

Notes to the Standalone Financial Statement as at and for the year ended 31st March, 2018

1. General Information

Mahindra Lifespaces Developers Limited ('the Company') is a limited company incorporated in India. The equity shares of the Company is listed on the Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) and its debentures are listed on BSE. Its parent and ultimate holding company is Mahindra & Mahindra Limited.

The addresses of its registered office and principal place of business are disclosed in the introduction to the annual report. The Company along with its subsidiary companies is engaged in the development of residential projects and large formats developments such as integrated cities and industrial clusters.

2. Significant Accounting Policies

2.1 Statement of compliance and basis of preparation and presentation

The Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under section 133 of the Companies Act, 2013 (the Act) and other relevant provision of the act. The aforesaid financial statements have been approved by the Company's Board of Directors and authorised for issue in the meeting held on 27th April, 2018.

2.2 Basis of measurement

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

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

2.3 Measurement of Fair Values

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

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

- Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date;
- Level 2 : Inputs other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 : Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

2.4 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

2.4.1 Income from Projects

Income from real estate sales is recognised on the transfer of all significant risks and rewards of ownership to the buyers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of consideration. However if, at the time of transfer substantial acts are yet to be performed under

the contract, revenue is recognised on proportionate basis as the acts are performed, i.e. on the percentage of completion basis.

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

When contract costs incurred to date plus recognised profits less recognised losses exceed progress billings, the surplus is shown as amounts due from customers for contract work. For contracts where progress billings exceed contract costs incurred to date plus recognised profits less recognised losses, the surplus is shown as the amounts due to customers for contract work. Amounts received before the related work is performed are included in the balance sheet, as a liability, as advances received. Amounts billed for work performed but not yet paid by the customer are included in the balance sheet under trade receivables, whereas amount not billed for work performed are included as unbilled revenue under other current assets.

Further, 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, revenues will be recognized from these real estate projects only when

- i. All critical approvals necessary for commencement of the project have been obtained and;
- ii. the actual construction and development cost incurred is at least 25% of the total construction and development cost (without considering land cost) and;
- iii. when at least 10% of the sales consideration is realised and;
- iv. where 25% of the total saleable area of the project is secured by contracts of agreement with buyers.

2.4.2 Income from Sale of land and other rights

Revenue from sale of land and other rights are considered upon transfer of all significant risks and rewards of ownership of such real estate/property as per the terms of the contract entered into with the buyers, which generally are with the firmity of the sale contracts/agreements.

2.4.3 Income from Project Management

Project Management Fees receivable on fixed period contracts is accounted over the tenure of the contract/ agreement. Where the fee is linked to the input costs, revenue is recognised as a proportion of the work completed based on progress claims submitted. Where the management fee is linked to the revenue generation from the project, revenue is recognised on the percentage of completion basis.

2.4.4 Dividend and interest income

Dividend income from investment in mutual funds is recognised when the unit holder's right to receive payment has been established.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

2.5 Current versus non-current classification

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

Based on the nature of activity carried out by the company and the period between the procurement and realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 5 years for the purpose of Current – Non Current classification of assets & liabilities.

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

Borrowings are classified as current if they are due to be settled within 12 months after the reporting period.

2.6 Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

2.6.1 The Company as a Lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

2.6.2 The Company as a Lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

2.7 Foreign exchange transactions and translation

Transactions in foreign currencies i.e. other than the Company's functional currency are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise except for:

- Exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as an adjustment to interest costs on those foreign currency borrowings; and
- Exchange differences on transactions entered into in order to hedge certain foreign currency risks.

2.8 Employee Benefits

2.8.1 Superannuation Fund

The Company's contribution paid/payable during the year to Superannuation Fund is recognised in profit or loss.

2.8.2 Long term Compensated Absences & Gratuity

Company's liability towards long term compensated absences are determined by independent actuaries, using the projected unit credit method.

Company's liability towards gratuity are determined by independent actuaries, using the projected unit credit method. Past services are recognised at the earlier of the plan amendment/curtailment and the recognition of related restructuring costs/termination benefits.

The obligation on long term compensated absences and defined benefit plans are measured at the present value of estimated future cash flows using a discount rate that is determined by reference to the market yields at the balance sheet date on government bonds where the currency and terms of the government bonds are consistent with the currency and estimated terms of the obligation.

2.8.3 Remeasurement gains/losses

Remeasurement of defined benefit plans, comprising of actuarial gains or losses, return on plan assets excluding interest income are recognised immediately in balance sheet with corresponding debit or credit to other comprehensive income. Remeasurements are not reclassified to profit or loss in subsequent period.

Remeasurement gains or losses on long term compensated absences that are classified as other long term benefits are recognised in profit or loss.

2.8.4 Employee Stock Option Scheme

Equity-settled share-based payments to employees are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity.

2.9 Cash and Cash Equivalents

Cash and cash equivalent in the Balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to insignificant risk of changes in value.

2.10 Earnings per share

Basic earnings per share is computed by dividing the profit/ (Loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue and bonus element in a right issue to existing shareholders, share split and reverse share split.

Diluted earnings per share is computed by dividing the profit/ (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for arriving the basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares including the treasury shares held by the Company to satisfy the exercise of the share options by the employees.

2.11 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

2.12 Share based payment transaction of the Company

1. Equity-settled share-based payment to employees are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity.
2. At the end of each reporting period the Company revises its estimate of the No. of equity instruments expected to vest. The impact of revision of the original estimate, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate with the corresponding adjustments to the equity settled.

2.13 Income Taxes

Income Tax expense represents the sum of tax currently payable and deferred tax

2.13.1 Current tax

Current tax is determined as the amount of tax payable in respect of taxable income for the year. The Company's current tax is calculated using tax rate that has been enacted or substantially enacted by the end of the reporting period.

2.13.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

2.13.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

2.14 Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated.

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Furniture & Fixtures and Office equipment's are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except for certain assets as indicated below:

Lease hold improvements are amortised over the period of lease/estimated period of lease.

Vehicles used by employees are depreciated over the period of 48 months considering this period as the useful life of the vehicle for the Company.

Sales office and the sample flat/ show unit cost at site is amortised over 5 years or the duration of the project (as estimated by management) whichever is lower.

Fixed Assets held for disposal are valued at estimated net realizable value.

The Company has elected to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS i.e. 1 April, 2015, measured as per the previous GAAP and use that as its deemed cost as at the date of transition.

2.15 Intangible Assets

2.15.1 Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

The Company has elected to continue with the carrying value of its Intangible assets as recognised in the financial statements as at the date of transition to Ind AS i.e. 1 April, 2015, measured as per the previous GAAP and use that as its deemed cost as at the date of transition.

2.15.2 Derecognition of Intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset are recognised in profit or loss when the asset is derecognised.

2.15.3 Useful lives of Intangible assets

Estimated useful lives of the intangible assets are as follows:

Computer Software	5 years
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2.16 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment property includes freehold/leasehold land and building. Depreciation on investment property has been provided on pro-rata basis, on the straight-line method as per the useful life of such property. Buildings are depreciated over the period of 60 years considering this period as the useful life for the Company.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

The Company has elected to continue with the carrying value of its Investment property as recognised in the financial statements as at the date of transition to Ind AS i.e. 1 April, 2015, measured as per the previous GAAP and use that as its deemed cost as at the date of transition.

2.17 Impairment of tangible and intangible asset other than Goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount, which is the higher of the value in use or fair value less cost to sell, of the asset or cash generating unit, as the case may be, is estimated and the impairment loss (if any) is recognised and the carrying amount is reduced to its recoverable amount. When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

2.18 Inventories

Inventories are stated at lower of cost and net realisable value. The cost of construction material is determined on the basis of weighted average method. Construction Work-in-Progress includes cost of land, premium for development rights, construction costs and allocated interest & manpower costs and expenses incidental to the projects undertaken by the Company.

2.19 Provisions, contingent liabilities and contingent assets**2.19.1 Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the

obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

2.19.2 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

2.19.3 Contingent liabilities

Contingent liability is disclosed in case of:

- a) a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation; and
- b) a present obligation arising from past events, when no reliable estimate is possible.

2.19.4 Contingent assets

Contingent assets are disclosed where an inflow of economic benefits is probable.

2.20 Financial instruments

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

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

2.20.1 Classification and subsequent measurement

2.20.1.1 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are subsequently measured at either amortised cost or fair value depending on their respective classification.

On initial recognition, a financial asset is classified as - measured at:

- Amortised cost; or
- Fair Value through Other Comprehensive Income (FVTOCI) - debt investment; or
- Fair Value through Other Comprehensive Income (FVTOCI) - equity investment; or
- Fair Value Through Profit or Loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

All financial assets not classified as measured at amortised cost or FVTOCI are measured at FVTPL.

