provisions of sub-clauses (a), (b) and (c) of paragraph 3(iii) of the Order are not applicable.
- iv. In our opinion and according to the information and explanations given to us and the records examined by us, the Company has not advanced any loans or made any investments or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Therefore, the provisions of Clause 3(iv) of the Order are not applicable to the Company
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any Deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Rules framed thereunder, are not applicable.
- vi. We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government of India for maintenance of cost records under sub-section (1) of section 148 of the Act, and are of the opinion that, prima facie, the prescribed accounts and records have generally been made and maintained. We have not, however, made a detailed examination of the records with a view to examine whether they are accurate and complete.
- vii. (a) According to the information and explanations given to us and the records examined by us, the Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues with the appropriate authorities, wherever applicable and there are no such outstanding dues as at March 31, 2016, for a period of more than six months from the date they became payable.

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& MISTRY**

- (b) According to the information and explanations given to us there are no dues outstanding of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise and Value added Tax on account of any dispute.
- viii. According to the information and explanations given to us and based on the documents and records produced to us, the Company has not defaulted in repayment of dues to debenture holders. The Company does not have any loans or borrowings from financial institutions, banks or government.
- ix. The Company has not raised money through initial public offer or further public offer (including debt instruments) and term loans, hence the provisions of paragraph 3(ix) of the Order are not applicable.
- x. During the course of our examination of the books of account and records of the Company, and according to the information and explanation given to us and representations made by the Management, no material fraud by or on the Company by its officers or employees, has been noticed or reported during the year.
- xi. The Company is a private limited company, hence the provisions of section 197 read with Schedule V of the Act, are not applicable. Hence, the provisions of paragraph 3(xi) of the Order are not applicable.
- xii. In our opinion and according to the information and explanation given to us, the Company is not a Nidhi Company, hence, the provisions of paragraph 3(xii) of the order are not applicable.
- xiii. According to the information and explanation given to us and based on our examination of the records of the Company, transactions with related parties are in compliance with Sections 177 and 188 of the Act, where applicable, and details of such transactions have been disclosed in the Financial Statements as required by the applicable accounting standards.
- xiv. According to the information and explanation given to us and based on our examination of the records, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- xv. According to the information and explanation given to us and based on our examination of the records, the Company has not entered into non-cash transactions with the directors or persons connected with him. Hence the provisions of Section 192 of the Act are not applicable.
- xvi. The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934, hence the provisions of paragraph 3(xvi) of the Order are not applicable.

**For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W**



**FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Date: May 03, 2016**

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in Para 2 (f) 'Report on Other Legal and Regulatory Requirements' in our Independent Auditor's Report to the members of the Company on the financial statements for the year ended March 31, 2016.

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

We have audited the internal financial controls over financial reporting of **GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED** ("the Company") as of March 31, 2016 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2016, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the "Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W



FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: May 03, 2016

GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2016

Particulars	Note No.	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
EQUITY AND LIABILITIES			
Shareholders' Funds			
Share Capital	2	500,000	500,000
Reserves & Surplus	3	817,560,266	317,807,394
Total Shareholders' Funds		818,060,266	318,307,394
Non Current Liabilities			
Deferred Tax Liabilities(Net)	4	18,449,010	-
Total Non Current Liabilities		18,449,010	-
Current Liabilities			
Short Term Borrowings	5	855,693,900	1,556,102,000
Trade Payables (Refer Note 22)			
Outstanding dues of micro enterprises and small enterprises		262,798	-
Outstanding dues of creditors other than micro enterprises and small enterprises		405,150,997	143,403,710
Other Current Liabilities	6	985,988,455	670,181,203
Short Term Provisions	7	29,590,980	35,545,674
Total Current Liabilities		2,276,687,130	2,405,232,587
Total Equity And Liabilities		3,113,196,406	2,723,539,981
ASSETS			
Non Current Assets			
Fixed Assets	8		
Tangible Assets		675,390	316,300
Intangible Assets		129,804	157,550
Total Fixed Assets		805,194	473,850
Deferred Tax Assets (Net)	9	-	6,260
Long Term Loans & Advances	10	25,681,222	21,920,870
Other Non Current Assets	11	211,000,000	1,000,000
Total Non Current Assets		237,486,416	23,400,980
Current Assets			
Inventories	12	731,175,295	1,344,705,076
Trade Receivables	13	116,547,781	60,412,846
Cash & Bank Balance	14	1,301,175,696	705,704,719
Short Term Loans & Advances	15	224,670,318	165,896,176
Other Current Assets	16	502,140,900	423,420,184
Total Current Assets		2,875,709,990	2,700,139,001
Total Assets		3,113,196,406	2,723,539,981

