NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

1. NATURE OF OPERATIONS

Oberoi Realty Limited (the 'Company' or 'ORL'), a public limited company is incorporated under provisions of the Companies Act applicable in India. The Company is engaged primarily in the business of real estate development and hospitality.

The Company is headquartered in Mumbai, India. The shares of the Company are listed on the BSE Limited and National Stock Exchange of India Limited. Its registered office is situated at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai- 400 063.

The financial statements for the year ended March 31, 2018 were authorised and approved for issue by the Board of Directors on April 24, 2018.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The standalone financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under section 133 of the Companies Act read with the Companies (Indian Accounting Standards) Rules 2015 (as amended).

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

The financial statements are presented in Indian Rupee ("INR") and all values are rounded to the nearest INR Lakh, except when otherwise indicated.

2.2 Current / non-current classification

The Company as required by Ind AS 1 presents assets and liabilities in the Balance Sheet based on current / non-current classification.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects and hospitality business is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

2.3 Foreign currencies

Initial recognition

Foreign currency transactions are recorded in the functional currency (Indian Rupee) by applying to the foreign currency amount, the exchange rate between the functional currency and the foreign currency on the date of the transaction.

Conversion

All monetary items outstanding at year end denominated in foreign currency are converted into Indian Rupees at the reporting date exchange rate. Non-monetary 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 and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange differences

The exchange differences arising on such conversion and on settlement of the transactions are recognised in the Statement of Profit and Loss.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

2.4 Property, plant and equipments (PPE)

Recognition and initial measurement

Property, plant and equipments are stated at cost less accumulated depreciation / amortisation and impairment losses, if any.

Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses. Revenue earned, if any, during trial run of assets is adjusted against cost of the assets. Cost also includes the cost of replacing part of the plant and equipments.

Borrowing costs relating to acquisition / construction / development of tangible assets, which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

When significant components of property and equipments are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repair and maintenance costs are recognised in the Statement of Profit and Loss as incurred.

Subsequent measurement (depreciation and useful lives)

Depreciation is provided from the date the assets are put to use, on straight line basis as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013.

Building	60 years
Building - Temporary structures	3 years
Plant and machinery	15 years
Furniture and fixtures	8 years / 10 years
Electrical installations and equipments	10 years
Office equipments*	5 years
Computers	3 years
Vehicles	8 years

*Mobile handsets - 3 years

Depreciation method, useful life and residual value are reviewed periodically.

Leasehold land and improvements are amortised on the basis of duration and other terms of lease.

Assets individually costing less than or equal to ₹ 0.05 lakh are fully depreciated in the year of purchase except under special circumstances.

The carrying amount of PPE is reviewed periodically for impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of assets exceeds its recoverable amount. The recoverable amount is the greater of the asset’s net selling price and value in use.

De-recognition

PPE are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the Statement of Profit and Loss in the period of de-recognition.

2.5 Intangible assets

Recognition and initial measurement

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable / allocable incidental cost of bringing the asset to its working condition for its intended use.

Subsequent measurement (amortisation)

All intangible assets with definite useful life are amortised on a straight line basis over the estimated useful lives.

Computer Software	5 years

The carrying amount of intangible asset is reviewed periodically for impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

2.6 Investment properties

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at cost, including transaction costs. The cost comprises purchase price, borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent measurement (depreciation and useful lives)

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company.

Though the Company measures investment properties using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer who holds a recognised and relevant professional qualification and has experience in the category of the investment property being valued.

Investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any, subsequently. Depreciation is provided from the date the assets are put to use, on straight line method as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013.

Building	60 years
Building - Temporary structures	3 years
Plant and machinery	15 years
Furniture and fixtures	8 years / 10 years
Electrical installations and equipments	10 years
Office equipments*	5 years
Computers	3 years
Lessee specific assets and improvements	Over lease period or useful life as prescribed in Schedule II, whichever is lower

*Mobile handsets - 3 years

For above classes of assets, based on internal assessment, the management believes that the useful lives as given above best represent the period over which management expects to use these assets.

Assets individually costing less than or equal to ₹ 0.05 lakh are fully depreciated in the year of purchase except under special circumstances.

Leasehold land and improvements are amortised on the basis of duration and other terms of lease.

The carrying amount of investment properties is reviewed periodically for impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of assets exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

When significant components of investment properties are required to be replaced at intervals, recognition is made for such replacement of components as individual assets with specific useful life and depreciation, if these components are initially recognised as separate asset. All other repair and maintenance costs are recognised in the Statement of Profit and Loss as incurred.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

De-recognition

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the Statement of Profit and Loss in the period of de-recognition.

2.7 Capital work in progress

Capital work in progress is stated at cost less impairment losses, if any. Cost comprises of expenditures incurred in respect of capital projects under development and includes any attributable / allocable cost and other incidental expenses. Revenues earned, if any, from such capital project before capitalisation are adjusted against the capital work in progress.

2.8 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty. The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Company concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognised.

Revenue is recognised as follows:

2.8.1 Revenue from real estate projects

The Company follows the percentage of project completion method for its projects.

Revenue is recognised in accordance with the Guidance Note on "Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)" issued by the Institute of Chartered Accountants of India ("ICAI"). The Company recognises revenue in proportion to the actual project cost incurred (including land cost) as against the total estimated project cost (including land cost), subject to achieving the threshold level of project cost (excluding land cost) as well as area sold and depending on the type of project. Revenue is recognised net of indirect taxes and on execution of either an agreement or a letter of allotment.

The estimates relating to percentage of completion, costs to completion, area available for sale etc. being of a technical nature are reviewed and revised periodically by the management and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. Land cost includes the cost of land, land related development rights and premium.

2.8.2 Revenue from hospitality business

Revenue comprises sale of rooms, food and beverages and allied services relating to hotel operations. Revenue is recognised upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain. Revenue from sales of goods or rendering of services is net of indirect taxes, returns and discounts.

2.8.3 Revenue from lease rentals and related income

Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rentals is disclosed net of indirect taxes, if any.

Revenue from property management service is recognised at value of service and is disclosed net of indirect taxes, if any.

2.8.4 Finance income

Finance income is recognised as it accrues using the Effective Interest Rate (EIR) method. Finance income is included in other income in the Statement of Profit and Loss.

2.8.5 Dividend income

Revenue is recognised when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

2.8.6 Other income

Other incomes are accounted on accrual basis, except interest on delayed payment by debtors and liquidated damages which are accounted on acceptance of the Company's claim.

2.9 Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

2.9.1 Where the Company is the lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating lease. Operating lease payments are recognised as an expense in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Lease deposits given are a financial asset and are measured at amortised cost under Ind AS 109 since it satisfies Solely Payment of Principal and Interest (SPPI) condition. The difference between the present value and the nominal value of deposit is considered as prepaid rent and recognised over the lease term. Unwinding of discount is treated as finance income and recognised in the Statement of Profit & Loss.

2.9.2 Where the Company is the lessor

Assets given under operating leases are included in investment properties. Lease income is recognised in the Statement of Profit and Loss on straight line basis over the lease term, unless there is another systematic basis which is more representative of the time pattern of the lease.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

Lease deposits received are financial instruments (financial liability) and need to be measured at fair value on initial recognition. The difference between the fair value and the nominal value of deposits is considered as rent in advance and recognised over the lease term on a straight line basis. Unwinding of discount is treated as interest expense (finance cost) for deposits received and is accrued as per the EIR method.

2.10 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

EIR is the rate that exactly discounts the estimated future cash receipts or payments over the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

2.10.1 Financial assets

Initial measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets (other than financial assets at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset.

Subsequent measurement

(i) Financial assets at amortised cost

Financial assets are measured at the amortised cost, if both of the following criteria are met:

a. These assets are held within a business model whose objective is to hold assets for collecting contractual cash flows; and

b. Contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the EIR method. The EIR amortisation is included in other income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss.

(ii) Financial assets at fair value through other comprehensive income (FVTOCI)

Financial assets are classified as FVTOCI if both of the following criteria are met:

a. These assets are held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets; and

b. Contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principal amount outstanding.

Fair value movements are recognised in the Other Comprehensive Income (OCI). On de-recognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to the Statement of Profit and Loss.

(iii) Financial assets at fair value through profit or loss (FVTPL)

Any financial assets, which does not meet the criteria for categorisation as at amortised cost or as FVTOCI, are classified as at FVTPL. Gain or losses are recognised in the Statement of Profit and Loss.

(iv) Equity instruments

Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination are classified as FVTPL, and measured at fair value with all changes recognised in the Statement of Profit and Loss.

De-recognition

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Impairment of financial assets

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

a. Trade receivables; and

b. All lease receivables resulting from transactions within the scope of Ind AS 17.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss (ECL) at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all cash shortfalls), discounted at the original EIR.

2.10.2 Financial liabilities

Initial measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings and financial guarantee contracts.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Intercompany loans not repayable on demand are discounted to its present value using incremental borrowing rate applicable to the borrower entity. The difference between the carrying value of the loan and its present value is accounted based on the relationship with the borrower for e.g. in case of subsidiary, the difference is shown as further equity infusion in the subsidiary. The unwinding of discount from the date of loan to the transition date is shown as an income and recognised in "Retained Earnings" of the Lender.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

De-recognition

A financial liability is derecognised from the Company's Balance Sheet when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit or Loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.11 Fair value measurement

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.12 Cash and cash equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand, demand deposit and short-term deposits, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

The amendments to Ind AS 7 require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses). The Company has provided the information for both the current and the comparative period in Cash Flow Statement.

2.13 Income taxes

2.13.1 Current income tax

Current income tax are measured at the amount expected to be paid to the taxation authorities using the tax rates and tax laws that are in force at the reporting date.

Current income tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the 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.

The Company offsets current tax assets and current tax liabilities where it has a legally enforceable right to set off the recognised amounts and where it intends either to settle on a net basis, or to realise the assets and settle the liability simultaneously.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

2.13.2 Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

(i) When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

(ii) In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss. Such deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Minimum Alternate Tax ('MAT') credit is recognised as deferred tax asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the Company recognises MAT credit as an asset in accordance with Ind AS 12, the said asset is created by way of credit to the Statement of Profit and Loss and shown as "Deferred Tax". The Company reviews the MAT Credit asset at each reporting date and reduces to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the MAT to be utilised.

2.14 Impairment of non-financial assets

The carrying amounts of assets are reviewed at each reporting date if there is any indication of impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's fair value less cost of disposals and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Fair value is the price that would be received to sell an asset or paid to transfer a liability in orderly transaction between market participants at the measurement date. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for the Company Cash Generating Unit's (CGU) to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses are recognised in the Statement of Profit & Loss in expense categories.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years.

2.15 Inventories

2.15.1 Construction materials and consumables

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work, issued to construction are treated as consumed.

2.15.2 Construction work in progress

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

2.15.3 Finished stock of completed projects

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

2.15.4 Food and beverages

Stock of food and beverages are valued at lower of cost (computed on a moving weighted average basis, net of taxes) or net realisable value. Cost includes all expenses incurred in bringing the goods to their present location and condition.

2.15.5 Hospitality related operating supplies

Hospitality related operating supplies are valued at lower of cost (computed on a moving weighted average basis, net of taxes) or net realizable value and are expensed as and when purchased.