Financial assets at amortised cost are subsequently measured at amortised cost using effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain and loss on derecognition is recognised in profit or loss.

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

Debt investment at FVTOCI are subsequently measured at fair value. Interest income under effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in Other Comprehensive Income (OCI). On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

For equity investments, the Company makes an election on an instrument-by-instrument basis to designate equity investments as measured at FVTOCI. These elected investments are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the reserves. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments. These investments in equity are not held for trading. Instead, they are held for medium or long term strategic purpose.

Equity investments that are not designated as measured at FVTOCI are designated as measured at FVTPL and subsequent changes in fair value are recognised in profit or loss.

Financial assets at FVTPL are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

2.20.1.2 Financial liabilities and equity instruments

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

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company is recognised at the proceeds received, net of directly attributable transaction costs.

Financial liabilities

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading or it is a derivative (that does not meet hedge accounting requirements) or it is designated as such on initial recognition. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

2.20.2 Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not

retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

2.20.3 Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

2.20.4 Impairment of financial assets

The Company applies the expected credit loss (ECL) model for recognising impairment loss on financial assets. With respect to trade receivables, the Company measures the loss allowance at an amount equal to lifetime expected credit losses.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVTOCI, the loss allowance is recognised in OCI and is not reduced from the carrying amount of the financial asset in the balance sheet.

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities under the Company's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

3. Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 2, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only the period of the revision and future periods if the revision affects both current and future periods.

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements based on estimates and assumptions, which have the significant effect on the amounts recognised in the financial statements:

Taxes

Deferred tax assets are recognised for temporary differences to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

4 - Property, Plant and Equipment

(₹ in lakh)

Description of Assets	Building	Leasehold Improvements	Office Equipments and Fixtures	Furniture	Vehicles	Computers	Total
I. Gross Carrying Amount/Deemed Cost							
Balance as at 1 st April, 2017	332.44	452.09	204.44	340.44	502.47	623.81	2,455.69
Additions during the year	-	73.00	4.90	9.94	11.08	29.28	128.20
Deductions/Adjustments during the year*	143.00	17.18	10.92	(245.15)	(44.82)	(13.17)	(132.04)
Balance as at 31st March, 2018	475.44	542.27	220.26	105.23	468.73	639.92	2,451.85
II. Accumulated depreciation and impairment							
Balance as at 1 st April, 2017	240.00	229.14	179.97	173.60	293.99	511.60	1,628.30
Depreciation expense for the year	10.15	30.61	14.83	97.39	82.96	63.77	299.71
Deductions/Adjustments during the year*	129.99	51.43	(1.70)	(207.46)	(37.49)	(9.23)	(74.46)
Balance as at 31st March, 2018	380.14	311.18	193.10	63.53	339.46	566.14	1,853.55
III. Net carrying amount (I-II)	95.30	231.09	27.16	41.70	129.27	73.78	598.30
Description of Assets							
I. Gross Carrying Amount/Deemed Cost							
Balance as at 1 st April, 2016	305.84	452.09	196.15	264.80	452.00	557.59	2,228.47
Additions during the year	26.60	-	8.29	75.64	95.43	76.51	282.47
Deductions/Adjustments during the year*	-	-	-	-	(44.96)	(10.29)	(55.25)
Balance as at 31st March, 2017	332.44	452.09	204.44	340.44	502.47	623.81	2,455.69
II. Accumulated depreciation and impairment							
Balance as at 1 st April, 2016	133.18	217.16	167.74	81.85	235.01	452.13	1,287.07
Depreciation expense for the year	106.82	11.98	12.23	91.75	103.94	68.67	395.39
Deductions/Adjustments during the year*	-	-	-	-	(44.96)	(9.20)	(54.16)
Balance as at 31st March, 2017	240.00	229.14	179.97	173.60	293.99	511.60	1,628.30
III. Net carrying amount (I-II)	92.44	222.95	24.47	166.84	208.48	112.21	827.39

*Deduction/Adjustments during the year includes transfer within block of assets.

5 - Investment Property

Description of Assets	(₹ in lakh)		
	Land	Buildings	Total
I. Gross Carrying Amount/Deemed Cost			
Balance as at 1 st April, 2017.....	1,810.44	1,236.77	3,047.21
Deductions during the year.....	(44.27)	(47.76)	(92.03)
Balance as at 31st March, 2018.....	1,766.17	1,189.01	2,955.18
II. Accumulated depreciation and impairment			
Balance as at 1 st April, 2017.....	-	701.98	701.98
Depreciation expense for the year.....	-	81.73	81.73
Eliminated on disposal of assets.....	-	(15.40)	(15.40)
Balance as at 31st March, 2018.....	-	768.31	768.31
III. Net carrying amount (I-II)	1,766.17	420.70	2,186.87

Description of Assets	(₹ in lakh)		
	Land	Buildings	Total
I. Gross Carrying Amount/Deemed Cost			
Balance as at 1 st April, 2016.....	1,810.44	1,236.77	3,047.21
Additions during the year.....	-	-	-
Deductions during the year.....	-	-	-
Balance as at 31st March, 2017.....	1,810.44	1,236.77	3,047.21
II. Accumulated depreciation and impairment			
Balance as at 1 st April, 2016.....	-	673.70	673.70
Depreciation expense for the year.....	-	28.28	28.28
Eliminated on disposal of assets.....	-	-	-
Balance as at 31st March, 2017.....	-	701.98	701.98
III. Net carrying amount (I-II)	1,810.44	534.79	2,345.23

Fair value disclosure on Company's investment properties

The Company's investment property consist of a commercial property constructed on land taken on perpetual lease in India, Mahindra Towers at Delhi. Management determined that the investment properties consist of two classes of assets – office and retail – based on the nature, characteristics and risks of each property.

Details of the investment properties and information about the fair value hierarchy:

Particulars	Mahindra Towers, Delhi #			GE Plaza, Pune *		
	Land	Buildings	Total	Land	Buildings	Total
Opening balance as at 1st April, 2016	12,492.45	1,354.90	13,847.35	106.02	185.68	291.70
Fair value difference	543.15	(101.62)	441.53	-	4.44	4.44
Opening balance as at 1st April, 2017	13,035.60	1,253.28	14,288.88	106.02	190.12	296.14
Fair value difference	1,103.57	(119.46)	984.11	-	-	-
Closing balance as at 31st March, 2018	14,139.17	1,133.82	15,272.99	-	-	-

The fair values of the Mahindra Tower at Delhi have been arrived at on the basis of a valuation carried out as on 31st March, 2018 by Jones Lang Lasalle Property Consultant (India) Pvt. Ltd. and as on 31st March 2017 by Gandhi & Associates, independent valuer not related to the Company. Jones Lang Lasalle Property Consultant (India) Pvt. Ltd. and Gandhi & Associates are registered with the authority which governs the valuers in India and they have appropriate qualifications and experience in the valuation of properties in the relevant locations. The Fair value was determined using the market comparable approach based on recent market prices without any significant adjustments being made to the market observable data.

* During the year current year ended 31st March, 2018, the Company has sold its investment property GE Plaza at Pune. As at 31st March, 2017, the fair values of the GE Plaza at Pune have been arrived at on the basis of a valuation carried out by Dixit Valuers & Engineers, independent valuer not related to the Company. Dixit Valuers & Engineers are registered with the authority which governs the valuers in India and they have appropriate qualifications and experience in the valuation of properties in the relevant locations. The Fair value was determined using the market comparable approach based on recent market prices without any significant adjustments being made to the market observable data.