ACCOUNTING POLICIES

1

The accompanying notes 1 to 29 form an integral part of the financial Statements

As per our Report of even date.

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W



FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: May 03, 2016

Signatures to the Balance Sheet & Notes to Financial Statements -
For and on behalf of the board


AMIT CHOUDHURY
DIRECTOR
DIN NO:000557547


RABI KANT SHARMA
DIRECTOR
DIN NO:06942339

GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	Note No.	For the Year Ended 31.03.2016 Rupees	For the Year Ended 31.03.2015 Rupees
INCOME			
Revenue from Operations	17	2,665,926,646	2,173,375,923
Other Income	18	96,556,419	56,869,296
		2,762,483,065	2,230,245,219
EXPENDITURE			
Cost of sales	19	1,982,277,223	1,734,459,350
Finance Cost	20	15,087,750	12,263,155
Depreciation		390,250	70,569
		1,997,755,223	1,746,793,074
PROFIT BEFORE TAX		764,727,842	483,452,145
Tax Expense			
Current Tax		246,955,900	166,250,400
Deferred Tax		18,455,270	(6,260)
Previous Years Tax Adjustment		(436,200)	2,394
PROFIT AFTER TAX		499,752,872	317,205,611
Earning per share Basic in Rs. (Refer Note 28)		9,995.06	6,344.11
Earning per share Diluted in Rs. (Refer Note 28)		6.85	2.70

ACCOUNTING POLICIES

1

The accompanying notes 1 to 29 form an integral part of financial statements

As per our Report of even date.

For **KALYANIWALLA & MISTRY**
CHARTERED ACCOUNTANTS
Firm Registration Number **104607W**

Signatures to the Statement of Profit & Loss and Notes to Financial Statements
For and on behalf of the board