2.16 Share based payments - Equity-settled transactions

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

That cost is recognised, together with a corresponding increase in Share-Based Payment (SBP) reserves in equity, over the period in which the performance and / or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The Statement of Profit and Loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share

The amendments in Ind AS 102 addresses three main areas: the effects of vesting conditions on the measurement of a cash-settled share-based payment transaction; the classification of a share-based payment transaction with net settlement features for withholding tax obligations; and accounting where a modification to the terms and conditions of a share-based payment transaction changes its classification from cash settled to equity settled.

The Company applied these amendments without restating prior periods. However, their application has no effect on the Company's financial position and performance as the Company had no such transaction.

2.17 Provisions and contingent liabilities

(i) A provision is recognised when:

- The Company has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.
- If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

(ii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognised because it cannot be measured reliably.

(iii) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.

2.18 Borrowing costs

Borrowing costs that are directly attributable to the acquisition / construction of qualifying assets or for long - term project development are capitalised as part of their costs.

Borrowing costs are considered as part of the asset cost when the activities that are necessary to prepare the assets for their intended use are in progress.

Borrowing costs consist of interest and other costs that Company incurs in connection with the borrowing of funds. Other borrowing costs are recognised as an expense, in the period in which they are incurred.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

2.19 Segment reporting

Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the Chairman and Managing Director / Chief Financial Officer evaluates the Company's performance based on an analysis of various performance indicators by operating segment. Segment revenue and expense include amounts which can be directly attributable to the segment and allocable on reasonable basis. Segment assets and liabilities are assets / liabilities which are directly attributable to the segment or can be allocated on a reasonable basis. Income / expenses / assets / liabilities relating to the enterprise as a whole and not allocable on a reasonable basis to business segments are reflected as unallocated income / expenses / assets / liabilities.

2.20 Employee benefits

2.20.1 Defined contribution plans

Retirement benefits in the form of contribution to provident fund and pension fund are charged to the Statement of Profit and Loss.

2.20.2 Defined benefit plans

Gratuity is in the nature of a defined benefit plan.

Provision for gratuity is calculated on the basis of actuarial valuations carried out at reporting date and is charged to the Statement of Profit and Loss. The actuarial valuation is computed using the projected unit credit method.

Re-measurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

2.20.3 Other employee benefits

Leave encashment is recognised as an expense in the Statement of Profit and Loss account as and when they accrue. The Company determines the liability using the projected unit credit method, with actuarial valuations carried out as at Balance Sheet date. Re - measurement gains and losses are recognised in the statement of other comprehensive income.

2.21 Earnings per share

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

For the purpose of calculating diluted earnings per share, the net profit / (loss) for the year attributable to equity shareholders and the weighted average numbers of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

3. USE OF JUDGMENTS AND ESTIMATES

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets, liabilities, income, expenses and disclosures of contingent assets and liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Estimates and underlying assumptions are reviewed at each reporting date. Any revision to accounting estimates and assumptions are recognised prospectively i.e. recognised in the period in which the estimate is revised and future periods affected.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

3.1 Significant management judgments

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

3.1.1 Revenue recognition of premises

Revenue is recognised using the percentage of completion method as construction progresses. The percentage of completion is estimated by reference to the stage of the projects determined based on the proportion of costs incurred to date and the total estimated costs to complete.

3.1.2 Classification of property

The Company determines whether a property is classified as investment property or as inventory:

(i) Investment property comprises land and buildings that are not occupied for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.

(ii) Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Company develops and intends to sell before or on completion of construction.

3.1.3 Operating lease contracts – the Company as lessor

The Company has entered into leases of its investment properties. The Company has determined based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and so accounts for the leases as operating leases.

3.1.4 Recognition of deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in tax jurisdictions.

3.2 Estimates and assumptions

3.2.1 Classification of assets and liabilities into current and non-current

The management classifies the assets and liabilities into current and non-current categories based on the operating cycle of the respective business / projects.

3.2.2 Impairment of assets

In assessing impairment, management estimates the recoverable amounts of each asset or CGU (in case of non-financial assets) based on expected future cash flows and uses an estimated interest rate to discount them. Estimation relates to assumptions about future cash flows and the determination of a suitable discount rate.

3.2.3 Useful lives of depreciable / amortisable assets (Property, plant and equipments, intangible assets and investment property)

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

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

3.2.4 Inventories

Inventory is stated at the lower of cost or net realisable value (NRV).

NRV for completed inventory property is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

3.2.5 Defined benefit obligation (DBO)

The cost of defined benefit gratuity plan and the present value of the gratuity obligation along with leave salary are determined using actuarial valuations. An actuarial valuation involves making various assumptions such as standard rates of inflation, mortality, discount rate, attrition rates and anticipation of future salary increases. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

3.2.6 Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm’s length transaction at the reporting date.

NOTE 2. PROPERTY, PLANT AND EQUIPMENTS

(₹ in Lakh)

Particulars	Buildings	Furniture and fixtures	Office equipments	Plant and machinery	Electrical installations and equipments	Vehicles	Computers	Total
Gross carrying value as at April 1, 2017	17,400.65	2,407.03	58.69	3,847.85	1,514.01	805.49	215.12	26,248.84
Additions	-	7.75	11.60	2.38	-	68.61	22.23	112.57
(Deductions) / (Disposals)	-	(1.63)	(0.29)	(4.59)	-	-	-	(6.51)
Gross carrying value as at March 31, 2018	**17,400.65**	**2,413.15**	**70.00**	**3,845.64**	**1,514.01**	**874.10**	**237.35**	**26,354.90**
Accumulated depreciation as at April 1, 2017	633.76	1,269.51	37.84	1,801.79	585.35	185.06	100.47	4,613.78
Depreciation for the year	316.10	633.78	10.34	701.45	292.73	118.73	45.94	2,119.07
(Deductions) / (Disposals)	-	(0.96)	(0.29)	(1.11)	-	-	-	(2.36)
Closing accumulated depreciation as at March 31, 2018	**949.86**	**1,902.33**	**47.89**	**2,502.13**	**878.08**	**303.79**	**146.41**	**6,730.49**
Net carrying value as at March 31, 2018	**16,450.79**	**510.82**	**22.11**	**1,343.51**	**635.93**	**570.31**	**90.94**	**19,624.41**

The Company has no restrictions on the realisability of its Property, Plant and Equipments and the same are free from any encumbrances.

(₹ in Lakh)

Particulars	Buildings	Furniture and fixtures	Office equipments	Plant and machinery	Electrical installations and equipments	Vehicles	Computers	Total
Gross carrying value as at April 1, 2016	17,401.11	2,355.42	49.32	3,827.67	1,514.01	452.71	169.10	25,769.34
Additions	-	51.64	10.25	20.18	-	355.51	46.09	483.67
(Deductions) / (Disposals)	(0.46)	(0.03)	(0.88)	-	-	(2.73)	(0.07)	(4.17)
Gross carrying value as at March 31, 2017	**17,400.65**	**2,407.03**	**58.69**	**3,847.85**	**1,514.01**	**805.49**	**215.12**	**26,248.84**
Accumulated depreciation as at April 1, 2016	317.34	634.73	24.49	902.27	292.62	72.83	48.16	2,292.44
Depreciation for the year	316.73	634.79	13.85	899.52	292.73	112.23	52.38	2,322.23
(Deductions) / (Disposals)	(0.31)	(0.01)	(0.50)	-	-	-	(0.07)	(0.89)
Closing accumulated depreciation as at March 31, 2017	**633.76**	**1,269.51**	**37.84**	**1,801.79**	**585.35**	**185.06**	**100.47**	**4,613.78**
Net carrying value as at March 31, 2017	**16,766.89**	**1,137.52**	**20.85**	**2,046.06**	**928.66**	**620.43**	**114.65**	**21,635.06**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 3. CAPITAL WORK IN PROGRESS

(₹ in Lakh)

Particulars	Property, Plant and Equipments		Investment Properties		Total	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Opening capital work in progress	3.71	342.30	627.75	750.19	**631.46**	**1,092.49**
Additions	29.18	0.17	228.55	300.66	**257.73**	**300.83**
Capitalised during the year	(0.51)	(338.76)	(186.86)	(423.10)	**(187.37)**	**(761.86)**
Closing capital work in progress	**32.38**	**3.71**	**669.44**	**627.75**	**701.82**	**631.46**

Capital work in progress as at March 31, 2018 mainly comprises of expenditure towards office space building.

NOTE 4. INVESTMENT PROPERTIES

(₹ in Lakh)

Particulars	Land - freehold	Buildings	Furniture and fixtures	Office equipments	Plant and machinery	Electrical installations and equipments	Computers	Total
Gross carrying value as at April 1, 2017	9,535.69	42,962.52	707.36	6.62	8,557.89	1,617.19	4.86	63,392.13
Additions	49.82	-	16.50	0.32	150.43	29.92	-	246.99
(Deductions) / (Disposals)	-	-	(1.48)	-	(7.70)	-	-	(9.18)
Gross carrying value as at March 31, 2018	**9,585.51**	**42,962.52**	**722.38**	**6.94**	**8,700.62**	**1,647.11**	**4.86**	**63,629.94**
Accumulated depreciation as at April 1, 2017	-	1,474.54	409.03	3.87	1,355.90	397.78	3.14	3,644.26
Depreciation for the year	-	739.98	104.89	0.98	707.70	201.53	1.53	1,756.61
(Deductions) / (Disposals)	-	-	(1.43)	-	(2.05)	-	-	(3.48)
Closing accumulated depreciation as at March 31, 2018	**-**	**2,214.52**	**512.49**	**4.85**	**2,061.55**	**599.31**	**4.67**	**5,397.39**
Net carrying value as at March 31, 2018	**9,585.51**	**40,748.00**	**209.89**	**2.09**	**6,639.07**	**1,047.80**	**0.19**	**58,232.55**

Investment property comprising of identified area of one of the commercial projects admeasuring 2,03,513.44 sq ft of the Company are mortgaged in connection with availing working capital loan. (Refer note 19)

(₹ in Lakh)

Particulars	Land - freehold	Buildings	Furniture and fixtures	Office equipments	Plant and machinery	Electrical installations and equipments	Computers	Total
Gross carrying value as at April 1, 2016	9,535.69	42,813.00	701.13	6.28	8,311.07	1,607.09	4.86	62,979.12
Additions	-	165.09	8.28	0.34	246.82	10.10	-	430.63
(Deductions) / (Disposals)	-	(15.57)	(2.05)	-	-	-	-	(17.62)
Gross carrying value as at March 31, 2017	**9,535.69**	**42,962.52**	**707.36**	**6.62**	**8,557.89**	**1,617.19**	**4.86**	**63,392.13**
Accumulated depreciation as at April 1, 2016	-	736.00	228.24	2.39	676.14	198.45	1.48	1,842.70
Depreciation for the year	-	738.95	181.61	1.48	679.76	199.33	1.66	1,802.79
(Deductions) / (Disposals)	-	(0.41)	(0.82)	-	-	-	-	(1.23)
Closing accumulated depreciation as at March 31, 2017	**-**	**1,474.54**	**409.03**	**3.87**	**1,355.90**	**397.78**	**3.14**	**3,644.26**
Net carrying value as at March 31, 2017	**9,535.69**	**41,487.98**	**298.33**	**2.75**	**7,201.99**	**1,219.41**	**1.72**	**59,747.87**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 4. INVESTMENT PROPERTIES (CONTD.)