Information regarding income and expenditure of Investment property:

	(₹ in lakh)	
	For the year ended 31 st March, 2018	
	For the year ended 31 st March, 2017	
Rental income derived from investment properties (included in 'Revenue from Operations')	1,820.63	2,018.71
Direct operating expenses (including repairs and maintenance) that generate rental income	255.85	16.94

6 - Intangible Assets

		(₹ in lakh)
Description of Assets		Computer Software
I. Gross Carrying Amount/Deemed Cost		
Balance as at 1 st April, 2017.....		360.28
Additions during the year		0.72
Balance as at 31st March, 2018.....		361.00
II. Accumulated depreciation and impairment		
Balance as at 1 st April, 2017.....		300.19
Amortisation expense for the year		14.27
Balance as at 31st March, 2018.....		314.46
III. Net carrying amount (I-II)		46.54

Description of Assets		Computer Software
Intangible Assets		
I. Gross Carrying Amount/Deemed Cost		
Balance as at 1 st April, 2016.....		289.52
Additions during the year		70.76
Balance as at 31st March, 2017.....		360.28
II. Accumulated depreciation and impairment		
Balance as at 1 st April, 2016.....		289.52
Amortisation expense for the year		10.67
Balance as at 31st March, 2017.....		300.19
III. Net carrying amount (I-II)		60.09

7 - Investments

Particular	As at 31 st March, 2018				As at 31 st March, 2017			
	Face Value	QTY (Nos)	Amounts* Current	Amounts* Non Current	Face Value	QTY (Nos)	Amounts* Current	Amounts* Non Current
A. COST								
Unquoted Investments (all fully paid)								
Investments in Equity Instruments - of Subsidiaries								
Mahindra Infrastructure Developers Limited.....	10	18,000,000	-	1,800.00	10	18,000,000	-	1,800.00
Mahindra World City (Maharashtra) Limited.....	10	1,170,400	-	117.04	10	1,170,400	-	117.04
Mahindra Integrated Township Limited.....	10	37,000,000	-	3,700.00	10	37,000,000	-	3,700.00
Knowledge Township Limited.....	10	21,000,000	-	2,372.94	10	21,000,000	-	2,372.94
Industrial Township (Maharashtra) Limited	10	5,000,000	-	500.00	10	5,000,000	-	500.00
Industrial Cluster Private Limited.....	-	-	-	-	10	50,000	-	5.00
Raigad Business and Industrial Park limited.....	-	-	-	-	10	110,000	-	11.00
Anthurium Developers Limited.....	10	50,000	-	5.00	10	50,000	-	5.00
Topical Builders Private Limited	-	-	-	-	10	175	-	0.02
Kismat Developers Private Limited.....	-	-	-	-	10	15	-	0.00
Deepmangal Developers Private Limited	10	177	-	284.61	10	177	-	284.61
- of Joint Ventures								
Mahindra World City (Jaipur) Limited	10	111,000,000	-	11,115.43	10	111,000,000	-	11,115.43
Mahindra Happinest Developers Limited.....	10	51,000	-	5.10	-	-	-	-
Industrial Cluster Private Limited	10	50,000	-	5.00	-	-	-	-
Mahindra World City Developers Limited	10	17,799,999	-	3,889.43	10	17,799,999	-	3,889.43
Mahindra Bebanco Developers Limited.....	10	35,000	-	3.50	10	35,000	-	3.50
Mahindra Homes Private Limited.....								
Class A Equity Shares.....	10	616,879	-	61.69	10	616,879	-	61.69
Class C Equity Shares.....	10	389	-	0.04	10	389	-	0.04
TOTAL INVESTMENTS CARRIED AT COST [A].....			-	23,859.78			-	23,865.70
B. AMORTISED COST								
Unquoted Investments Carried at Amortised Cost								
Investments in Preference Shares - of Subsidiaries								
Topical Builders Private Limited (8.50% Non-cumulative Redeemable Preference Shares)	-	-	-	-	10	4,825	-	0.48
Kismat Developers Private Limited (8.50% Non-cumulative Redeemable Preference Shares)	-	-	-	-	10	4,985	-	0.50
Moonshine Construction Pvt Limited (7.00% Non-Cumulative Redeemable Participating Preference Shares).....	10	5,000	-	0.50	10	5,000	-	0.50

Particular	As at 31 st March, 2018				As at 31 st March, 2017			
	Face Value	QTY (Nos)	Amounts* Current	Amounts* Non Current	Face Value	QTY (Nos)	Amounts* Current	Amounts* Non Current
Mahindra World City Maharashtra (8.50% Non convertible Preference Shares)	10	175,000	-	17.50	-	-	-	-
- of joint ventures								
Mahindra Homes Private Limited (Series A 0.01% Optionally Convertible Redeemable Preference Shares)	10	1	-	0.00	10	1	-	0.00
Investments in Debentures								
- of subsidiaries								
Knowledge Township Limited (11.00% Optionally Convertible Debentures)	100,000	2,637	-	2,637.00	100,000	2,637	-	2,637.00
Industrial Cluster Private Limited (11.00% Optionally Convertible Debentures)	-	-	-	-	100,000	9,220	-	9,220.00
- of joint ventures								
Mahindra Homes Private Limited (14.00% Optionally Convertible Debentures)	100	32,017,000	-	32,017.00	100	32,017,000	-	32,017.00
TOTAL INVESTMENTS CARRIED AT AMORTISED COST [B]				34,672.00				43,875.48
C. Designated at Fair Value Through Profit and Loss								
Unquoted Investments (all fully paid)								
Investments in Mutual Funds			21,091.65	-			14,563.37	-
Investments in Preference Shares								
- of joint ventures								
Mahindra Happinest Developers Limited (0.01% Non Convertible Redeemable Preference Shares)	100	308,400	-	308.40			-	-
Investments in Debentures								
- of joint ventures								
Industrial Cluster Private Limited (11.00% Optionally Convertible Debentures)	100,000	6,382	-	6,382.00	-	-	-	-
Mahindra Happinest Developers Limited (15.00% Optionally Convertible Redeemable Debentures)	10	6,900,000	-	690.00			-	-
Investments in Equity Instruments								
- of other entities								
New Trupur Area Development Corporation Limited	10	500,000	-	0.00	10	500,000	-	0.00
Mahindra Knowledge Park (Mohali) Limited	10	6	-	0.00	10	6	-	0.00
Total Aggregate Unquoted Investments				7,380.40				0.00
TOTAL INVESTMENTS CARRIED AT FVTPL [C]			21,091.65	7,380.40			14,563.37	0.00
TOTAL INVESTMENTS (A) + (B)+ (C)			21,091.65	65,912.18			14,563.37	67,741.18
Total Impairment value for investment carried at cost (D)			-	(1,912.01)			-	(1,912.01)
TOTAL INVESTMENTS CARRYING VALUE (A) + (B) + (C) + (D)			21,091.65	64,000.17			14,563.37	65,829.17
Other disclosures								
Aggregate carrying value of unquoted investments			21,091.65	65,912.18			14,563.37	67,741.18
Aggregate amount of impairment in value of unquoted investments			-	(1,912.01)			-	(1,912.01)

₹ 0.00 lakh denotes amount less than ₹ 500/-

8 - Loans

(₹ in lakh)

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	Current	Non- Current	Current	Non- Current
a) Security Deposits				
- Unsecured, considered good	4,054.81	-	3,447.19	-
Total	4,054.81	-	3,447.19	-
b) Loans to related parties (refer note 36)				
- Unsecured, considered good	8,230.94	-	246.37	1,764.62
Total.....	8,230.94	-	246.37	1,764.62
c) Other Loans and Advances #				
- Unsecured, considered good	6,387.10	-	8,198.59	-
Total.....	6,387.10	-	8,198.59	-
Total (a+b+c).....	18,672.85	-	11,892.15	1,764.62

Other Loans and Advances mainly includes Loans to Employees and Project Advances given to vendors.

9 - Other financial assets

(₹ in lakh)

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	Current	Non- Current	Current	Non- Current
Financial assets at amortised cost				
a) Bank Deposit with maturity more than 12 months.....	-	-	-	20.52
b) Interest Accrued	16,702.91	-	12,315.73	-
Total.....	16,702.91	-	12,315.73	20.52

10 - Inventories (at lower of cost and net realisable value)

(₹ in lakh)

Particulars	As at	As at
	31 st March, 2018	31 st March, 2017
(a) Raw materials	2,197.52	2,162.81
(b) Construction Work-in-progress*	60,307.94	79,289.42
(c) Stock in Trade.....	11,370.94	6,473.04
Total	73,876.40	87,925.27

*Construction Work-in-Progress represents materials at site and unbilled costs on the projects. Based on projections and estimates by the Company of the expected revenues and costs to completion, provision for losses to completion and/ or write off of costs carried to inventory are made on projects where the expected revenues are lower than the estimated costs to completion. In the opinion of the management, the net realisable value of the construction work in progress will not be lower than the costs so included therein.

- The amount of inventories recognised as an expense ₹ 32,441.65 lakh (31st March, 2017: ₹ 52,343.58 lakh) include ₹ 1,190.14 lakh (31st March, 2017: ₹ Nil) in respect of write down of inventory to net realisable value.
- The Company has availed cash credit facilities, short term loans and borrowed through Non-Convertible Debentures, which are secured by hypothecation of inventories.

11 - Trade receivables

Particulars	(₹ in lakh)	
	As at 31 st March, 2018	As at 31 st March, 2017
Trade receivables		
(a) Unsecured, considered good	11,848.09	5,929.69
(b) Doubtful.....	360.15	595.15
Less: Allowance for expected credit loss.....	(360.15)	(595.15)
Total	11,848.09	5,929.69

11 a - Movement in the allowance for expected credit loss

Particulars	(₹ in lakh)	
	As at 31 st March, 2018	As at 31 st March, 2017
Balance at beginning of the year	595.15	595.15
Reversal during the year	(235.00)	-
Balance at end of the year	360.15	595.15

Refer Note 31 for disclosures related to credit risk, impairment of trade receivables under expected credit loss model and related financial instrument disclosures.