FARHAD M. BHESANIA

PARTNER
Membership Number **127355**
Place: **Mumbai**
Dated: **May 03, 2016**


AMIT CHOUDHURY
DIRECTOR
DIN NO:000557547


RABI KANT SHARMA
DIRECTOR
DIN NO:06942339

GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	For the Year Ended 31.03.2016 Rupees	For the Year Ended 31.03.2015 Rupees
Cash Flow from Operating Activities		
Profit Before Taxation	764,727,842	483,452,145
Adjustment for:		
Depreciation	390,250	70,569
Interest Expenses	15,087,750	12,263,155
Interest Income	(13,150,525)	(6,631,542)
Profit on Sale of Investment	(83,405,895)	(50,237,754)
Operating Loss before working capital changes	683,649,423	438,916,573
Adjustment for:		
(Increase) / Decrease in Inventory	613,529,781	180,235,262
(Increase) / Decrease in Trade Receivables	(56,134,934)	(60,412,847)
Increase / (Decrease) in Current Liabilities	425,573,766	244,997,036
Increase / (Decrease) in Trade Payable	262,010,085	-
(Increase) / Decrease in Short Loans & Advances	(71,924,667)	94,493,776
(Increase) / Decrease in Long Term Loans & Advances	(1,237,000)	-
(Increase) / Decrease in Other Current Assets	(72,167,858)	(423,395,609)
Net Cash Flow from Operating Activities	1,783,298,595	474,834,191
Taxes Paid (Net)	(254,997,746)	(148,604,681)
Net Cash Flow from Operating Activities	1,528,300,849	326,229,510
Cash Flow from Investing Activities		
Purchase of Fixed Assets	(754,114)	(544,419)
Sale of Fixed Assets	32,520	-
Investments in Fixed Deposit	(210,000,000)	(1,000,000)
Interest received	6,597,668	26,568,653
Profit on Sale of Investment	83,405,895	50,237,754
Net Cash Flow from Investing Activities	(120,718,032)	75,261,988
Cash Flow from Financing Activities		
Interest Paid	(111,703,739)	(240,677,849)
Repayment of Short Term Borrowings	(700,408,100)	-
Net Cash Flow from Financing Activities	(812,111,839)	(240,677,849)
Net Increase/ (Decrease) in Cash & Cash Equivalents	595,470,978	160,813,649
Cash & Cash Equivalents -Opening Balance	705,704,719	544,891,070
Cash & Cash Equivalents -Closing Balance	1,301,175,696	705,704,719
Notes :		
1. Cash & Cash Equivalents:		
Cash & Cheques on hand and Balance with Bank	14,460	16,221,309
Investments in Liquid Mutual Funds	1,031,478,442	689,483,410
Cash & Cash Equivalents	1,031,492,902	705,704,719

2. The cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (AS) 3 on 'Cash Flow Statement', and presents cash flows by operating, investing and financing activities.
3. Figures for the previous year have been regrouped/ restated wherever necessary to conform to this year's classification.

As per our Report of even date.

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

For and on behalf of the board

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: May 03, 2016

AMIT CHOUDHURY
DIRECTOR
DIN NO:000557547

RABI KANT SHARMA
DIRECTOR
DIN NO:06942339

NOTE 1

Accounting Policies

a) Company Overview

Godrej Landmark Redevelopers Private Limited (the Company) was incorporated on March 14, 2012. The Company is a real estate developer engaged primarily in the business of real estate construction, development and other related activities

b) Basis of Preparation

The financial statements of the Company have been prepared on accrual basis under the historical cost convention and on going concern basis in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under section 133 of The Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of The Companies Act, 2013 ('the Act') / The Companies Act, 1956, as applicable. The accounting policies have been consistently applied by the Company.

c) Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalents and range from 3 to 7 years. Accordingly Assets & Liabilities have been classified into current & non-current based on operating cycle of the project.

d) Fixed Assets

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Carrying amount of cash generating units / assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.

e) Depreciation / Amortization

Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II of the Companies Act, 2013. Assets costing less than Rs.5,000/- are depreciated at 100% in the year of acquisition.

Intangible Assets are amortized over a period of six years.



f) Inventories

Inventories are valued as under:

- a) Completed Flats - At Lower of Cost or Net realizable value
- b) Construction Work-in-Progress - At Cost

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

g) Revenue Recognition

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

Effective April 1, 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance Note), all projects commencing on or after the said date or projects which have already commenced, but where the revenue is recognized for the first time on or after the above date, Construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement have been obtained;
- (b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

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

Interest income is accounted on an accrual basis at contracted rates.



h) Borrowing Cost

Interest and Finance charges incurred in connection with borrowing of funds, which are incurred for the development of long term projects, are transferred to Construction Work-in-Progress as a part of the cost of the projects at weighted average of the borrowing cost/rates as per agreements respectively.

Other borrowing costs are recognized as an expense in the period in which they are incurred.

i) Earnings Per Share

The basic earnings per share is computed using the weighted average number of common shares outstanding during the period. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the period, except where the results would be anti-dilutive.

j) Provision For Taxation

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

k) Foreign Currency Transactions

Transactions in foreign currency are recorded at the exchange rates prevailing on the date of the transaction. Assets and liabilities related to foreign currency transactions, remaining unsettled at the year end, are translated at the year end exchange rates. Forward exchange contracts, remaining unsettled at the year end, backed by underlying assets or liabilities are also translated at year end exchange rates. The premium payable on foreign exchange contracts is amortised over the period of the contract. Exchange gains / losses are recognized in the Statement of Profit and Loss.