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Investment properties	Discounted cash flow technique- refer note below	Discount Rate Terminal Year Growth Rate	12.41% to 15.22% 5%

Under a DCF method, forecast cash flows are discounted back to the present date, generating a net present value for the cash flow stream of the business. A terminal value at the end of the explicit forecast period is then determined and that value is also discounted back to the Valuation Date to give an overall value for the business.

- A Discounted cash flow methodology typically requires the forecast period to be of such a length to enable the business to achieve a stabilised level of earnings, or to be reflective of an entire operation cycle for more cyclical industries.
- The rate at which the future cash flows are discounted ("the discount rate") should reflect not only the time value of money, but also the risk associated with the business future operations. The discount rate most generally employed is Weighted Average Cost of Capital ("WACC"), reflecting an optimal as opposed to actual financing structure.
- In calculating the terminal value, regard must be had to the business' potential for further growth beyond the explicit forecast period. The "Constant Growth Model", which applies an expected constant level of growth to the cash flow forecast in the last year of the forecast period and assumes such growth is achieved in perpetuity, is a common method. These results would be cross-checked, however, for reasonability to implied exit multiples.

Generally, a change in the assumption made for the estimated rental value is accompanied by:

1. A directionally similar change in the rent growth per annum and discount rate (and exit yield).
2. An opposite change in the long term vacancy rate.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 4. INVESTMENT PROPERTIES (CONTD.)

(i) Amounts recognised in profit and loss for investment properties

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Rental income derived from investment properties	11,967.03	9,476.57
Direct operating expenses (including repairs and maintenance) generating rental income	803.51	920.67
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
Profit arising from investment properties before depreciation	**11,163.52**	**8,555.90**
Depreciation for the year	1,756.61	1,802.79
Profit arising from investment properties	**9,406.91**	**6,753.11**

(ii) Contractual obligations

Refer note 40 for disclosure of contractual obligations to purchase, construct or develop investment properties or its repairs, maintenance or enhancements.

(iii) Leasing arrangements

The Company's investment properties consist of three commercial properties in Mumbai. The management has determined that the investment properties consist of – Commerz, Commerz II Phase I and Oberoi International school based on the nature, characteristics and risks of each property.

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Not later than one year	6,313.50	4,703.57
Later than one year and not later than five years	8,260.77	6,899.75
Later than five years	-	-
Lease income recognised during the year in statement of profit and loss	11,967.03	9,476.57

(iv) Fair value

As at March 31, 2018 the fair values of the properties are ₹ 1,98,610 lakh (₹ 1,80,100 lakh). These valuations are based on valuations performed by independent valuer. All fair value estimates for investment properties are included in level 3.

The Company has no restrictions on the realisability of its investment properties.

NOTE 5. INTANGIBLE ASSETS

(₹ in Lakh)

Particulars	Computer Software
Gross carrying value as at April 1, 2017	348.78
Additions	123.22
(Deductions) / (Disposals)	(4.24)
Gross carrying value as at March 31, 2018	**467.76**
Accumulated amortisation as at April 1, 2017	145.99
Amortisation for the year	88.31
(Deductions) / (Disposals)	(2.13)
Closing accumulated amortisation as at March 31, 2018	**232.17**
Net carrying value as at March 31, 2018	**235.59**

Addition to intangible assets mainly comprises of purchases of software.

(₹ in Lakh)

Particulars	Computer Software
Gross carrying value as at April 1, 2016	321.72
Additions	27.06
(Deductions) / (Disposals)	-
Gross carrying value as at March 31, 2017	**348.78**
Accumulated amortisation as at April 1, 2016	71.31
Amortisation for the year	74.68
(Deductions) / (Disposals)	-
Closing accumulated amortisation as at March 31, 2017	**145.99**
Net carrying value as at March 31, 2017	**202.79**

NOTE 6. INTANGIBLE ASSETS UNDER DEVELOPMENT

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Opening capital work in progress	47.26	-
Additions	11.71	101.02
Capitalised during the year	(40.18)	(53.76)
Closing capital work in progress	**18.79**	**47.26**

Intangible assets under development mainly comprises of expenditure towards software.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 7. INVESTMENTS	March 31, 2018	March 31, 2017
Non-current		
Unquoted		
Investment in equity of subsidiaries at cost (including equity component)		
90,000 (90,000) equity shares of ₹10 each fully paid up of Oberoi Mall Limited	9.00	9.00
51,00,000 (51,00,000) equity shares of ₹10 each fully paid up of Oberoi Constructions Limited	4,913.73	4,847.65
3,10,000 (3,10,000) equity shares of ₹10 each fully paid up of Kingston Hospitality and Developers Private Limited	812.81	812.81
90,000 (90,000) equity shares of ₹10 each fully paid up of Expressions Realty Private Limited	2,298.03	2,276.18
90,000 (90,000) equity shares of ₹10 each fully paid up of Kingston Property Services Limited	9.00	9.00
10,000 (10,000) equity shares of ₹10 each fully paid up of Integrus Realty Private Limited	443.39	443.11
10,000 (10,000) equity shares of ₹10 each fully paid up of Sight Realty Private Limited	132.34	126.44
50,00,000 (50,00,000) equity shares of ₹10 each fully paid up of Incline Realty Private Limited	3,600.98	3,534.90
Investment in equity of joint ventures at cost (including equity component)		
9,500 (9,500) equity shares of ₹10 each fully paid up of Sangam City Township Private Limited	3,302.08	3,302.08
5,00,000 (5,00,000) equity shares of ₹10 each fully paid up of I-Ven Realty Limited	30,760.31	30,760.05
Investment in partnership firms of joint ventures at cost (including equity component)		
Astir Realty LLP [1]	22,090.62	14,952.99
Buoyant Realty LLP [2]	1.00	1.00
Investment carried at amortised cost		
Investment in preference shares of joint ventures		
3,62,500 (3,62,500) 1% non cumulative non convertible preference shares of ₹10 each fully paid up of I-Ven Realty Limited	681.43	616.68
Investment in perpetual bond of joint venture		
84,15,875 (Nil) perpetual bond of ₹ 100 each fully paid up of I-Ven Realty Limited	8,415.88	-
Investment in government securities		
National saving certificate (in the name of employee of the Company)	1.74	0.82
	77,472.34	**61,692.71**
Aggregate Value of unquoted investments	77,472.34	61,692.71

(₹ in Lakh)

Fixed capital investments in partnership firms	Partners Name	Share of partner	March 31, 2018	March 31, 2017
1) Capital in Astir Realty LLP	Oberoi Realty Limited	10.00%	0.10	0.10
	Oberoi Constructions Limited	90.00%	0.90	0.90
	Total	**100.00%**	**1.00**	**1.00**
2) Capital in Buoyant Realty LLP	Oberoi Realty Limited	99.01%	1.00	1.00
	Oberoi Constructions Limited	0.99%	0.01	0.01
	Total	**100.00%**	**1.01**	**1.01**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 8. OTHER FINANCIAL ASSETS	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Unsecured and considered good				
Accrued income	-	-	223.47	42.76
Fixed deposit with banks, having remaining maturity for more than twelve months (refer note 14)	135.96	459.80	-	-
	135.96	**459.80**	**223.47**	**42.76**

Accrued income consist of amount recoverable from tenants on account of contractual obligations.

(₹ in Lakh)

NOTE 9. OTHER ASSETS	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Unsecured and considered good				
Capital advances	17.41	0.84	-	-
Advances other than capital advances				
Security deposits	12,799.57	12,796.45	112.12	91.65
Other advances				
Advances to vendors	63.00	63.00	86,780.79	31,209.96
Advances recoverable in cash or kind	287.24	-	364.92	947.96
Balance with government authorities	-	-	6,270.58	3,101.70
Revenue in excess of billing	-	-	5,650.36	1,259.20
Others				
Prepaid expenses	20.64	51.87	305.59	343.09
Advance against flats	-	-	-	827.81
Lease equalisation reserve	352.40	465.11	232.52	230.32
	13,540.26	**13,377.27**	**99,716.88**	**38,011.69**

(₹ in Lakh)

NOTE 10. INVENTORIES	March 31, 2018	March 31, 2017
Plots of land	378.49	378.49
Works in progress	1,01,558.17	93,579.22
Finished goods	8,143.39	10,171.46
Food and beverages etc.	143.04	116.98
Others (transferrable development rights)	1,224.78	1,274.60
	1,11,447.87	**1,05,520.75**

Inventory comprising of unsold identified units admeasuring 3,54,946 sq ft in two projects of the Company are mortgaged to a bank for availing term loan. (Refer note 19)

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 11. INVESTMENTS	March 31, 2018	March 31, 2017
Current		
Unquoted		
Investment carried at amortised cost		
Investment in debentures of joint ventures		
0% optionally convertible debenture of ₹ 100 each fully paid up of I-Ven Realty Limited		
Nil (47,95,000) 2011-Series-1 to 5	-	4,673.20
Nil (18,31,000) 2012-Series-1 to 9	-	1,783.85
Nil (10,000) 2013-Series-1 to 4	-	9.75
Nil (3,89,500) 2014-Series-1 to 9	-	379.53
Nil (4,42,875) 2015-Series-1 to 8	-	432.17
Nil (3,49,000) 2016-Series-1 to 26	-	341.14
Nil (2,44,000) 2017-Series-1 to 12	-	238.97
	-	**7,858.61**
Aggregate amount of		
Aggregate Value of unquoted investments	-	7,858.61

(₹ in Lakh)

NOTE 12. TRADE RECEIVABLES	March 31, 2018	March 31, 2017
Unsecured and considered good	7,954.97	2,738.67
	7,954.97	**2,738.67**

No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

Trade receivables are non-interest bearing and are generally on terms as per the contract / agreement.

(₹ in Lakh)

NOTE 13. CASH AND CASH EQUIVALENTS	March 31, 2018	March 31, 2017
Balances with banks	1,177.72	1,967.23
Cash on hand	31.81	26.35
Cheques on hand	82.42	-
Fixed deposits with banks, having original maturity of three months or less	1,553.45	2,803.16
	2,845.40	**4,796.74**

(₹ in Lakh)

NOTE 14. OTHER BANK BALANCES	March 31, 2018	March 31, 2017
Balance with banks in dividend / unclaimed dividend accounts	2.64	2.13
Fixed deposits with banks, having remaining maturity for less than twelve months	1,708.59	12,858.05
Fixed deposits with banks (lien marked)	396.93	4,693.50
	2,108.16	**17,553.68**
Less : Amount disclosed under non-current asset (refer note 8)	(135.96)	(459.80)
	1,972.20	**17,093.88**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 15. LOANS	March 31, 2018	March 31, 2017
Unsecured and considered good		
Loans to related parties (refer note 37)	1,85,838.68	1,31,908.32
Other loans and advances		
Loans to employees	1.72	40.37
	1,85,840.40	**1,31,948.69**
Loans / advances due by directors or other officers, etc.		
Advances to related parties include		
Due from the private limited company (JV) in which the Company's director is a director	3,444.39	3,118.81

Loans to related parties and others are interest free and are repayable on demand except for one party where the interest is charged as per the terms of the agreement. The loan have been granted for meeting their business requirements.