12 - Cash and Bank Balances

Particulars	(₹ in lakh)	
	As at 31 st March, 2018	As at 31 st March, 2017
Cash and cash equivalents		
(a) Cash on hand	0.34	1.06
(b) Cheques on hand	119.07	-
(c) Balance with Banks:		
- On current accounts	2,428.52	1,512.08
- Fixed Deposit with original maturity Less than 3 months.....	1,049.43	3,103.77
Total Cash and cash equivalent (considered in Statement of Cash Flows)	3,597.36	4,616.91
Bank Balances other than Cash and cash equivalents		
(a) Balances with Banks:		
(i) Earmarked balances	1,313.29	125.45
(ii) On Margin Accounts.....	485.74	469.66
(iii) Fixed Deposits with original maturity greater than 3 months	3,132.08	57.87
Total Other Bank balances	4,931.11	652.98

13 - Other Assets

(₹ in lakh)

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	Non Current	Current	Non Current	Current
(a) Capital Advances	284.22	-	-	-
(b) Advances other than capital advances				
(i) Advances to related parties *	-	2,000.00	-	2,000.00
(ii) Balances with government authorities (other than income taxes)	-	1,922.32	-	2,212.47
(iii) Prepaid Expense	-	349.82	-	379.53
(iv) Unbilled Revenues	-	22,930.73	-	22,906.90
(v) Income Tax Assets (Net)	4,473.73	-	5,799.47	-
Total	4,757.95	27,202.87	5,799.47	27,498.90

*The Company had entered into an agreement to acquire a parcel of land near Thane, Maharashtra, at a consideration of ₹ 2,000.00 lakh. While full consideration was paid, the land was not conveyed pending completion of certain formalities. The amount currently standing in the books as a current assets is ₹ 2,879 lakh. Tahsildar (Thane) has issued an order against the registered owner alleging non-adherence of certain conditions pertaining to Bombay Tenancy and Agricultural Lands Act, 1948 and changed the land records to reflect Government of Maharashtra as the holder of the land. The Company has been legally advised that the said order and the demand thereunder is grossly erroneous and not tenable.

14 - Equity Share Capital

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	No. of shares	Amount ₹ in lakh	No. of shares	Amount ₹ in lakh
Authorised:				
Equity shares of ₹ 10 each with voting rights	115,000,000	11,500.00	115,000,000	11,500.00
Unclassified shares of ₹ 10 each	6,000,000	600.00	6,000,000	600.00
Issued:				
Equity shares of ₹ 10 each with voting rights	51,379,201	5,137.92	41,094,401	4,109.44
Subscribed and Fully Paid up:				
Equity shares of ₹ 10 each with voting rights	51,328,138	5,132.81	41,053,550	4,105.36
Total	51,328,138	5,132.81	41,053,550	4,105.36

(i) Reconciliation of the number of shares and outstanding amount

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	No. of Shares	Amount ₹ in lakh	No. of Shares	Amount ₹ in lakh
Balance at the Beginning of the year	41,053,550	4,105.36	41,033,150	4,103.32
Add: Rights Issue during the year	10,263,388	1,026.33	-	-
Add: Stock options exercised during the year	11,200	1.12	20,400	2.04
Balance at the end of the year	51,328,138	5,132.81	41,053,550	4,105.36

Terms/ rights attached to equity shares with voting rights

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

(ii) Details of shares held by the holding company and its subsidiaries:

(₹ in lakh)

Particulars	Equity Shares with Voting rights
As at 31st March, 2018	
Mahindra & Mahindra Ltd. the Holding Company.....	26,439,850
As at 31st March, 2017	
Mahindra & Mahindra Ltd. the Holding Company.....	20,846,126
Other than the above shares, no shares are held by any subsidiaries or associates of the holding company	

(iii) Details of shares held by each shareholder holding more than 5% shares

Class of shares / Name of shareholder	As at 31 st March, 2018		As at 31 st March, 2017	
	Number of shares held	% holding	Number of shares held	% holding
Equity shares with voting rights				
Mahindra & Mahindra Limited.....	26,439,850	51.51%	20,846,126	50.78%
Small Cap World Fund, INC	2,696,725	5.25%	2,157,380	5.26%

iv) Shares reserved for issue under options

The Company has 1,17,000 (Previous Year 5,53,430) equity shares of ₹ 10/- each reserved for issue under options [Refer Note 26].

- v) The allotment of 51,063* (Previous Year 40,851) equity shares of the Company has been kept in abeyance in accordance with Section 206A of the Companies Act, 1956 (Section 126 of the Companies Act 2013), till such time the title of the bonafide owner of the shares is certified by the concerned Stock Exchange or the Special Court (Trial of Offences relating to Transactions in Securities). *51,063 equity shares, includes 10,212 Rights Equity Shares which were issued during the year, pursuant to the Rights entitlement on 40,851 Equity Shares the allotment of which has been kept in abeyance as explained above.
- vi) The Board of Directors had at its meeting held on 27th October, 2016, approved Rights Issue upto an amount of ₹ 30,000 lakh. During the year ended 31st March, 2018, the Company completed the Rights Issue by allotting on 5th May, 2017, 10,263,388 equity shares at a price of ₹ 292 (including face value of ₹ 10 each) per equity share aggregating ₹ 29,969 lakh in the ratio of 1 (one) Right Equity Share for every 4 (four) fully paid-up equity shares of the Company held by the Equity Shareholders on the Record Date i.e. 31st March, 2017. The Rights Issue was subscribed 129.18 percent of the Issue size in terms of number of equity shares applied. Consequently, the paid up equity share capital of the Company has increased to ₹ 5,132 lakh divided into 5,13,18,988 equity shares of ₹ 10 each. The Securities Premium account has increased to ₹ 97,438 lakh. The Rights Issue proceeds have been fully utilised for the purpose of the Issue.

15 - Other equity

(₹ in lakh)

Particulars	As at 31 st March, 2018	As at 31 st March, 2017
General reserve.....	7,299.49	7,299.49
Securities premium account	96,857.78	68,495.25
Share options outstanding account	525.93	434.74
Retained earnings	55,018.39	53,216.39
Capital redemption reserve	7,353.58	7,353.58
Debenture redemption reserve.....	8,375.00	8,375.00
Share Application money pending allotment	0.53	0.08
	175,430.70	145,174.53

Description of the nature and purpose of Other Equity:

General Reserve: The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. There is no policy of regular transfer. Items included under General Reserve shall not be reclassified back into the P&L.

Securities Premium Account: The Securities Premium is created on issue of shares at a premium.

Share Option Outstanding Account: It is a part of the Shareholders equity and is transferred to Share Capital, Share Premium or General Reserves over the vesting period.

Retained Earnings: This reserve represents cumulative profits of the Company and effects of remeasurement of defined benefit obligations. This reserve can be utilised in accordance with the provisions of Companies Act, 2013.

Capital Redemption Reserve: The Capital Redemption Reserve was created against redemption of Preference Shares.

Debenture Redemption Reserve: A debenture redemption reserve is a provision created against issue of debentures to protect investors against the possibility of default by the company.

Share Application Money Pending allotment- This represents share application money received from the eligible employees upon exercise of employee stock option. The same will be transferred to equity share capital account after the allotment of shares to the applicants. The share application money pending allotment of ₹ 0.08 lakh pertaining to previous year has been transferred to equity share capital during the year upon allotment of shares.

Details of Dividends Proposed:

Particulars	(₹ in lakh)	
	For the year 31 st March, 2018	For the year 31 st March, 2017
Dividend per Equity Share (₹).....	6.00	6.00
Dividend on Equity Shares	3,079.69	2,463.26
Dividend Distribution Tax.....	633.04	365.97
Total Dividend including Dividend Distribution Tax	3,712.73	2,829.23

Proposed dividends on equity shares are subject to approval in annual general meeting and are not recognised as a liability (including Dividend Distribution Tax thereon) as at 31st March 2018 and 31st March 2017.

16 - Non-Current Borrowings

Details of Long term Borrowings of the Company

Description of the instrument	Currency of Loan	Effective Interest Rate used for Discounting Cashflows (%)	Repayment Bullet (or) Installment	Number of Installments	(₹ in lakh)	
					As at 31 st March 2018	As at 31 st March 2017
Secured (Carried at Amortised Cost)						
Fully Redeemable						
-Non Convertible Debentures (Series III)	₹	12.04%	Installment	1	-	19,981.01
-Non Convertible Debentures (Series II)	₹	11.86%	Installment	1	-	-
Total					-	19,981.01

Note: Current maturities in respect of long term borrowings - fully redeemable Non-Convertible debentures have been included in Note 17.