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

D) Provisions and Contingent Liabilities

Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably estimated.

Contingent liabilities are disclosed in respect of possible obligations that arise from the past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 2		
SHARE CAPITAL		
AUTHORISED		
50,000 Equity shares of Rs. 10/- each	500,000	500,000
	<u>500,000</u>	<u>500,000</u>
ISSUED, SUBSCRIBED & PAID UP		
50,000 Equity shares of Rs. 10/- each, fully paid up	500,000	500,000
	<u>500,000</u>	<u>500,000</u>

(a) Reconciliation of number of shares:

	31.03.2016		31.03.2015	
	No. of Shares	Rs.	No. of Shares	Rs.
Tra Number of Shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Movement during the year	-	-	-	-
Number of Shares outstanding at the end of the year	50,000	500,000	50,000	500,000

(b) Share holding information:

Equity Shares are held by:

Godrej Projects Development Private Limited (Holding Company & its nominee)

25,500

25,500

(c) Shareholders holding more than 5% of Equity Shares:

	31.03.2016		31.03.2015	
	No. of Shares	%	No. of Shares	%
Godrej Projects Development Private Limited (Holding Company & its nominee)	25,500	51.00%	25,500	51.00%
ASK PMS Real Estate Special Opportunity Portfolio I	19,600	39.20%	19,600	39.20%
ASK Real Estate Special Opportunity Fund	4,900	10.00%	4,900	10.00%

(d) Rights, preferences and restrictions attached to shares:

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

NOTE 3

RESERVES & SURPLUS

Surplus in Statement of Profit & Loss

Balance as per last Balance Sheet		
Add: Profit for the current year	499,752,872	317,205,611
Add : Transferred from Debenture Redemption Reserve	103,883,919	-
Less : Transferred to Debenture Redemption Reserve	-	317,205,611
Closing Balance	<u>603,636,791</u>	<u>*</u>

Debenture Redemption Reserve

Balance as per last Balance Sheet	317,807,394	601,783
Add : Transferred from Surplus in statement of Profit & Loss	-	317,205,611
	317,807,394	317,807,394
Less : Transferred to Surplus in Statement of Profit & Loss	103,883,919	-
Closing Balance	<u>213,923,475</u>	<u>317,807,394</u>

TOTAL RESERVES & SURPLUS

817,560,266 317,807,394



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 4		
DEFERRED TAX ASSET		
On Fixed Assets	16,115	
On Others	18,432,895	
	18,449,010	-
NOTE 5		
SHORT TERM BORROWINGS		
Secured		
4,364,039 (Previous Year 7,936,120), 10% Secured Cumulative Optionally Convertible Class A Debentures of Rs.100/- each (Refer Notes 5(a) and 5(b))	436,403,900	793,612,000
4,192,900 (Previous Year 7,624,900), 10% Secured Cumulative Optionally Convertible Class B Debentures of Rs. 100/- each	419,290,000	762,490,000
	855,693,900	1,556,102,000
(a) The debentures are redeemable on the basis of Remainder Amounts as defined in Share Purchase, Subscription and Shareholders Agreement dated 31st March, 2012 after the completion of the project. The interest shall be accrued on annual basis.		
(b) Both Classes of Debentures are secured by way of Second mortgage / charge on Development Right of the Company.		
NOTE 6		
OTHER CURRENT LIABILITIES		
Advances received against sale of flats	785,680,483	598,202,015
Statutory Dues	17,619,640	38,883,651
Interest accrued and due on borrowings	21,347,971	
Other Liabilities		
Outstanding Dues of micro enterprises and small enterprises	55,493	322,830
Outstanding dues of other than micro enterprises and small enterprises	161,284,868	32,772,707
	985,988,455	670,181,203
NOTE 7		
SHORT TERM PROVISIONS		
Other Provision		
For Taxation	29,590,980	35,545,674
(Net of Advance Tax & Tax Deducted at Source Rs.219,302,146/-, Previous Year Rs.136,360,717/-)	29,590,980	35,545,674