(₹ in Lakh)

NOTE 16. CURRENT TAX ASSETS (NET)	March 31, 2018	March 31, 2017
Income tax (net of provisions)	514.25	591.61
	514.25	**591.61**

Note: Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Accounting Profit before Income Tax	**59,093.84**	**47,613.21**
Tax on accounting profit at statutory income tax rate of 34.608% (March 31, 2017: 34.608%)	20,451.20	16,477.98
Adjustment for expenses disallowed under Income Tax Act	132.84	83.45
Adjustment for allowable under Income Tax Act	(46.66)	(79.97)
Adjustment for exempted income	(2,361.95)	(11.55)
Others	(617.55)	(969.08)
Tax expense reported in the Statement of Profit and Loss (Current Tax)	**17,557.88**	**15,500.83**

(₹ in Lakh)

NOTE 17. SHARE CAPITAL	March 31, 2018	March 31, 2017
Authorised share capital		
42,50,00,000 (42,50,00,000) equity shares of ₹ 10 (Rupees ten only) each	42,500.00	42,500.00
	42,500.00	**42,500.00**
Issued, subscribed and paid up share capital		
33,96,02,237 (33,95,35,426) equity shares of ₹ 10 (Rupees ten only) each fully paid up	33,953.55	33,930.39
Add: Issue of fresh shares on exercise of options vested under Employee Stock Option Scheme	6.68	23.16
	33,960.23	**33,953.55**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 17. SHARE CAPITAL (CONTD.)

A. Reconciliation of shares outstanding at the beginning and at the end of the year

Equity shares

Particulars	March 31, 2018		March 31, 2017	
	in No.	(₹ in Lakh)	in No.	(₹ in Lakh)
At the beginning of the year	33,95,35,426	33,953.55	33,93,03,845	33,930.39
Add: Issue of fresh shares on preferential basis	-	-	-	-
Add: Issue of fresh shares on exercise of options vested under Employee Stock Option Scheme	66,811	6.68	2,31,581	23.16
At the end of the year	**33,96,02,237**	**33,960.23**	**33,95,35,426**	**33,953.55**

B. Terms / rights attached to equity shares

The Company has only one class of equity shares having par value of ₹ 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

The Board of Directors of the Company has proposed dividend of ₹ 2 (₹ 2) per equity share for the financial year 2017-2018. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company. The total cash outflows on account of Proposed Equity Dividend would be ₹ 6,792.04 lakh (₹ 6,792.04 lakh).

C. Details of shareholders holding more than 5% shares in the Company

Equity shares

Name	March 31, 2018		March 31, 2017	
	in No.	% Holding	in No.	% Holding
i) Vikas Oberoi	21,28,73,614	62.68%	21,28,73,614	62.70%
ii) R S Estate Developers Private Limited	3,33,00,000	9.81%	3,33,00,000	9.81%

As per the records of the Company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

D. Shares reserved for issue under options

The Company instituted an Employees Stock Option Scheme ('ESOP 2009') pursuant to the Board and Shareholders' resolution dated December 04, 2009. As per ESOP 2009, the Company is authorised to grant 14,43,356 (14,43,356) options comprising equal number of equity shares in one or more tranches to the eligible employees of the Company and its subsidiaries. The employee will have the option to exercise the right within three years from the date of vesting of options. Under ESOP 2009, 13,49,553 (13,49,553) options have been granted, out of which as on date of balance sheet Nil (94,739) options are outstanding.

The following information relates to the Employee Stock Options as on March 31, 2018

Particulars	Number of options	Exercise price (₹)	Weighted average exercise price (₹)	Weighted average contractual life of options as on the date of grant (Years)
Outstanding at the beginning of the year	94,739	260	260	4.20
Less: Lapsed / forfeited / cancelled during the year	27,928	-	-	-
Less: Exercised during the year	66,811	260	260	-
Outstanding at the end of the year	-	-	-	-
Exercisable at the end of the year	-	-	-	-

NOTE 17. SHARE CAPITAL (CONTD.)

The following information relates to the Employee Stock Options as on March 31, 2017

Particulars	Number of options	Exercise price (₹)	Weighted average exercise price (₹)	Weighted average contractual life of options as on the date of grant (Years)
Outstanding at the beginning of the year	5,15,751	260	260	4.20
Less: Lapsed / forfeited / cancelled during the year	1,89,431	-	-	-
Less: Exercised during the year	2,31,581	260	260	-
Outstanding at the end of the year	94,739	260	260	4.20
Exercisable at the end of the year	94,739	260	260	4.20

The employee share based payments have been accounted using the intrinsic value method measured by a difference between the market price of the underlying equity shares as at the date of grant and the exercise price. Since the market price of the underlying equity shares on the grant date is same as exercise price of the option, the intrinsic value of option is determined as ₹ Nil (₹ Nil). Hence no compensation expense has been recognised. Under the fair value method, there would have been no impact on the basic and diluted EPS for the year.

(₹ in Lakh)

NOTE 18. OTHER EQUITY	March 31, 2018	March 31, 2017
General reserve		
Balance in General reserve	8,956.01	8,956.01
	8,956.01	**8,956.01**
Capital redemption reserve		
Balance in Capital redemption reserve	5,710.00	5,710.00
	5,710.00	**5,710.00**
Securities premium account		
Opening balance	1,67,197.55	1,66,618.60
Add: Receipt during the year	167.03	578.95
	1,67,364.58	**1,67,197.55**
Capital reserve		
Balance in Capital reserve	3,590.00	3,590.00
	3,590.00	**3,590.00**
Retained earnings		
Opening balance	1,91,606.37	1,59,520.88
Profit during the year as per statement of profit and loss	41,716.78	32,064.97
Items of other comprehensive income recognised directly in retained earnings		
-Transfer to retained earnings of re - measurement gains / (losses) on defined benefit plans, net of taxes	78.62	20.52
Dividend (including dividend distribution tax)	(6,792.33)	-
	2,26,609.44	**1,91,606.37**
	4,12,230.03	**3,77,059.93**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 19. BORROWINGS	LONG TERM (NON-CURRENT) March 31, 2018	March 31, 2017	SHORT TERM (CURRENT) March 31, 2018	March 31, 2017
i) Loan from related parties (refer note 37)				
Unsecured				
From director*	-	-	8,908.00	8,908.00
From subsidiary company*	-	-	10,461.40	1,042.00
	-	**-**	**19,369.40**	**9,950.00**
ii) Line of credit (refer below note a)				
Secured				
Line of credit from bank	-	-	253.48	-
	-	**-**	**253.48**	**-**
iii) Term loan (refer below note b)				
Secured				
From bank	67,864.18	-	-	-
	67,864.18	**-**	**-**	**-**
Total (i+ii+iii)	**67,864.18**	**-**	**19,622.88**	**9,950.00**

*Interest free and repayable on demand

a) During the year ended on March 31, 2018, the Company has availed working capital credit limit of ₹ 30,000.00 lakh from Axis Bank Ltd. for meeting working capital requirement of its various under construction projects. This credit limit carries a monthly interest of 8.90% p.a. (Base Rate+PLC) and as on March 31, 2018, ₹ 323.00 lakh was drawn by the Company. The said credit limit is for a period of 48 months with scheduled repayment of 25% at the end of each year, from the date of first drawdown.

The Loan is secured by mortgage of the identified commercial units in one of the project of the Company. The security cover as required under the terms of the Loan is maintained. (refer note 4)

b) During the year ended on March 31, 2018, the Company has availed a Term Loan of ₹ 75,000.00 lakh from HDFC Ltd. for meeting its working capital requirement. Currently this Term Loan is on a monthly interest payment of 9.15% p.a. (Base Rate+PLC) on ₹ 68,500.00 lakh drawn by the Company till March 31, 2018. The Term Loan is for a period of 60 months, from the date of first drawdown. The Company has an option to pre-pay the loan fully or partially.

The Term Loan is secured by mortgage of the unsold identified residential units (inventories) in two projects of the Company with charge on receivable therefrom. The security cover as required under the terms of the term loan is maintained.

(₹ in Lakh)

NOTE 20. TRADE PAYABLES	LONG TERM (NON-CURRENT) March 31, 2018	March 31, 2017	SHORT TERM (CURRENT) March 31, 2018	March 31, 2017
Trade payables (refer note 41)				
Total outstanding dues of micro enterprises and small enterprises	235.24	45.91	612.77	65.40
Total outstanding dues of creditors other than micro enterprises and small enterprises	859.10	313.99	4,491.76	2,781.04
	1,094.34	**359.90**	**5,104.53**	**2,846.44**

Trade payables are non-interest bearing and are settled in accordance with the contract terms with the vendors.

(₹ in Lakh)

NOTE 21. OTHER FINANCIAL LIABILITIES	LONG TERM (NON-CURRENT) March 31, 2018	LONG TERM (NON-CURRENT) March 31, 2017	SHORT TERM (CURRENT) March 31, 2018	SHORT TERM (CURRENT) March 31, 2017
Financial liabilities measured at amortised cost				
Guarantee liabilities	539.29	915.82	543.61	940.62
Trade deposits	4,331.00	3,344.61	9,526.09	7,531.15
Others				
Unclaimed dividend	-	-	2.64	2.13
Capital creditors (refer note 41)	-	-	96.87	194.67
Others	-	-	2,554.02	1,409.77
	4,870.29	**4,260.43**	**12,723.23**	**10,078.34**

Guarantee liabilities are on account of financial guarantee given to the subsidiary companies / on behalf of joint venture.

Trade deposits are deposits received from the tenants for leasing of commercial properties. These deposits are interest free and are repayable as per the terms of the contract. These are carried at amortised cost.

Capital creditor are creditors for the acquisition of property, plant and equipments and investment properties.

Other financial liabilities includes amounts payable to vendors / customers in the usual course of business.