Non Convertible Debentures

The terms and conditions of the Secured Non-Convertible Debentures issued by the Company are summarized below:-

Series	Series III	Series II
Face Value of Debentures (₹ in lakh)	20,000.00	17,500.00
Total Redemption Premium Amount (₹ in lakh)	3,455.65	2,290.30
Rate of Interest Payable Annually	8.00%	8.00%
Maturity Date	4 th April, 2018	4 th April, 2017

The above debentures are secured by an exclusive charge over Land owned by the Company which is accounted as a part of Construction Work in Progress and Investment Property and land owned by its Subsidiary Mahindra Integrated Township Limited.

17 - Other Financial Liabilities

(₹ in lakh)

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	Current	Non Current	Current	Non Current
Carried at Amortised Cost				
(a) Other long term liabilities*	-	-	-	5,097.56
(b) Current maturities of long-term debt	20,000.00	-	17,500.00	-
(d) Interest accrued	1,633.10	-	3,034.68	-
(c) Unclaimed dividends	140.23	-	125.45	-
(e) Other liabilities #	5,613.39	-	2,242.89	-
Total	27,386.72	-	22,903.02	5,097.56

* Other long term liabilities include provision for redemption premium payable on Non-Convertible Debentures (Series III).

Other liabilities include Trade Deposits, Society Maintenance deposits and provision for redemption premium payable on Non-Convertible Debentures (Series II and Series III).

18 - Provisions

(₹ in lakh)

Particulars	As at 31 st March, 2018		As at 31 st March, 2017	
	Current	Non Current	Current	Non Current
(a) Provision for employee benefits				
-Gratuity.....	97.96	80.43	4.23	257.27
-Leave Encashment.....	168.74	286.69	138.47	67.14
(b) Other Provisions				
-Defect Liabilities	553.23	-	644.30	-
Total Provisions.....	819.93	367.12	787.00	324.41

Details of movement in provisions for Defect Liabilities are as follows:

Particulars	Defect Liability Provisions
Balance at 31st March, 2017	644.30
Additional provisions recognised	153.93
Unused amounts reversed during the year	(250.00)
Balance at 31st March, 2018	553.23

Defect Liability Provisions:

Provision for defect liability represents present value of management's best estimate of the future outflow of economic resources that will be required in respect residential units given under perpetual lease, the estimated cost of which is accrued during the period of construction, upon sale of units and recognition of related revenue. Management estimates the related provision for future defect liability claims based on historical cost of rectifications and is adjusted regularly to reflect new information. The residential units are generally covered under the defect liability period limited to 5 year from the date of handover of residential units.

19 - Deferred Tax liabilities (Net)

(₹ in lakh)

Particulars	As at 31 st March, 2018	As at 31 st March, 2017
Deferred Tax Liabilities.....	788.63	724.83
Deferred Tax Assets.....	(611.82)	(555.34)
Total	176.81	169.49

Deferred Tax (assets)/liabilities in relation to:

Particulars	Opening Balance as at 1 st April, 2017	Recognised in P&L	Recognised in Other Comprehensive Income	Closing Balance as at 31 st March, 2018
Fiscal allowance on Property, Plant and Equipment, Investment Property and Other Intangible Assets.....	501.91	71.80	-	573.71
Disallowance u/s 43(B) of the Income tax Act, 1961	(429.22)	9.27	-	(419.95)
Provision for Employee Benefits.....	(126.12)	(57.64)	(8.11)	(191.87)
Other Temporary differences.....	222.92	(8.00)	-	214.92
Total.....	169.49	15.43	(8.11)	176.81

20 - Current Borrowings

(₹ in lakh)

Particulars	As at 31 st March, 2018	As at 31 st March, 2017
A. Secured Borrowings at amortised cost		
(a) Loans on cash credit account from Banks.....	1,126.11	1,522.13
(b) Other loans from Banks.....	-	7,500.00
Total.....	1,126.11	9,022.13
B. Unsecured Borrowings at amortised cost		
(a) Loans on cash credit account from Banks.....	764.80	-
(b) Loans from related parties.....	2,500.00	2,500.00
(c) Other Loans from banks.....	7,500.00	-
(d) Loans from other parties.....	4,914.08	7,374.03
Total.....	15,678.88	9,874.03
Total (A+B).....	16,804.99	18,896.16

Secured Borrowing

- The cash credit facility carrying interest rate in the range of 8.70% p.a. to 8.85% p.a. is secured by first charge on all existing and future current assets excluding land and immovable properties.
- Other loan from banks include short term loans carrying interest rate in the range of 8.90% p.a. to 9.50% p.a. is secured by first charge on all existing and future current assets excluding land and immovable properties.

Unsecured Borrowings

- (a) The cash credit facility is carrying interest rate of 8.20% p.a.
- (b) Loans from related parties include inter company borrowings obtained at 7.50% p.a.
- (c) Other loans from banks include short term loan carrying interest rate in the range of 7.90% p.a. to 8.50% p.a.
- (d) Loans from other parties include commercial papers issued for working capital purposes carrying interest rate of 7.35% p.a.

21 - Trade Payables

(₹ in lakh)

Particulars	As at 31 st March, 2018	As at 31 st March, 2017
Trade payable - Micro and small enterprises	-	-
Trade payable - Other than micro and small enterprises	16,737.49	16,978.50
Total	16,737.49	16,978.50

Trade Payables are payables in respect of the amount due on account of goods purchased or services received in the normal course of business.

Based on the information available with the Company there are no dues outstanding in respect to Micro, Small and Medium Enterprises as of Balance Sheet Date.

22 - Other Current Liabilities

(₹ in lakh)

Particulars	As at 31 st March, 2018	As at 31 st March, 2017
a. Advances received from customers.....	2,396.84	3,163.17
b. Statutory dues payable	279.65	515.85
Total	2,676.49	3,679.02

There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.

23 - Revenue from Operations

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(a) Income from Projects.....	42,137.98	63,985.59
(b) Project Management Fees	3,541.53	2,051.08
(c) Income from Operation of Commercial Complexes.....	1,820.63	2,018.71
Total	47,500.14	68,055.38

24 - Other Income

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(a) Interest Income		
(1) Inter Corporate Deposits	889.13	396.86
(2) Bank Deposits	300.64	294.04
(3) Optionally Convertible Debentures.....	4,755.11	4,482.38
(4) Others.....	36.42	815.24
(b) Dividend Income		
(1) Joint Ventures and Subsidiaries	1,036.00	333.00
(2) Current investment - Non Trade	333.55	428.57
(c) Gain on sale of current investments.....	112.34	105.68
(d) Gain on disposal of Property, Plant and Equipment and Investment Property.....	239.46	7.30
(e) Net Gain arising on Financial Assets mandatorily measured at Fair Value through Profit and Loss.....	25.85	-
(f) Miscellaneous Income	493.35	401.76
Total	8,221.85	7,264.83

25 - Cost of Sales

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
A. Cost of Project		
Opening Stock:		
Work-in-progress	79,289.42	98,568.34
Raw Material	2,162.81	2,156.66
Stock in trade	6,473.04	8,880.50
Sub-Total (a)	87,925.27	109,605.50
Add: Expenses incurred during the year		
Land Cost.....	0.40	5,836.61
Architect Fees	172.06	298.09
Civil Electricals, Contracting, etc.....	13,597.35	15,828.38
Interest.....	554.42	2,723.05
Overheads Allocated.....	1,356.94	1,258.17
Payment to Local Agencies	1,757.16	4,002.60
Insurance	8.54	37.78
Legal & Professional Fees	945.91	678.67
Sub-Total (b)	18,392.78	30,663.35
Less: Closing Stock:		
Work in progress.....	60,307.94	79,289.42
Raw Material	2,197.52	2,162.81
Stock in trade	11,370.94	6,473.04
Sub-Total (c)	73,876.40	87,925.27
Total A (a+b-c)	32,441.65	52,343.58

Particulars	(₹ in lakh)	
	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
B. Operating Expenses		
Rent, Rates & Taxes.....	83.97	82.22
Insurance	2.20	2.92
Repairs & Maintenance - Commercial Properties.....	145.11	128.57
Professional Fees	81.18	62.73
Brokerage	199.16	232.70
Advertisement, Marketing & Business Development.....	1,200.28	1,117.64
Electricity.....	53.91	88.05
Other Operating Expenses	260.68	608.52
Total B.....	2,026.49	2,323.35
Total (A+B).....	34,468.14	54,666.93