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Note 8
FIXED ASSETS

ASSETS	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As at 1st April, 2015 Rs.	Additions Rs.	Deductions Rs.	As at 31st March, 2016 Rs.	Upto 31st March, 2015 Rs.	For the Year Rs.	Deductions Rs.	Upto 31st March, 2016 Rs.	As at 31st March, 2016 Rs.	As at 31st March, 2015 Rs.
Tangible Assets										
Office Equipment	256,460	13,750	-	270,210	58,492	91,953	-	150,445	119,765	197,968
Computer	-	520,056	44,187	475,869	-	237,496	11,667	225,829	250,040	-
Furniture & Fixtures	121,787	220,308	-	342,095	3,455	33,055	-	36,510	305,585	118,332
Intangible Assets										
Licence & Software	166,172	-	-	166,172	8,622	27,746	-	36,368	129,804	157,550
Total	544,419	754,114	44,187	1,254,346	70,569	390,250	11,667	449,152	805,194	473,850
Previous Year	-	544,419	-	544,419	-	70,569	-	70,569	473,850	-



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 9		
DEFERRED TAX ASSET		
On Fixed Assets		6,260
		<u>6,260</u>
NOTE 10		
LONG TERM LOANS & ADVANCES		
Advance Income Tax (Net of Provisions for Tax Rs. 171,745,085/-, Previous year Rs. 274,894/-)	24,444,222	21,920,870
Deposit	1,237,000	-
	<u>25,681,222</u>	<u>21,920,870</u>
NOTE 11		
OTHER NON CURRENT ASSETS		
Deposit with Banks	211,000,000	1,000,000
(Deposit with Bank is held as margin money and lien marked for issuing bank guarantee)		
	<u>211,000,000</u>	<u>1,000,000</u>
NOTE 12		
INVENTORIES		
Construction Work in Progress	731,175,295	1,344,705,076
	<u>731,175,295</u>	<u>1,344,705,076</u>
NOTE 13		
TRADE RECEIVABLE		
Unsecured Considered Good		
Outstanding for a period exceeding six months from the date they are due for payment	-	-
Others	116,547,781	60,412,847
	<u>116,547,781</u>	<u>60,412,847</u>
NOTE 14		
CASH & BANK BALANCE		
Cash & Cash Equivalents		
Cash on hand	14,460	11,695
Balances with Bank -		
in Current Account	54,400,178	16,209,614
in Fixed Deposit Accounts	215,282,616	-
Investments in Mutual Funds (Refer Note 14 (a))	1,031,478,442	689,483,410
	<u>1,301,175,696</u>	<u>705,704,719</u>
(a) Investments in Debt Mutual Funds		
Taurus - Liquid Fund Super Inst Growth	-	8,837,089
Birla Sun Life Cash Plus - Growth - Regular Plan	30,750,000	52,026,271
HDFC Liquid Fund - Growth	-	101,852,309
DSP Blackrock Liquid Fund - OP - Growth	-	39,708
Reliance Liquid Fund - TP - Growth	204,057,163	165,191,884
ICICI Prudential Money Market Fund - Reg - Growth	281,017,688	276,731,158
TATA Money Market Fund - Plan-A Growth	-	-
HDFC Cash Management Fund - Saving Plan - Growth	-	27,946,526
Birla Sun Life Floating Rate Fund - STP - Reg - Growth	305,010,814	-
Baroda Pioneer Liquid Fund - Growth	205,571,823	-
Religare Invesco Liquid Fund	5,070,954	51,000,000
AXIS Liquid Fund - Growth	-	858,465
ICICI Prudential Liquid - Regular - Growth Plan	-	5,000,000
	<u>1,031,478,442</u>	<u>689,483,410</u>