(₹ in Lakh)

NOTE 22. PROVISIONS	LONG TERM (NON-CURRENT) March 31, 2018	LONG TERM (NON-CURRENT) March 31, 2017	SHORT TERM (CURRENT) March 31, 2018	SHORT TERM (CURRENT) March 31, 2017
Provision for employee benefits (refer note 36)				
Provision for gratuity	-	-	15.70	120.60
Provision for leave salary	134.85	135.68	23.91	30.36
	134.85	**135.68**	**39.61**	**150.96**

(₹ in Lakh)

NOTE 23. DEFERRED TAX LIABILITIES (NET)	March 31, 2018	March 31, 2017
Deferred tax liabilities		
On depreciation and amortisation	2,076.16	2,210.21
On lease equalisation reserve assets	204.40	240.68
Deferred tax assets		
On other expenses	55.48	57.47
Deferred tax liabilities (net)	**2,225.08**	**2,393.42**

Movement in deferred tax

(₹ in Lakh)

Particulars	Total
As at April 1, 2016	**2,335.15**
- to profit or loss	47.41
- to other comprehensive income	10.86
As at March 31, 2017	**2,393.42**
- to profit or loss	(210.58)
- to other comprehensive income	42.24
As at March 31, 2018	**2,225.08**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 24. OTHER LIABILITIES	LONG TERM (NON-CURRENT)		SHORT TERM (CURRENT)	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Billing in excess of revenue recognised	-	-	12,740.94	18,264.21
Rent received in advance	355.71	319.54	647.28	242.38
Advances from customers	-	-	540.05	647.60
Other payables				
Other deposits	-	-	0.01	0.01
Provision for expenses	-	-	3,376.19	4,584.02
Statutory dues	-	-	2,655.12	565.31
Others	-	-	57.19	91.83
	355.71	**319.54**	**20,016.78**	**24,395.36**

(₹ in Lakh)

NOTE 25. CURRENT TAX LIABILITIES (NET)	March 31, 2018	March 31, 2017
Income tax (net of provisions)	235.42	494.07
	235.42	**494.07**

(₹ in Lakh)

NOTE 26. REVENUE FROM OPERATIONS	March 31, 2018	March 31, 2017
Revenue from operations		
Revenue from projects	72,071.12	66,437.27
Revenue from hospitality	12,781.53	12,574.28
Rental and other related revenues	11,967.03	9,476.57
Other operating revenue	602.65	583.08
	97,422.33	**89,071.20**

(₹ in Lakh)

NOTE 27. OTHER INCOME	March 31, 2018	March 31, 2017
Interest income on		
Bank fixed deposits	279.44	1,715.91
Financial assets measured at amortised cost	3,546.09	3,771.66
Others	17.14	18.91
Dividend income on		
Investments in subsidiaries	6,790.65	-
Other investments	34.21	33.39
Profit on sale of investments (net)	0.61	290.77
Other non-operating income	243.71	17.51
	10,911.85	**5,848.15**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 28. OPERATING COSTS		March 31, 2018	March 31, 2017
Expenses incurred during the year			
Land, development right and transferrable development rights		1,201.49	7,266.14
Materials, labour and contract cost		25,435.97	27,151.78
Rates and taxes		1,202.12	3,406.46
Professional charges		693.43	1,192.50
Food, beverages and hotel expenses		4,550.06	4,679.56
Add: transferred from current assets		-	547.03
Allocated expenses to projects			
Employee benefits expense		4,611.06	4,384.80
Other expenses		927.05	653.79
Finance cost		2,601.68	5.94
	(A)	**41,222.86**	**49,288.00**
Less:			
Transfer to current assets / PPE / investment properties / capital work in progress		687.53	257.98
	(B)	**687.53**	**257.98**
	(A-B)	**40,535.33**	**49,030.02**

(₹ in Lakh)

NOTE 29. CHANGES IN INVENTORIES		March 31, 2018	March 31, 2017
Opening Stock			
Opening balance of works in progress		93,579.22	75,502.60
Opening stock of finished goods		10,171.46	12,491.71
Opening stock of food and beverages etc.		116.98	153.93
	(A)	**1,03,867.66**	**88,148.24**
Closing Stock			
Closing balance of works in progress		1,01,558.17	93,579.22
Closing stock of finished goods		8,143.39	10,171.46
Closing stock of food and beverages etc.		143.04	116.98
	(B)	**1,09,844.60**	**1,03,867.66**
(Increase) / decrease in inventories			
of works in progress		(7,978.95)	(18,076.62)
of finished goods		2,028.07	2,320.25
of food and beverages etc.		(26.06)	36.95
	(A-B)	**(5,976.94)**	**(15,719.42)**

(₹ in Lakh)

30. EXCISE DUTY	March 31, 2018	March 31, 2017
Excise duty	3.16	12.36
	3.16	**12.36**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

(₹ in Lakh)

NOTE 31. EMPLOYEE BENEFITS EXPENSE	March 31, 2018	March 31, 2017
Employee costs	9,450.23	9,056.53
Contribution to provident fund, gratuity and others	583.17	581.23
Staff welfare expenses	376.97	308.70
	10,410.37	**9,946.46**
Less: allocated to projects / capitalised	4,611.06	4,384.80
	5,799.31	**5,561.66**

(₹ in Lakh)

NOTE 32. FINANCE COST	March 31, 2018	March 31, 2017
Interest expenses		
Financial liabilities at amortised cost	2,858.93	222.71
	2,858.93	**222.71**
Less: allocated to projects / capitalised	2,601.68	5.94
	257.25	**216.77**

(₹ in Lakh)

NOTE 33. DEPRECIATION AND AMORTISATION	March 31, 2018	March 31, 2017
Depreciation on property, plant and equipments	2,119.07	2,322.22
Depreciation of investment properties	1,756.61	1,802.80
Amortisation of intangible assets	88.31	74.68
	3,963.99	**4,199.70**

(₹ in Lakh)

NOTE 34. OTHER EXPENSES	March 31, 2018	March 31, 2017
Advertising and marketing expenses	1,093.83	840.11
Books and periodicals expenses	2.30	2.12
Brokerage expenses	1,119.11	948.21
Communication expenses	53.72	63.21
Conveyance and travelling expenses	141.02	116.52
Corporate social responsibility expenses (refer note 45)	280.49	43.16
Directors sitting fees and commission	55.65	57.05
Donations	18.37	24.34
Electricity charges	178.22	133.05
Hire charges	105.86	14.26
Information technology expenses	341.08	324.98
Insurance charges	171.93	196.14
Legal and professional charges	88.10	73.63
Loss on sale / discarding of investment properties (net)	5.30	16.79
Loss on sale / discarding of intangible assets (net)	2.11	-
Loss on sale / discarding of property, plant and equipments (net)	0.90	-
Membership and subscription charges	47.65	21.59
Miscellaneous expenses	168.17	78.71
Payment to auditor (refer note below)	36.13	56.18
Printing and stationery expenses	139.69	114.98
Rent expenses	22.44	17.28
Repairs and maintenance		
Building	155.42	87.16
Plant and machinery	104.90	120.13
Others	999.00	1,128.04
Security expenses	220.50	158.73
Vehicle expenses	33.40	22.47
	5,585.29	**4,658.84**
Less: allocated to projects / capitalised	927.05	653.79
	4,658.24	**4,005.05**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

Note : Payment to auditor

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
As auditor		
Statutory audit fees (including Limited Review)	34.00	34.00
Tax audit fees	-	10.00
In other capacity		
Taxation matters	-	10.00
Company law matters	2.00	2.00
Other services	-	0.06
Out of pocket expenses	0.13	0.12
	36.13	**56.18**

(₹ in Lakh)

NOTE 35. EARNINGS PER SHARE (EPS)	March 31, 2018	March 31, 2017
Profit after tax as per Statement of Profit and Loss	41,716.78	32,064.97
Weighted average number of equity shares for basic EPS (in No.)	33,95,97,653	33,93,94,402
Add: Weighted average potential equity shares on grant of option under ESOP (in No.)	-	18,559
Weighted average number of equity shares for diluted EPS (in No.)	33,95,97,653	33,94,12,961
Face value of equity share (₹)	10	10
Basic earnings per share (₹)	**12.28**	**9.45**
Diluted earnings per share (₹)	**12.28**	**9.45**

(₹ in Lakh)

NOTE 36. EMPLOYEE BENEFITS	March 31, 2018	March 31, 2017
A. Defined contribution plans		
Employer's contribution to provident fund	364.47	358.40
Employer's contribution to pension fund	52.90	49.27
Employer's contribution to ESIC	14.22	12.80
Labour welfare fund contribution for workmen	0.31	0.30

(₹ in Lakh)

B. Defined benefit plans	GRATUITY		LEAVE ENCASHMENT	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
i) Change in present value of obligations				
Present value obligation at the beginning of the year	966.39	833.00	166.04	151.05
Interest cost	71.46	64.93	12.28	11.77
Service cost	134.67	144.07	54.57	34.63
Re-measurement (gain) / loss	(297.12)	(17.15)	(46.83)	(6.77)
Benefit paid	(60.31)	(28.65)	(27.30)	(24.64)
Employee's transfer	(15.16)	(29.81)	-	-
Present value obligation at the end of the year	**799.93**	**966.39**	**158.76**	**166.04**
ii) Change in fair value of plan assets				
Fair value of plan assets at the beginning of the year	845.79	629.27	-	-
Return on plan asset	62.54	49.05	-	-
Employer's contribution	126.79	211.69	-	-
Return on plan assets, excluding amount recognised in net interest expense	(2.03)	14.24	-	-
Benefit paid	(60.31)	(28.65)	-	-
Employee's transfer	(15.16)	(29.81)	-	-
Closing balance of fair value of plan assets	**957.62**	**845.79**	**-**	**-**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 36. EMPLOYEE BENEFITS (CONTD.)

(₹ in Lakh)

B. Defined benefit plans	GRATUITY March 31, 2018	GRATUITY March 31, 2017	LEAVE ENCASHMENT March 31, 2018	LEAVE ENCASHMENT March 31, 2017
iii) Amount recognised in the balance sheet				
Present value of obligation at the end of year	799.93	966.39	158.76	166.04
Fair value of plan assets at the end of the year	957.62	845.79	-	-
Net assets / (liabilities) recognised in the balance sheet	**157.69**	**(120.60)**	**(158.76)**	**(166.04)**
iv) Expense recognised in statement of profit and loss				
Current service cost	134.67	144.07	54.57	34.63
Interest cost	71.46	64.93	12.28	11.77
Return on plan asset	(62.54)	(49.05)	-	-
Re-measurement (gain) / loss	-	-	(46.83)	(6.77)
Expenses recognised in statement of profit and loss	**143.59**	**159.95**	**20.02**	**39.63**
v) Expense recognised in other comprehensive income				
Re-measurement (gain) / loss	(297.12)	(17.15)	-	-
Return on plan assets, excluding amount recognised in net interest expense	2.03	(14.24)	-	-
	(295.09)	**(31.39)**	**-**	**-**
Total (income) / expenses	**(151.50)**	**128.56**	**20.02**	**39.63**
Out of the above (income) / expenses				
Recognised in profit and loss	143.59	159.95	20.02	39.63
Recognised in other comprehensive (income)	(295.09)	(31.39)	-	-
vi) Movement in the liabilities recognised in balance sheet				
Opening net liability	(120.60)	(203.72)	(166.04)	(151.05)
Income / (expenses) as above	151.50	(128.57)	(20.02)	(39.63)
Contribution paid	126.79	211.69	27.30	24.64
Closing net assets / (liabilities)	**157.69**	**(120.60)**	**(158.76)**	**(166.04)**
vii) Classification of defined benefit obligations				
Current portion	*157.69	(120.60)	(23.91)	(30.36)
Non-current portion	-	-	(134.85)	(135.68)

* The current portion being asset is not recognised in the balance sheet on conservative basis.

Actuarial assumptions	GRATUITY March 31, 2018	GRATUITY March 31, 2017	LEAVE ENCASHMENT March 31, 2018	LEAVE ENCASHMENT March 31, 2017
Interest / discount rate	7.60%	7.40%	7.60%	7.40%
Annual expected increase in salary cost	8.00%	9.50%	8.00%	9.50%

C. General description of significant defined plans

Gratuity plan

Gratuity is payable to all eligible employees of the Company on death or on resignation, or on retirement after completion of five years of service.

Leave plan

Eligible employees can carry forward leaves in first month of financial year during tenure of service or encash the same on death, permanent disablement or resignation.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 36. EMPLOYEE BENEFITS (CONTD.)