26 - Employee Benefits Expense

Particulars	(₹ in lakh)	
	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(a) Salaries and wages, including bonus	6,421.53	6,602.21
(b) Contribution to provident and other funds	422.56	398.11
(c) Share based payment expenses.....	138.30	124.37
(d) Staff welfare expenses	332.23	357.38
Less : Allocated to projects.....	(1,356.94)	(1,258.17)
Total	5,957.68	6,223.90

Share based payment

The Company has granted options to its eligible employees under the Employee Stock Options Scheme 2006 ("ESOS 2006") and the Employee Stock Options Scheme 2012 ("ESOS 2012"). The options granted under both the schemes are equity settled. The other details of the schemes are summarised below:

Details about Vesting Conditions:

Particulars	Number of Options	Grant Date	Expiry Date	Exercise Price	Fair value per Option at Grant Date (₹)
ESOS 2006					
1 Series 1 Granted on 25 th April 2008	678,359	25-Apr-08	25-Apr-17	₹ 428 per share	443.79
2 Series 2 Granted on 4 th August 2012	10,000	4-Aug-12	4-Aug-21	₹ 325 per share	294.06
ESOS 2012					
1 Series 3 Granted on 4 th August 2012	101,000	4-Aug-12	4-Aug-21	₹ 10 per share	294.06
2 Series 4 Granted on 24 th July 2013	26,500	24-Jul-13	24-Jul-22	₹ 10 per share	409.27
3 Series 5 Granted on 17 th October 2014	27,000	17-Oct-14	17-Oct-23	₹ 10 per share	461.87
4 Series 6 Granted on 30 th April 2015	3,000	30-Apr-15	30-Apr-24	₹ 10 per share	402.60
5 Series 7 Granted on 28 th January 2016	31,000	28-Jan-16	28-Jan-25	₹ 10 per share	417.10
6 Series 8 Granted on 28 th July 2016	30,000	28-Jul-16	28-Jul-25	₹ 10 per share	420.53
7 Series 9 Granted on 25 th July 2017	18,500	25-Jul-17	25-Jul-26	₹ 10 per share	393.45
8 Series 10 Granted on 30 th Jan 2018	2,500	30-Jan-18	30-Jan-27	₹ 10 per share	453.81

Movement in Share Options

Particulars	For the year ended 31 st March, 2018		For the year ended 31 st March, 2017	
	Number of Options	Weighted average exercise price (₹)	Number of Options	Weighted average exercise price (₹)
1 The number and weighted average exercise prices of share options outstanding at the beginning of the year;.....	553,430	339.68	558,380	336.76
2 Granted during the year.....	21,000	10.00	30,000	10.00
3 Forfeited during the year.....	411,922	428.00	-	-
4 Exercised during the year.....	11,200	10.00	20,400	10.00
5 Expired during the year.....	34,308	10.00	14,550	10.00
6 Outstanding at the end of the year.....	<u>117,000</u>	<u>23.46</u>	<u>553,430</u>	<u>339.68</u>
7 Exercisable at the end of the year.....	<u>62,500</u>	<u>35.20</u>	<u>486,780</u>	<u>338.48</u>

Share Options Exercised during the Year

Particulars	Number of Options Exercised	Exercise Date	Price per Share at Exercise Date (₹)
Equity Settled			
1 Series 3 Granted on 4 th August 2012	750	14-Jul-17	444.35
2 Series 4 Granted on 24 th July 2013	450	14-Apr-17	407.05
3 Series 4 Granted on 24 th July 2013	450	23-Jul-17	436.60
4 Series 4 Granted on 24 th July 2013	750	27-Jul-17	428.15
5 Series 4 Granted on 24 th July 2013	1,200	14-Dec-17	458.55
6 Series 4 Granted on 24 th July 2013	600	4-Jan-18	459.83
7 Series 5 Granted on 17 th October 2014	500	19-May-17	439.85
8 Series 5 Granted on 17 th October 2014	600	18-Jul-17	439.93
9 Series 5 Granted on 17 th October 2014	450	17-Oct-17	453.08
10 Series 5 Granted on 17 th October 2014	1,200	31-Oct-17	445.13
11 Series 5 Granted on 17 th October 2014	750	26-Dec-17	469.75
12 Series 7 Granted on 28 th January 2016	500	18-Jun-17	440.35
13 Series 7 Granted on 28 th January 2016	300	30-Jun-17	429.25
14 Series 7 Granted on 28 th January 2016	300	10-Nov-17	431.08
15 Series 8 Granted on 28 th July 2016	300	28-Jul-17	426.60
16 Series 8 Granted on 28 th July 2016	500	21-Dec-17	467.85
17 Series 7 Granted on 28 th January 2016	800	7-Feb-17	354.75
18 Series 7 Granted on 28 th January 2016	500	22-Feb-17	348.00
19 Series 7 Granted on 28 th January 2016	300	1-Mar-17	345.48
	<u>11,200</u>		

Share Options outstanding at the end of the year

The share options outstanding at the end of the year had a range of exercise prices of ₹ 10 - ₹ 325 (as at March 31, 2017: ₹ 10 - ₹ 428), and weighted average remaining contractual life of 2115 days (as at March 31, 2017: 433 days).

The Fair value has been calculated using the Black Scholes option pricing model and the significant inputs used for the valuation are as follows

Particulars	25 th April 2008	4 th August 2012	4 th August 2012	24 th July 2013	17 th October 2014	30 th April 2015	28 th January 2016	28 th July 2016	25 th July 2017	30 th January 2018
Share price per Option at grant date (₹)	443.79	324.14	324.14	454.09	516.08	467.60	482.25	450.60	393.45	453.81
Exercise price per Option (₹)	428.00	325.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Expected volatility.....	66.76% - 70.65%	44.15% - 59.61%	44.15% - 59.61%	47.63%	26.68% - 43.74%	26.11% - 37.68%	27.17% - 30.20%	26.98% - 28.17%	27.24% - 28.90%	27.77%- 28.98%
Expected life / Option Life.....	3.5 - 6.5 Years	3.5 - 6.5 Years	3.5 - 6.5 Years	6 - 9 Years	3.5 - 6.5 Years	3.5 - 6.5 Years	3.5 - 6.5 Years	3.5 - 6.5 Years	3.5 - 6.5 Years	3.5 - 6.5 Years
Expected dividends yield.....	0.33%	1.38%	1.38%	1.31%	2.28%	2.57%	2.49%	1.31%	1.39%	1.22%
Risk-free interest rate	7.79% - 8.15%	8.06% - 8.20%	8.06% - 8.20%	8.31% - 8.39%	8.49% - 8.52%	7.69% - 7.74%	7.43% - 7.73%	6.88% - 7.14%	6.37%- 6.66%	7.11% - 7.56%

27 - Finance Costs

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(a) Interest costs :		
Interest expense for financial liabilities at amortised cost	3,822.46	5,473.83
Less: Allocated to projects.....	(554.42)	(2,723.05)
(b) Other borrowing costs*	272.47	446.15
Total	3,540.51	3,196.93

* Other borrowing costs include guarantee charges and ancillary costs incurred in connection with borrowings.

28 - Other Expenses

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(a) Power & Fuel.....	48.11	48.58
(b) Rent, Rates & Taxes	645.50	636.45
(c) Insurance.....	10.92	23.82
(d) Repairs and maintenance - Buildings.....	0.29	0.41
(e) Repairs and maintenance - Others	147.77	120.11
(f) Advertisement, Marketing & Business Development.....	380.38	381.88
(g) Travelling and Conveyance Expenses	377.60	508.38
(h) Expenditure on Corporate Social Responsibility (CSR) under section 135 of the Companies Act, 2013	291.89	481.48
(i) Donations and Contributions *	-	10.00
(j) Payment to Auditors #	39.30	34.22
(k) Legal and other professional costs.....	978.12	767.13
(l) Printing & Stationery.....	36.06	71.32
(m) Communication.....	239.66	138.21
(n) Others.....	270.86	520.93
Total	3,466.46	3,742.92

* Donations and Contribution to New Democratic Electoral trust (Incorporated as a section 8 Company under the Companies Act, 2013) Regd Office: 3rd Floor, Cecil Court, Plot 24/26, Mahakavi Bhushan Road, Regal Cinema, Colaba, Mumbai 400001
CIN:- U74120MH2014NPL258367

Payments to Auditors

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
(i) To Statutory auditors		
For Audit.....	30.50	21.21
For Taxation Matters	2.50	2.25
For Other Services	3.50	6.24
Reimbursement of Expenses	0.96	2.68
(ii) To Cost auditors for cost audit.....	1.84	1.84
Total.....	39.30	34.22

29 - Income Taxes

(₹ in lakh)