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 15		
SHORT TERM LOANS & ADVANCES		
Secured		
Loans and Advances to others (Secured against bank guarantee)	25,016,188	71,613,646
Unsecured Considered good		
Loans and Advances to others	175,852,130	70,382,530
Deposits - Projects	23,800,000	23,800,000
Other Deposits	2,000	100,000
	224,670,318	165,896,176

NOTE 16

OTHER CURRENT ASSETS

Unbilled Revenue	495,563,467.54	423,395,609
Interest Accrued	6,577,432	24,575
	502,140,900	423,420,184



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	For the Year Ended 31.03.2016 Rupees	For the Year Ended 31.03.2015 Rupees
NOTE 17		
REVENUE FROM OPERATION		
Sales	2,665,149,453	2,172,819,359
Other Income from Customers	777,193	556,564
	2,665,926,646	2,173,375,923
NOTE 18		
OTHER INCOME		
Interest Income	13,150,525	6,607,164
Profit on Sale of Investment	83,405,895	50,237,754
Interest on Income Tax Refund		24,378
	96,556,419	56,869,296
NOTE 19		
COST OF SALES		
Opening Stock	1,344,705,076	1,524,940,338
Add : Expenditure during the year		
Land/ Development Rights	227,439,783	400,117,279
Construction	804,974,283	322,443,141
Architect Fees	7,108,148	28,933,355
Other Costs	209,324,043	653,727,275
Interest	119,901,185	149,003,038
	1,368,747,442	1,554,224,088
Less : Closing Stock	731,175,295	1,344,705,076
	1,982,277,223	1,734,459,350
NOTE 20		
FINANCE COST		
Interest on Debentures	133,051,710	155,610,202
Interest on Income Taxes	1,937,225	5,655,991
Total Interest Expenses	134,988,935	161,266,193
Less : Capitalised to project	119,901,185	149,003,038
NET FINANCE COST	15,087,750	12,263,155



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 21

a. Contingent Liabilities

Particulars	Current Year (Rs.)	Previous Year (Rs.)
I) Claims against the company not Acknowledged as debts:		
Claims against the Company not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by our advocates. In the opinion of the management the claims are not sustainable.	29,302,152	-
II) Guarantees:		
a) Guarantees given by Bank (The said bank guarantee is issued by making a first charge on Current Assets of the Company).	210,000,000	420,000,000
b) Guarantees given by Bank,(The said bank guarantee is issued by making a lien on Fixed Deposit held with IDBI Bank)	1,000,000	1,000,000

b. Commitments

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



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 22

Dues to Micro & Small Enterprises

Disclosure of trade payables and other liabilities is based on the information available with the Company regarding the status of the suppliers as defined under the "Micro, Small & Medium Enterprises Development Act 2006". There is no amount overdue as on 31st March, 2016 to Micro & Small Enterprises on account of principal amount together with interest and also during the previous year.

Particulars	As at 31.03.2016	As at 31.03.2015
The principal amount remaining unpaid to suppliers	-	-
The interest due thereon remaining unpaid to suppliers	-	-
The amount of interest paid in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-

NOTE 23

Amounts* paid to Auditors

Particulars	Current Year (Rs.)	Previous Year (Rs.)
Audit Fees	210,000	140,000
Audit under other statutes	125,000	170,000
Certification	20,000	29,003
Taxation matters	90,000	75,000
Total	445,000	414,003

* Represents Amount net of applicable taxes



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 24

Expenditure in Foreign Currency

Particulars	Current Year (Rs.)	Previous Year (Rs.)
Advertisement Expenditure	34,682	825,581
Travelling Expenditure	-	917,703
Brokerage	86,99,956	10,760,005
Total	87,34,638	12,503,289

Foreign Exchange net loss of Rs. 36/- (Previous Year Rs 7,963/-) incurred during the year has been transferred to Statement of Profit and Loss account.