D. Broad category of plan assets relating to gratuity as a percentage of total plan assets as at,

	March 31, 2018	March 31, 2017
Government of India securities	Nil	Nil
High quality corporate bonds	Nil	Nil
Equity shares of listed companies	Nil	Nil
Property	Nil	Nil
Policy of insurance	100%	100%
	100%	**100%**

Re-measurement (gains) and losses-experience history

(₹ in Lakh)

Particulars	GRATUITY		LEAVE ENCASHMENT	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
(Gains) / losses on obligation due to change in assumption				
Re-measurement (gains) / losses on obligation due to change in demographic assumption (e.g. employee turnover and mortality)	1.65	11.33	(1.93)	(1.24)
Re-measurement (gains) / losses on obligation due to change in financial assumption (e.g. future increase in salary)	(195.18)	(10.76)	(16.93)	(0.20)
Re-measurement (gains) / losses on obligation due to change in experience variance (i.e. actual experience vs assumptions)	(103.59)	(17.72)	(27.97)	(5.33)
	(297.12)	**(17.15)**	**(46.83)**	**(6.77)**

Sensitivity analysis

A quantitative sensitivity analysis for significant assumption is as follows:

(₹ in Lakh)

	March 31, 2018		March 31, 2017	
	Increase	Decrease	Increase	Decrease
Gratuity				
Discount Rate (- / + 1%)	689.10	934.90	830.09	1,132.99
Salary Growth Rate (- / + 1%)	933.63	688.07	1,128.08	831.18
Attrition Rate (- / + 50%)	785.84	817.16	939.90	998.86
Leave				
Discount Rate (- / + 1%)	140.48	181.24	148.49	187.42
Salary Growth Rate (- / + 1%)	181.11	140.24	186.92	148.54
Attrition Rate (- / + 50%)	159.54	157.54	166.23	164.58

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 36. EMPLOYEE BENEFITS (CONTD.)

Expected employer's contribution in future years

(₹ in Lakh)

Particulars	GRATUITY		LEAVE ENCASHMENT	
	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
1 year	31.15	35.41	23.91	30.36
Between 2 and 5 years	110.56	148.23	40.81	47.38
Between 6 and 10 years	113.86	101.22	14.41	16.28
Beyond 10 years	2,852.02	3,415.36	490.29	424.35
Total expected payments	**3,107.59**	**3,700.23**	**569.42**	**518.37**

The average duration of the defined benefit plan obligation at the end of the reporting period is 15 years (15 years).

Risk exposure

a. **Asset volatility:**

The plan liabilities are calculated using the discount rate set with reference to Government securities bond yields; if plan assets underperform this yield, this will create a deficit.

b. **Change in Government securities bond yields:**

A decrease in bond yields will increase plan liabilities, although this will be partially offset by an increase in the value of the plans bond holdings.

NOTE 37. RELATED PARTY DISCLOSURES

A. Name of related parties and related party relationship

i) Related parties where control / joint control exists

Subsidiaries	Oberoi Constructions Limited Oberoi Mall Limited Kingston Property Services Limited Kingston Hospitality and Developers Private Limited Sight Realty Private Limited Buoyant Realty LLP Astir Realty LLP Expressions Realty Private Limited Incline Realty Private Limited Perspective Realty Private Limited Integrus Realty Private Limited
Joint ventures	Sangam City Township Private Limited I-Ven Realty Limited

ii) Other parties with whom transactions have taken place during the year

Key management personnel and their relatives	Vikas Oberoi Santosh Oberoi Bindu Oberoi Gayatri Oberoi Saumil Daru Darsha Daru Anil Harish Tilokchand Ostwal Venkatesh Mysore Karamjit Singh Kalsi
Entities where key management personnel have significant influence	R. S. Estate Developers Private Limited Oberoi Foundation R. S. V. Associates Neo Realty Private Limited Aquila Realty Private Ltd
Entities where significant influence exist	Shri Siddhi Avenue LLP Oasis Realty

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

B. Related party transactions

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Amount paid on behalf of	Oberoi Constructions Limited	-	-	1.53	-	-	-	-	-	-	-
	Oberoi Mall Limited	-	-	37.27	-	-	-	-	-	-	-
Amount paid on behalf by	Oberoi Constructions Limited	-	-	0.50	-	-	-	-	-	-	-
Amount received on behalf by	Kingston Property Services Limited	-	-	22.15	1.03	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	0.21	0.45	-	-	-	-	-	-
Amount received on behalf of	Incline Realty Private Limited	-	-	0.36	-	-	-	-	-	-	-
	Kingston Property Services Limited	-	-	4.27	24.60	-	-	-	-	-	-
	Oasis Realty	-	-	-	-	-	-	-	0.11	-	-
	Oberoi Constructions Limited	-	-	5.00	0.32	-	-	-	-	-	-
Cancellation of unit	Oberoi Constructions Limited	-	-	827.81	-	-	-	-	-	-	-
Corporate guarantee given	Incline Realty Private Limited	-	-	-	75,000.00	-	-		-	-	-
	Oasis Realty	-	-	-	-		-	-	3,680.63	-	-
Commission paid to directors	Anil Harish	-	-	-	-	-	-	-	-	11.00	11.00
	Tilokchand Ostwal	-	-	-	-	-	-	-	-	11.00	11.00
	Venkatesh Mysore	-	-	-	-	-	-	-	-	11.00	11.00
	Karamjit Singh Kalsi	-	-	-	-	-	-	-	-	11.00	11.00
Current capital contribution account - paid	Astir Realty LLP	-	-	7,157.68	3,484.17	-	-	-	-	-	-
Current capital contribution account - received back	Astir Realty LLP	-	-	20.05	553.87	-	-	-	-	-	-
Deposit received	Oberoi Foundation	-	-	-	-	2,140.00	-	-	-	-	-
Dividend paid	Bindu Oberoi	-	-	-	-	-	-	-	-	0.00	-
	Gayatri Oberoi	-	-	-	-	-	-	-	-	0.00	-
	R. S. Estate Developers Private Limited	-	-	-	-	666.00	-	-	-	-	-
	Santosh Oberoi	-	-	-	-	-	-	-	-	0.02	-
	Vikas Oberoi	-	-	-	-	-	-	-	-	4,257.47	-
	Saumil Daru	-	-	-	-	-	-	-	-	0.95	-
	Darsha Daru	-	-	-	-	-	-	-	-	0.01	-

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

B. Related party transactions

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Dividend received	Oberoi Constructions Limited	-	-	510.00	-	-	-	-	-	-	-
	Oberoi Mall Limited	-	-	6,280.65	-	-	-	-	-	-	-
Expenses paid on behalf by	Incline Realty Private Limited	-	-	-	0.01	-	-	-	-	-	-
Equity component of interest free loan	Expressions Realty Private Limited	-	-	21.85	34.50	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	0.28	-	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	5.91	2.70	-	-	-	-	-	-
Interest on other deposit	Kingston Property Services Limited	-	-	7.93	6.14	-	-	-	-	-	-
Interest income	Shri Siddhi Avenue LLP	-	-	-	-	-	-	1,530.20	1,183.76	-	-
Interest on loan (measured at amortised cost)	Expressions Realty Private Limited	-	-	334.14	292.61	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	69.55	63.02	-	-	-	-	-	-
	Kingston Hospitality and Developers Private Limited	-	-	77.00	69.70	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	36.02	5.72	-	-	-	-	-	-
	Sangam City Township Private Limited	325.59	294.78	-	-	-	-	-	-	-	-
Interest on preference shares	I-Ven Realty Limited	64.75	58.67	-	-	-	-	-	-	-	-
Interest on OCD	I-Ven Realty Limited	203.01	736.65	-	-	-	-	-	-	-	-
Loan given	Expressions Realty Private Limited	-	-	115.92	118.35	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	47.82	4.65	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	16,074.68	83,405.66	-	-	-	-	-	-
	Kingston Hospitality and Developers Private Limited	-	-	33.00	4.96	-	-	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

B. Related party transactions

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Loan given	Kingston Property Services Limited	-	-	118.00	486.00	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	1,42,075.92	87,546.85	-	-	-	-	-	-
	Oberoi Mall Limited	-	-	20,586.65	1,141.00	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	71.05	25.82	-	-	-	-	-	-
	Shri Siddhi Avenue LLP	-	-	-	-	-	-	650.70	5,053.00	-	-
Loan received	Oberoi Mall Limited	-	-	26,407.40	12,243.50	-	-	-	-	-	-
Loan received back	Expressions Realty Private Limited	-	-	34.00	4.65	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	46.84	4.65	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	31,630.19	1,31,799.80	-	-	-	-	-	-
	Kingston Hospitality and Developers Private Limited	-	-	33.00	4.96	-	-	-	-	-	-
	Kingston Property Services Limited	-	-	118.00	486.00	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	76,379.95	66,612.05	-	-	-	-	-	-
	Oberoi Mall Limited	-	-	20,586.65	1,141.00	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	34.00	11.47	-	-	-	-	-	-
Profit sharing	Kingston Property Services Limited	-	-	57.83	23.04	-	-	-	-	-	-
Purchase of assets	Incline Realty Private Limited	-	-	-	10.29	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	-	0.25	-	-	-	-	-	-
Purchase of materials	Incline Realty Private Limited	-	-	3.59	-	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	2.28	0.39	-	-	-	-	-	-
Recovery of expenses	Incline Realty Private Limited	-	-	-	43.42	-	-	-	-	-	-
	Kingston Property Services Limited	-	-	-	35.31	-	-	-	-	-	-

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

B. Related party transactions

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Recovery of expenses	Neo Realty Private Limited	-	-	-	-	0.19	0.11	-	-	-	-
	Oasis Realty	-	-	-	-	-	-	191.13	204.69	-	-
	Oberoi Foundation	-	-	-	-	1.46	1.26	-	-	-	-
Reimbursement of expenses	Kingston Property Services Limited	-	-	819.49	1,026.87	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	12.74	-	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	-	0.03	-	-	-	-	-	-
	Oberoi Foundation	-	-	-	-	0.82	0.58	-	-	-	-
Remuneration	Vikas Oberoi	-	-	-	-	-	-	-	-	0.00	0.00
	Saumil Daru	-	-	-	-	-	-	-	-	628.36	696.42
Rent received	Incline Realty Private Limited	-	-	130.65	5.18	-	-	-	-	-	-
	Neo Realty Private Limited	-	-	-	-	0.12	0.12	-	-	-	-
	Oberoi Constructions Limited	-	-	70.27	6.90	-	-	-	-	-	-
	Oberoi Foundation	-	-	-	-	3,009.47	2,760.59	-	-	-	-
	Aquila Realty Private Ltd	-	-	-	-	0.58	-	-	-	-	-
Rent received on behalf	Perspective Realty Private Limited	-	-	0.02	0.02	-	-	-	-	-	-
Sale of assets	I-Ven Realty Limited	-	0.50	-	-	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	-	0.60	-	-	-	-	-	-
	Oasis Realty	-	-	-		-	-	1.18	-	-	-
Sale of materials	Oasis Realty	-	-	-	-	-	-	6.15	-	-	-
	Oberoi Constructions Limited	-	-	31.20	1.38	-	-	-	-	-	-
Director sitting fees	Anil Harish	-	-	-	-	-	-	-	-	4.00	4.00
	Tilokchand Ostwal	-	-	-	-	-	-	-	-	4.40	4.90
	Venkatesh Mysore	-	-	-	-	-	-	-	-	2.75	3.15
	Karamjit Singh Kalsi	-	-	-	-	-	-	-	-	0.50	1.00
Investment in debentures	I-Ven Realty Limited	18.00	579.00	-	-	-	-	-	-	-	-
Investment in perpetual bond	I-Ven Realty Limited	8,415.88	-	-	-	-	-	-	-	-	-
Redemption of debentures	I-Ven Realty Limited	8,079.38	-	-	-	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	-	36,182.91	-	-	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