(a) Income Tax recognised in profit or loss

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
Current Tax:		
In respect of current year.....	2,565.67	2,349.39
Deferred Tax:		
In respect of current year origination and reversal of temporary differences	15.43	(187.83)
Total	2,581.10	2,161.56

(b) Income tax recognised in Other Comprehensive income

Particulars	Year ended 31 st March, 2018	Year ended 31 st March, 2017
Deferred tax related to items recognised in other comprehensive income during the year:		
Remeasurement of defined benefit plans.....	8.11	(35.90)
Total.....	8.11	(35.90)

(c) Reconciliation of estimated income tax expense at tax rate to income tax expense reported in Profit or Loss is as follows:

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
Profit before tax	7,893.49	7,055.21
Income tax expense calculated at 34.608% (2017: 34.608%)	2,731.78	2,441.67
Effect of income that is exempt from taxation.....	(473.97)	(433.64)
Effect of expenses that is non deductible in determining taxable profit.....	309.29	422.24
Effect of tax incentives and concessions (research and development and other allowances).....	(36.34)	(86.52)
Deduction under Chapter VI A.....	(39.42)	(42.79)
Changes in recognised deductible temporary differences.....	74.33	48.43
Current tax expense recognised In profit or loss	2,565.67	2,349.39

30 - Earnings per Share

Particulars	For the year ended 31 March, 2018	For the year ended 31 March, 2017
	₹	₹
Basic Earnings per share	10.48	10.99
Diluted earnings per share	10.46	10.96

Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

(₹ in lakh)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Profit/(loss) for the year	5,312.39	4,893.65
Less: Preference dividend and tax thereon	-	-
Profits used in the calculation of basic earnings per share	5,312.39	4,893.65
Weighted average number of equity shares	50,692,093	44,536,633
Basic earnings per share (₹).....	10.48	10.99

Diluted earnings per share

The diluted earnings per share has been computed by dividing the Net profit after tax available for Equity shareholders by the weighted average number of equity shares, after giving dilutive effect of the outstanding Warrants, Stock options and Convertible bonds for the respective periods. Since, the effect of the conversion of Preference shares was anti-dilutive, it has been ignored.

(₹ in lakh)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Profit / (loss) for the year used in the calculation of basic earnings per share	5,312.39	4,893.65
Add: Interest expense and exchange fluctuation on convertible bonds (net) - adjusted for attributable taxes	-	-
Profit / (loss) for the year used in the calculation of diluted earnings per share	5,312.39	4,893.65

The weighted average number of ordinary shares for the purpose of diluted earnings per share reconciles to the weighted average number of ordinary shares used in the calculation of basic earnings per share as follows:

	For the year ended 31 March 2018	For the year ended 31 March 2017
Weighted average number of equity shares used in the calculation of Basic EPS	50,692,093	44,536,633
Add: Options outstanding under Employee Stock Option Plan	109,768	103,625
Weighted average number of equity shares used in the calculation of Diluted EPS	50,801,861	44,640,258

31 - Financial Instruments

Capital management

The Company's capital management objectives are:

- safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders
- maintain an optimal capital structure to reduce the cost of capital

The Management of the Company monitors the capital structure using debt equity ratio which is determined as the proportion of total debt to total equity.

Particulars	As at 31 st March, 2018 (₹ in lakh)	As at 31 st March, 2017 (₹ in lakh)
Debt.....	36,804.99	56,377.17
Cash and bank balances.....	(8,528.47)	(5,269.89)
Net Debt (A).....	28,276.52	51,107.29
Equity (B).....	180,563.51	149,279.89
Net Debt to Equity Ratio (A / B).....	0.16	0.34

Categories of financial assets and financial liabilities

The following tables shows the carrying amount of financial assets and financial liabilities by category:

As at 31st March, 2018

Particulars	(₹ in lakh)		
	Amortised Costs	FVTPL	Total
Non-current Assets			
Investments	56,619.77	7,380.40	64,000.17
Loans.....	-	-	-
Other Financial Assets			
- Non Derivative Financial Assets	-	-	-
Current Assets			
Investments	-	21,091.65	21,091.65
Trade Receivables.....	11,848.09	-	11,848.09
Cash and Bank Balances	8,528.47	-	8,528.47
Loans.....	18,672.85	-	18,672.85
Other Financial Assets			
- Non Derivative Financial Assets	16,702.91	-	16,702.91
Current Liabilities			
Borrowings.....	16,804.99	-	16,804.99
Trade Payables	16,737.49	-	16,737.49
Other Financial Liabilities			
- Non Derivative Financial Liabilities	27,386.72	-	27,386.72

As at 31st March, 2017

	(₹ in lakh)		
	Amortised Costs	FVTPL	Total
Non-current Assets			
Investments	65,829.17	-	65,829.17
Loans.....	1,764.62	-	1,764.62
Other Financial Assets			
- Non Derivative Financial Assets	20.52	-	20.52
Current Assets			
Investments	-	14,563.37	14,563.37
Trade Receivables.....	5,929.69	-	5,929.69
Cash and Bank Balances	5,269.89	-	5,269.89
Loans.....	11,892.15	-	11,892.15
Other Financial Assets			
- Non Derivative Financial Assets	12,315.73	-	12,315.73
Non-current Liabilities			
Borrowings.....	19,981.01	-	19,981.01
Other Financial Liabilities			
- Non Derivative Financial Liabilities	5,097.56	-	5,097.56
Current Liabilities			
Borrowings.....	18,896.16	-	18,896.16
Trade Payables	16,978.50	-	16,978.50
Other Financial Liabilities			
- Non Derivative Financial Liabilities	22,903.02	-	22,903.02

Financial Risk Management Framework

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk and market risk. In order to manage the aforementioned risks, the Company operates a risk management policy and a program that performs close monitoring of and responding to each risk factor.

CREDIT RISK**(i) Credit risk management**

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises from trade receivables, cash and cash equivalents, mutual Funds & other financial assets.

Trade Receivables:

The Company's trade receivables include receivables on sale of residential flats and rent receivable. As per the Company's flat handover policy, a flat is handed over to a customer only upon payment of entire amount of consideration. The rent receivables are secured by security deposits obtained under the lease agreement. Thus, the Company is not exposed to any credit risk on receivables from sale of residential flats and rent receivables.

Cash and Cash Equivalents, Mutual Funds & Other Financial Assets

For banks and financial institutions, only high rated banks/institutions are accepted. The Company holds cash and cash equivalents with bank and financial institution counterparties, which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its cash and cash equivalents have low credit risk based on external credit ratings of the counterparties.

The Company holds mutual funds with financial institution counterparties, which are having highest safety ratings based on ratings published by various credit rating agencies. The Company considers that its mutual funds have low credit risk based on external credit ratings of the counterparties.

For other financial assets, the Company assesses and manages credit risk based on reasonable and supportive forward looking information. The Company does not have significant credit risk exposure for these items.

LIQUIDITY RISK

(i) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium-term and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

(ii) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

Particulars	Less than 1 Year	1 Year to 3 Years	3 Years to 5 Years
Non-derivative financial liabilities			
As at 31st March 2018			
Non Current			
Borrowings.....	-	-	-
Other Financial Liabilities	-	-	-
Total Non Current (A).....	-	-	-
Current			
Borrowings.....	16,804.99	-	-
Trade Payables	16,737.49	-	-
Other Financial Liabilities	27,386.72	-	-
Total Current (B).....	60,929.20	-	-
Total (A+B)	60,929.20	-	-
As at 31st March 2017			
Non Current			
Borrowings.....	-	19,981.01	-
Other Financial Liabilities	-	5,097.56	-
Total Non Current (A).....	-	25,078.57	-
Current			
Borrowings.....	18,896.16	-	-
Trade Payables	16,978.50	-	-
Other Financial Liabilities	22,903.02	-	-
Total Current (B).....	58,777.68	-	-
Total (A+B)	58,777.68	25,078.57	-

MARKET RISK

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. All such transactions are carried out within the guidelines set by the Board of Directors.

Currency Risk

Foreign currency risk is the risk that the fair value or the future cash flows of an exposure will fluctuate because of changes in the foreign exchange rate. The Company undertakes transactions denominated in foreign currencies only for the purchases of the components which are required to carry out the construction activities. The Company manages its foreign currency risk by forward contracts that are expected to occur within a maximum 12 month from the entering of a contract.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and floating rate loans and borrowings.