NOTE 25

Segment Information

As the company has only one business segment, disclosure under Accounting Standard 17 on "Segment Reporting" issued by the Institute of Chartered Accountants of India is not applicable.

NOTE 26

Related Party Disclosure

Related party disclosures as required by AS-18, "Related Party Disclosures", are given below:

1. Relationships:

i) Shareholders:

Godrej Projects Development Pvt. Ltd. (GPDPL) holds 51% of the Share Capital of the Company. GPDPL is the wholly owned Subsidiary of Godrej Properties Limited (GPL) and GPL is the Subsidiary of Godrej Industries Limited (GIL). GIL is the subsidiary of Godrej & Boyce Manufacturing Company Limited (G&B), the Ultimate Holding Company.

ii) Investing party in respect of which the reporting enterprise is an associate. – ASK Real Estate Special Opportunities Fund (ASK PMS SOF) holds 9.8% of the Share Capital and ASK PMS Real Estate Special Opportunity Portfolio I (ASK PMS SOP) holds 39.2% of the Share Capital.

Other related party in Godrej Group, where common control exists:

iii) Natures Basket Limited



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

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

(Amount in Rs.)

Particulars	GPDP	GPL	ASK PMS SOF	ASK PMS SOP	G&B	Natures Basket
Redemption of Debentures	357,208,100	-	68,640,000	274,560,000	-	-
	-	-	-	-	-	-
Interest expense on Debenture	67,851,016	-	29,042,694	36,158,000	-	-
	79,361,200	-	15,249,800	60,999,202	-	-
Expenses Charged by other Company	41,713,547	-	-	-	14,210,031	43,000
	36,053,986	-	-	-	10,000	-
Advance Received	-	58,584,062	-	-	-	-
	-	17,581,264	-	-	-	-
Advance Repaid	34,279,130	58,584,062	-	-	-	-
	18,019,053	17,581,264	-	-	-	-
Advance Paid	-	-	-	-	19,100,000	-
	-	-	-	-	-	-
Purchase of Fixed Assets	-	-	-	-	116,340	-
	-	-	-	-	-	-
Outstanding payables (Net of receivables)	45,817,119	-	-	-	(8,841,213)	-
	36,720,724	-	-	-	-	-
Debenture Interest payable	10,885,892	-	2,092,416	8,369,664	-	-
	-	-	-	-	-	-
Outstanding Debentures	436,403,900	-	83,858,000	335,432,000	-	-
	793,612,000	-	152,498,000	609,992,000	-	-

Figures in italics are for previous year

NOTE 27

Leases

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

Particulars	Current Year (Rs.)	Previous Year (Rs.)
Future minimum lease payments under operating leases		
➤ Not later than 1 year	-	198,300
➤ Later than 1 year and not later than 5 years	-	-
➤ Later than 5 years	-	-



GODREJ LANDMARK REDEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE 28

Earnings Per Share

Particulars	Current Year	Previous Year
Profit after tax and prior year's tax adjustments as per Statement of Profit & Loss	499,752,872	317,205,611
Number of Shares at the beginning & end of the year	50,000	50,000
Weighted average number of equity shares outstanding	50,000	50,000
Add : Weighted average number of potential equity shares on account of Optionally Convertible Debentures	85,569,390	155,610,200
Weighted average number of common and dilutive common equity shares outstanding	85,619,390	155,660,200
Basic Earnings Per Share (Rs.)	9,995.06	6,344.11
Diluted Earnings Share (Rs.)	6.85	2.70
Nominal value of shares (Rs.)	10/-	10/-

NOTE 29

Previous year figures have been regrouped wherever necessary to conform to the current year's classification.