B. Related party transactions (Contd.)

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Deposit paid on behalf of	Kingston Property Services Limited	-	-	8.76	2.55	-	-	-	-	-	-
SFIS Licence grant transferred	Oberoi Constructions Limited	-	-	-	14.96	-	-	-	-	-	-
Loan repaid	Oberoi Mall Limited	-	-	16,988.00	11,354.68	-	-	-	-	-	-
	Vikas Oberoi	-	-	-	-	-	-	-	-	-	1,800.00
(Sale of unit) slab demand for flat	R. S. V. Associates	-	-	-	-	75.87	168.25	-	-	-	-

C. Closing balances of related parties

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Corporate guarantee given	Incline Realty Private Limited	-	-	78,036.13	74,571.73	-	-	-	-	-	-
	Oasis Realty	-	-	-	-	-	-	6,600.00	55,238.65	-	-
Current capital contribution account - paid	Astir Realty LLP	-	-	22,090.52	14,952.89	-	-	-	-	-	-
Deposit received	Oberoi Foundation	-	-	-	-	2,940.00	800.00	-	-	-	-
Equity component of interest free loan	Expressions Realty Private Limited	-	-	2,289.03	2,267.18	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	442.39	442.11	-	-	-	-	-	-
	Kingston Hospitality and Developers Private Limited	-	-	781.81	781.81	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	131.34	125.44	-	-	-	-	-	-
	Sangam City Township Private Limited	3,301.13	3,301.13	-	-	-	-	-	-	-	-

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 37. RELATED PARTY DISCLOSURES (CONTD.)

C. Closing balances of related parties (Contd.)

(₹ in Lakh)

Nature of transaction	Name	Joint Ventures		Subsidiaries		Entities where key management personnel have significant influence		Entities where significant influence exist		Key management personnel and their relatives	
		March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017	March 31, 2018	March 31, 2017
Equity component of optionally convertiable debenture	I-Ven Realty Limited	3,115.26	3,115.26	-	-	-	-	-	-	-	-
Loan given	Sangam City Township Private Limited	3,444.39	4,640.00	-	-	-	-	-	-	-	-
	Expressions Realty Private Limited	-	-	3,401.49	3,007.28	-	-	-	-	-	-
	Integrus Realty Private Limited	-	-	746.57	676.31	-	-	-	-	-	-
	Incline Realty Private Limited	-	-	36,276.97	51,832.49	-	-	-	-	-	-
	Kingston Hospitality and Developers Private Limited	-	-	811.95	734.94	-	-	-	-	-	-
	Oberoi Constructions Limited	-	-	1,29,920.91	63,397.13	-	-	-	-	-	-
	Sight Realty Private Limited	-	-	494.95	427.79	-	-	-	-	-	-
	Shri Siddhi Avenue LLP	-	-	-	-	-	-	10,741.45	8,713.57	-	-
Loan received	Oberoi Mall Limited	-	-	10,461.40	1,042.00	-	-	-	-	-	-
	Vikas Oberoi	-	-	-	-	-	-	-	-	8,908.00	8,908.00
Recovery of expenses	Neo Realty Private Limited	-	-	-	-	0.11	0.07	-	-	-	-
Investment in debentures	I-Ven Realty Limited	-	7,858.61	-	-	-	-	-	-	-	-
Investment in perpetual bond	I-Ven Realty Limited	8,415.88	-	-	-	-	-	-	-	-	-
Equity component of preference share	I-Ven Realty Limited	1,071.75	1,071.75	-	-	-	-	-	-	-	-
Loan of transferable development rights	Oberoi Constructions Limited	-	-	864.30 sq.mt	864.30 sq.mt	-	-	-	-	-	-

Expenses towards gratuity and leave encashment provisions are determined actuarially on an overall company basis at the end of each year and accordingly have not been considered in the above information of Mr. Saumil Daru.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 38. SEGMENT INFORMATION

For management purposes, the Company is organised into business units based on its services and has two reportable segments, as follows:

1. The Real Estate segment which develops and sells residential properties and lease commercial properties.
2. The Hospitality segment which is into the business of managing the hotel.

(₹ in Lakh)

	March 31, 2018			March 31, 2017		
	Real estate	**Hospitality**	**Total**	**Real estate**	**Hospitality**	**Total**
Segment revenue	**84,554.80**	**12,867.53**	**97,422.33**	**76,396.66**	**12,674.54**	**89,071.20**
Segment result	**46,748.33**	**2,409.49**	**49,157.82**	**40,096.17**	**2,388.94**	**42,485.11**
Unallocated income net of unallocated expenses			6,350.60			(161.61)
Operating profit			**55,508.42**			**42,323.50**
Less: Interest and finance charges			(257.25)			(216.77)
Add: Interest income			3,842.67			5,506.48
Profit before tax			**59,093.84**			**47,613.21**
Provision for tax			(17,377.06)			(15,548.24)
Profit after tax			**41,716.78**			**32,064.97**
Other information						
Segment assets	4,78,998.73	20,822.54	4,99,821.27	3,55,583.60	23,548.12	3,79,131.72
Unallocated corporate assets (B)			80,655.89			87,265.90
Total assets			**5,80,477.16**			**4,66,397.62**
Segment liabilities	128,511.98	3,311.78	1,31,823.76	49,602.37	2,892.14	52,494.51
Unallocated corporate liabilities (B)			2,463.14			2,889.63
Total liabilities			**1,34,286.90**			**55,384.14**
Capital expenditure for the year (net of transfers)	297.32	35.44	332.76	361.47	13.31	374.78
Unallocated capital expenditure for the year			191.93			152.81
Depreciation for the year	1,770.10	1,793.24	3,563.34	1,816.28	1,990.64	3,806.92
Unallocated depreciation for the year			400.65			392.78

Notes:

A. Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the Chairman and Managing Director / Chief Financial Officer the Company's performance based on an analysis of various performance indicators by business segment. Accordingly information has been presented along these segments. The accounting principles used in the preparation of the financial statement are consistently applied in individual segment to prepare segment reporting.

B. Unallocated Corporate Assets includes temporary surplus and Unallocated Corporate Liabilities includes deferred tax liabilities. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

NOTE 39. LEASES

The lease expense for cancellable and non-cancellable operating leases was ₹ 22.44 lakh (₹ 17.28 lakh) for the year ended March 31, 2018.

There is no future minimum lease payments under non-cancellable operating lease.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 40. CONTINGENT LIABILITIES AND CAPITAL COMMITMENTS

(₹ in Lakh)

A. Summary details of contingent liabilities (to the extent not provided for)	March 31, 2018	March 31, 2017
1. Corporate guarantees given (excluding corporate guarantee given for raising debentures in a subsidiary, refer note below)	6,600.00	55,238.65
2. MVAT matters in dispute	228.06	228.06
3. Income-tax matters in dispute	547.61	1,765.77
4. Service tax matters in dispute	407.79	399.07

Note: The Company has issued an irrevocable and unconditional corporate guarantee in respect of debentures issued by a wholly owned subsidiary and outstanding along with accrued interest as on March 31, 2018 aggregating to ₹ 78,036.13 lakh (₹ 74,571.73 lakh).

B. Capital Commitments	March 31, 2018	March 31, 2017
Capital contracts (net of advances)	134.59	36.83

C. Other Litigations

A. The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business, the impact of which is not quantifiable. These cases are pending with various courts. After considering the circumstances and legal advice received, management believes that these cases will not adversely affect its financial statements.

B. The sales tax department of the government of Maharashtra has completed the VAT assessments w.r.t. the returns filed by the Company on the sale of flats to the customers during the period beginning from June 2006 till March 2012 and determined the VAT and interest liability. For some of the years, the Company has challenged the assessment order and opted for appeal, which is pending for hearing. Vide an order of the Hon'ble Supreme Court of India, the recovery of interest amounts in such cases has been stayed. However, the Company has opted to settle and pay interest for some of the years under The Maharashtra Settlement of Arrears in Disputes Act, 2016. Part of the amount has been collected by the Company from the flat purchasers on account of such liability and the Company is reasonably confident of recovering all the outstanding amount on account of VAT from flat purchasers.

NOTE 41. DETAILS OF DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES AS PER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
- Principal amount	853.11	116.24
- Interest amount	-	-
- The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
- 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 period) but without adding the interest specified under the MSMED Act, 2006.	-	-
- The amount of Interest accrued and remaining unpaid at the end of each accounting period.	-	-
- The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

The amount of interest due and payable for the year due to delay in making payment under Micro, Small and Medium Enterprise Development Act, 2006 is ₹ Nil (₹ Nil). No interest is accrued / unpaid for the current year.

Dues to Micro, Small and Medium Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

A. Accounting classification

The carrying value of financial instruments by categories is as follows:

(₹ in Lakh)

Particulars	CARRYING VALUE					
	As at March 31, 2018			As at March 31, 2017		
	At Cost	Fair Value through profit or loss	Amotised Cost	At Cost	Fair Value through profit or loss	Amotised Cost
Financial assets						
Cash and cash equivalents	-	-	2,845.40	-	-	4,796.74
Other bank balances	-	-	1,972.20	-	-	17,093.88
Trade receivables	-	-	7,954.97	-	-	2,738.67
Loans	-	-	1,85,840.40	-	-	1,31,948.69
Investments:						
Investment in preference shares	-	-	681.43	-	-	616.68
Investment in optionally convertible debentures	-	-	-	-	-	7,858.61
Investment in government securities	-	-	1.74	-	-	0.82
Investment in subsidiaries / joint ventures	76,789.17	-	-	61,075.21	-	-
Other financial assets	-	-	359.43	-	-	502.56
	76,789.17	**-**	**1,99,655.57**	**61,075.21**	**-**	**1,65,556.65**
Financial liabilities						
Borrowings:						
From director	-	-	8,908.00	-	-	8,908.00
Line of credit	-	-	253.48	-	-	-
Term Loan	-	-	67,864.18	-	-	-
From subsidiary company	-	-	10,461.40	-	-	1,042.00
Trade payables	-	-	6,198.87	-	-	3,206.34
Other financial liabilities	-	-	17,593.52	-	-	14,338.77
	-	**-**	**1,11,279.45**	**-**	**-**	**27,495.11**

B. Fair values

The table which provides the fair value measurement hierarchy of the Company's assets and liabilities is as follows:

(₹ in Lakh)

March 31, 2018	CARRYING VALUE	FAIR VALUE		
		Level 1	Level 2	Level 3
Financial assets				
Loans carrying amortised cost	8,899.35	-	8,780.00	-
Investments:				
Investment in preference shares	681.43	-	580.00	-
	9,580.78	**-**	**9,360.00**	**-**
Financial liabilities at amotised cost				
Borrowings:				
Line of credit	253.48	-	263.00	-
Term Loan	67,864.18	-	67,090.00	-
Other financial liabilities	14,939.99	-	13,841.09	-
	83,057.65	**-**	**81,194.09**	**-**

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(₹ in Lakh)

March 31, 2017	CARRYING VALUE	FAIR VALUE Level 1	Level 2	Level 3
Financial assets				
Loans carried at amortised cost	7,965.13	-	7,700.00	-
Investments:				
Investment in preference shares	616.68	-	553.11	-
Investment in optionally convertible debentures	7,858.61	-	7,860.00	-
	16,440.42	**-**	**16,113.11**	**-**
Financial liabilities at amotised cost				
Other financial liabilities	12,732.20	-	11,285.76	-
	12,732.20	**-**	**11,285.76**	**-**

The management assessed that carrying amount of cash and cash equivalents, trade receivables, loans, Investment in government securities, unsecured borrowings, trade payable and other financial liabilities approximate their fair values largely due to the short-term maturities of these instruments.

C. Measurement of fair values

The table which shows the valuation techniques used in measuring Level 2 and Level 3 fair values, as well as the significant unobservable inputs used is as follows :

Financial instruments measured at fair value

Type	Valuation technique	Significant unobservable inputs	Range	Sensitivity of the input to fair value: Change in discount rate by 500 basis points would increase / (decrease) as below (₹ in Lakh)
Financial Assets:				
- Investment in preference shares	Discounted cash flow technique- The fair value is estimated considering net present value calculated using discount rates derived from quoted prices of similar instruments with similar maturity and credit rating that are traded in active markets, adjusted by an illiquidity factor	Discount rate	13%	30 / (30)
- Loans			10.3% and 10.9%	450 / (450)
Financial Liabilities:				
- Trade deposits	Discounted cash flow technique- The fair value is estimated considering net present value calculated using discount rates derived from quoted prices of similar instruments with similar maturity and credit rating that are traded in active markets, adjusted by an illiquidity factor	Discount rate	10.6%	150 / (150)
- Corporate guarantee			10.6%	30 / (30)
- Line of credit			10.9%	10 / (10)
- Term loan			11.2%	3,350 / (3,350)

Transfers between Levels 1 and 2

There have been no transfers between Level 1 and Level 2 during the respective period presented above.

D. Financial risk management

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

- Credit risk ;
- Liquidity risk ; and
- Market risk

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the board of directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

i. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investments in debt securities.

The carrying amount of the financial assets which represents the maximum credit exposure is as follows:

Trade and other receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However credit risk with regards to trade receivable is almost negligible in case of its residential sale and lease rental business as the same is done to the fact that in case of its residential sell business it does not handover possession till entire outstanding is received. Similarly in case of lease rental business, the Company keep 3 to 12 months rental as deposit from the occupants.

No impairment is observed on the carrying value of trade receivable.

Investment in debt securities

The Company has investment only in redeemable optionally convertible debentures and the settlement of such instruments is linked to the completion of the respective underlying projects. No impairment has been recognised on such investments till date.

Cash and cash equivalents

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Investment committee comprising of Mr. Venkatesh Mysore (Chairperson), Mr. Anil Harish, Mr. T.P. Ostwal (Independent Directors) and Mr. Vikas Oberoi (Non-Independent Director) on an annual basis, and may be updated throughout the year subject to approval of the Investment Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

ii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed condition, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of surplus funds, bank overdrafts, bank loans, debentures and inter-corporate loans.

The Company assessed the concentration of risk with respect to refinancing its debt and concluded it to be low. The Company's has access to a sufficient variety of sources of funding.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

(₹ in Lakh)

March 31, 2018		CONTRACTUAL CASH FLOWS			
	Carrying amount	Within 1 Year	1-2 years	2-5 years	More than 5 years
Borrowings:					
Line of credit	253.48	-	-	253.48	-
Term Loan	67,864.18	-	-	67,864.18	-
Loans from related parties	19,369.40	19,369.40	-	-	-
Trade payables	6,198.87	5,104.53	1,094.34	-	-
Other financial liabilities	17,593.52	12,723.23	4,870.29	-	-
	1,11,279.45	**37,197.16**	**5,964.63**	**68,117.66**	**-**

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(₹ in Lakh)

March 31, 2017	CONTRACTUAL CASH FLOWS				
	Carrying amount	Within 1 Year	1-2 years	2-5 years	More than 5 years
Loan from related parties	9,950.00	9,950.00	-	-	-
Trade payables	3,206.34	2,846.44	359.90	-	-
Other financial liabilities	14,338.77	10,078.34	4,260.43	-	-
	27,495.11	**22,874.78**	**4,620.33**		**-**

iii. Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and equity prices – will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. We are exposed to market risk primarily related to foreign exchange rate risk, interest rate risk and the market value of certain commodities. Thus, our exposure to market risk is a function of investing and borrowing activities and revenue generating and operating activities. The objective of market risk management is to avoid excessive exposure in our revenues and costs.

Currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when expense is denominated in a foreign currency).

The Company closely tracks and observes the movement of foreign currency with regards to INR and also forward cover rate. The Company decides to cover or keep the foreign currency exposure open based on the above.

Exposure to currency risk

The currency profile of financial assets and financial liabilities is as follows:

(₹ in Lakh)

Particulars	March 31, 2018 USD	March 31, 2018 SGD	March 31, 2018 Euro	March 31, 2018 Total
Financial liabilities				
Trade payables	82.07	-	-	82.07
	82.07	**-**	**-**	**82.07**

(₹ in Lakh)

Particulars	March 31, 2017 USD	March 31, 2017 SGD	March 31, 2017 Euro	March 31, 2017 Total
Financial liabilities				
Trade payables	375.93	1.04	9.90	386.87
	375.93	**1.04**	**9.90**	**386.87**

Sensitivity analysis

A reasonably possible strengthening (weakening) of the Indian Rupee against US dollars / EUR / SGD at March 31 would have affected the measurement of financial instruments denominated in US dollars and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

(₹ in Lakh)

Effect in INR	Effect on profit before tax	
	Strengthening	Weakening
March 31, 2018		
10% movement		
USD	22.71	(22.71)
	22.71	**(22.71)**

(₹ in Lakh)

Effect in INR	Effect on profit before tax	
	Strengthening	Weakening
March 31, 2017		
10% movement		
USD	37.59	(37.59)
EURO	0.10	(0.10)
SGD	0.99	(0.99)
	38.68	**(38.68)**

Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

The Company's interest rate risk arises from borrowings. Borrowings issued at fixed rates exposes to fair value interest rate risk. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Floating-rate instruments		
Borrowings	68,117.66	-
	68,117.66	**-**

Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

Fair value sensitivity analysis for floating-rate instruments

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, is as follows:

(₹ in Lakh)

	Increase/ decrease in basis points	Effect on profit before tax*
March 31, 2018		
INR - Increase	25	(61.83)
INR - Decrease	25	61.83
March 31, 2017		
INR - Increase	-	-
INR - Decrease	-	-

*Gross without considering inventorisation of borrowing cost.

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 42. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (CONTD.)

Commodity price risk

The Company's activities are exposed to steel and cement price risks and therefore its overall risk management program focuses on the volatile nature of the steel and cement market, thus seeking to minimize potential adverse effects on the Company's financial performance on account of such volatility.

The risk management committee regularly reviews and monitors risk management principles, policies, and risk management activities.

E. Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest and non interest bearing loans and borrowings, less cash and cash equivalents, excluding discontinued operations.

The Company's adjusted net debt to equity ratio is as follows:

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
Total liabilities	87,487.06	9,950.00
Less : Cash and cash equivalent	2,845.40	4,796.74
Adjusted net debt	**84,641.66**	**5,153.26**
Total equity	4,46,190.26	4,11,013.48
Adjusted equity	**4,46,190.26**	**4,11,013.48**
Adjusted net debt to adjusted equity ratio	0.19	0.01

NOTE 43. DISCLOSURE ON SPECIFIED BANK NOTES (SBNS)

During the previous year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308(E) dated March 31, 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December, 30 2016, the denomination wise SBNs and other notes as per the notification is given below:

Particulars	SBNs*	Other denomination	Total
Closing cash in hand as on November 8, 2016	**11.05**	**14.89**	**25.94**
(+) Permitted receipts	-	74.05	74.05
(+) Withdrawal	-	11.88	11.88
(-) Permitted payments	-	(23.42)	(23.42)
(-) Amount deposited in Banks	(11.05)	(55.64)	(66.69)
Closing cash in hand as on December 30, 2016	**-**	**21.76**	**21.76**

** For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8th November, 2016.*

NOTES FORMING PART OF STANDALONE FINANCIAL STATEMENTS

NOTE 44. OTHER SUPPLEMENTARY INFORMATION

Disclosure in respect of the Guidance Note issued by Institute of Chartered Accountants of India on 'Accounting for Real Estate Transactions'.

(₹ in Lakh)

Particulars	March 31, 2018	March 31, 2017
For all the projects		
Amount of project revenue recognised as revenue in the reporting period	72,071.12	66,437.27
For projects in progress		
The Aggregate amount of costs incurred and profits recognised (Less recognised losses) to date for projects in progress	2,89,482.91	2,19,043.60
The amount of advance received	34.87	141.30
The amount of Work-in-progress and the value of inventories	1,01,558.17	93,579.22
Excess of revenue recognised over actual bills raised (Unbilled revenue)	5,064.52	-

NOTE 45. CORPORATE SOCIAL RESPONSIBILITY

As per section 135 of the Companies Act, 2013 read with relevant rules thereon, the Company was required to spend ₹ 914.80 lakh on Corporate Social Responsibility (CSR) activities during FY 2017-18. Against it, the Company has during the year under review spent an amount of ₹ 280.49 lakh (₹ 43.16 lakh) towards CSR activities, out of which ₹ 150.00 lakh (nil) has been spent towards construction activities. In respect of CSR spending for the year under review, there are no amounts which are yet to be paid in cash.

NOTE 46. Previous year figures were audited by Chartered Accountant firm other than S R B C & CO LLP.

NOTE 47. STANDARDS ISSUED BUT NOT YET EFFECTIVE

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:

Ind AS 115 Revenue from Contracts with Customers

Ind AS 115 was issued on 29 March 2018 and establishes a five-step model to account for revenue arising from contracts with customers. Under Ind AS 115, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

The new revenue standard will supersede all current revenue recognition requirements under Ind AS and the guidance note of real estate issued by ICAI. Ind AS 115 is applicable to the Company for annual periods beginning on or after April 1, 2018.

Based on the preliminary discussion with legal experts, management believes that the contract satisfies the conditions of Ind AS 115 for recognition of revenue over time. Hence the effects of applying Ind AS 115 on the financial statements will be immaterial.

NOTE 48. Previous year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current year's classification.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003

per Sudhir Soni
Partner
Membership No.: 41870
Mumbai, April 24, 2018

For and on behalf of the Board of Directors

Vikas Oberoi
Chairman & Managing Director
DIN 00011701

T. P. Ostwal
Director
DIN 00821268

Saumil Daru
Director - Finance cum Chief Financial Officer
DIN 03533268

Bhaskar Kshirsagar
Company Secretary
M No. A19238