Interest rate sensitivity

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, as follows:

	Currency	Increase / decrease in basis points	Effect on profit before tax (₹ in lakh)
As at March 31, 2018	₹	+100	93.91
	₹	-100	(93.91)
As at March 31, 2017	₹	+100	(1.16)
	₹	-100	1.16

32 - Fair Value Measurement**Fair Valuation Techniques and Inputs used - Recurring Items**

Financial assets/ financial liabilities measured at Fair value	Fair value as at		Fair value hierarchy	Valuation Technique(s)	Applicable for Level 2 and Level 3 hierarchy Key input(s)
	31 st March, 2018	31 st March, 2017			
Financial assets					
Investments					
1) Mutual fund investments	21,091.65	14,563.37	Level 1	Unquoted Market Price	Not applicable as Level 1 hierarchy
2) Investment in Preference Share - unquoted	308.40	-	Level 2	Price of Recent Transaction	Value of underlying assets of the Investee
3) Investment in Optionally Convertible Debentures.....	7,072.00	-	Level 2	Price of Recent Transaction	Value of underlying assets of the Investee
Total financial assets	28,472.05	14,563.37			

Financial Instrument not measured using Fair Value i.e. measured using amortized cost

(₹ in lakh)

Particulars	As at 31 st March, 2018	
	Carrying amount	Fair value
Financial assets		
<i>Financial assets carried at Amortised Cost</i>		
– Investment in Debentures.....	32,017.00	31,898.00
Total	32,017.00	31,898.00
Financial liabilities		
<i>Financial liabilities held at amortised cost</i>		
– Current maturities of long-tem debt along with the redemption premium.....	23,455.65	23,448.42
Total	23,455.65	23,448.42

Except for the above, carrying value of Other financial assets / liabilities represent reasonable estimate of fair value. There were no transfers between Level 1 and Level 2 during the year.

33 - Leases

(₹ in lakh)

Particulars	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
Details of leasing arrangements		
The company's significant leasing arrangement are in respect of operating leases for Commercial & Residential premises.		
As Lessor		
Operating Lease		
The Company has entered into operating lease arrangements for Mahindra Towers, Delhi and GE Plaza, Pune. The lease is non-cancellable for a period of 1 to 10 years and may be renewed based on mutual agreement between the parties.		
Non-cancellable operating lease receivables		
not later than one year	0.66	5.64
later than one year and not later than five years	-	-
later than five years	-	-
As Lessee		
Operating Lease		
The Company has entered into operating lease arrangements for Worli Office. The lease is non-cancellable for a period of 1 to 5 years and may be renewed based on mutual agreement between the parties.		
Future Non-Cancellable minimum lease commitments		
not later than one year	41.86	166.25
later than one year and not later than five years	-	37.32
later than five years	-	-
Expenses recognised in the Statement of Profit and Loss		
Minimum Lease Payments	581.07	531.84

34 - Segment information

"The reportable segments of the Company are 'Projects, Project Management and Development' and 'Operating of Commercial Complexes'. The segments are largely organised and managed separately according to the organisation structure that is designed based on the nature of business. Operating segments are reported in a manner consistent with the internal reporting provided to the Managing Director regarded as the Chief Operating Decision Maker ("CODM").

Description of each of the reportable segments for all periods presented, is as under:

- i) Projects, Project Management & Development: This Segment of the business includes income from sale of residential units across projects, project management and development in India.
- ii) Operating of Commercial Complexes: This Segment of the business includes rental income from commercial properties at Gurgaon and Pune.

The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by operating segments. The CODM reviews revenue and gross profit as the performance indicator for all of the operating segments. The measurement of each segment's revenues, expenses and assets is consistent with the accounting policies that are used in preparation of the financial statements. Segment profit represents the profit before interest and tax. Information regarding the Company's reportable segments is presented below:

Particulars	31 st March, 2018			31 st March, 2017		
	Projects, Project Management & Development	Operating of Commercial Complexes	Total	Projects, Project Management & Development	Operating of Commercial Complexes	Total
(₹ in lakh)						
Revenue						
External customers.....	45,679.51	1,820.63	47,500.14	66,036.67	2,018.71	68,055.38
Inter-segment	-	-	-	-	-	-
Total revenue	45,679.51	1,820.63	47,500.14	66,036.67	2,018.71	68,055.38
Results						
Segment Results	11,737.01	1,516.96	13,253.97	11,350.83	1,951.46	13,302.29
Less						
Unallocated Interest (Finance Cost)	-	-	3,540.51	-	-	3,196.93
Unallocated corporate expense net of unallocated income.....	-	-	1,819.97	-	-	3,050.15
Profit before tax	-	-	7,893.49	-	-	7,055.21
Income Tax.....	-	-	2,581.10	-	-	2,161.56
Profit after tax	-	-	5,312.39	-	-	4,893.65
Segment Assets & Liabilities						
Segment Assets	182,387.87	2,201.31	184,589.18	188,902.95	2,282.49	191,185.44
Unallocated corporate assets...			65,838.61			51,703.04
Total Assets			250,427.79			242,888.48
Segment Liabilities	53,280.25	555.03	53,835.28	75,897.16	556.34	76,453.50
Unallocated corporate liabilities			16,029.00			17,155.09
Total Liabilities			69,864.28			93,608.59
Other Information						
Depreciation and Amortisation Expense.....	109.12	81.73	190.85	106.95	50.31	157.26
Capital Expenditure	140.72	-	140.72	827.07	-	827.07

Revenue from type of products and services

The operating segments are primarily based on nature of products and services and hence the Revenue from external customers of each segment is representative of revenue based on products and services.

Geographical Information

The Company operates in one reportable geographical segment i.e. "Within India". Hence, no separate geographical segment wise disclosure is applicable as per the requirements of Ind AS 108 Operating Segments.

Information about major customers

During the year ended 31st March, 2018 and 2017 respectively, revenues from transactions with a single external customer did not amount to 10 percent or more of the Company's revenues from external customers.

Segment revenue reported above represents revenue generated from external customers. There were no inter-segment sales in the current year as well as previous year.

35 - Employee benefits

(a) Defined Contribution Plan

The Company's contribution to Provident Fund and Superannuation Fund aggregating ₹ 304.63 lakh (31st March, 2017 : ₹ 347.56 lakh) has been recognised in the Statement of Profit or Loss under the head Employee Benefits Expense.

(b) Defined Benefit Plans:

Gratuity

The Company operates a gratuity plan covering qualifying employees. The benefit payable is the greater of the amount calculated as per the Payment of Gratuity Act, 1972 or the Company scheme applicable to the employee. The benefit vests upon completion of five years of continuous service and once vested it is payable to employees on retirement or on termination of employment. In case of death while in service, the gratuity is payable irrespective of vesting. The Company makes annual contribution to the group gratuity scheme administered by the Life Insurance Corporation of India through its Gratuity Trust Fund.

Through its defined benefit plans the Company is exposed to a number of risks, the most significant of which are detailed below:

Investment risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

Interest risk

A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.

Longevity risk

The present value of defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

The significant actuarial assumptions used for the purposes of the actuarial valuations were as follows:

	As at	
	31-Mar-18	31-Mar-17
Discount rate(s)	7.42%	6.68%
Expected rate(s) of salary increase	6.00%	6.00%
Attrition Rate	0 to 5: 5%	0 to 5: 5%
	5 to 42: 19.3%	5 to 42: 0%
Mortality	IALM (2006-08) ULT.	IALM (2006-08) ULT.

Retirement age of the employees is assumed to be 60 years.

Defined benefit plans – as per actuarial valuation on 31st March, 2018

(₹ in lakh)

Particulars	Funded Plan	
	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
Amounts recognised in comprehensive income in respect of these defined benefit plans are as follows:		
Service Cost		
Current Service Cost	56.89	72.05
Past service cost and (gains)/losses from settlements	53.37	-
Net interest expense	6.12	8.51
Components of defined benefit costs recognised in profit or loss	<u>116.38</u>	<u>80.56</u>
Remeasurement on the net defined benefit liability		
Return on plan assets (excluding amount included in net interest expense)	(1.39)	(1.02)
Actuarial (gains)/loss arising from demographic assumptions	58.66	-
Actuarial (gains)/loss arising from changes in financial assumptions	(11.05)	28.74
Actuarial (gains)/loss arising from experience adjustments	(22.80)	(131.47)
Components of defined benefit costs recognised in other comprehensive income	<u>23.42</u>	<u>(103.75)</u>
Total	<u>139.80</u>	<u>(23.20)</u>
I. Net Asset/(Liability) recognised in the Balance Sheet as at 31st March, 2018		
1. Present value of defined benefit obligation as at 31 st March, 2018	361.01	261.50
2. Fair value of plan assets as at 31 st March, 2018	182.61	170.67
3. Surplus/(Deficit)	(178.40)	(90.83)
4. Current portion of the above	(97.96)	(4.23)
5. Non current portion of the above	(80.44)	(86.60)
II. Movements in the present value of the defined benefit obligation are as follows.		
1. Present value of defined benefit obligation at the beginning of the year	261.50	271.91
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer		
3. Expenses Recognised in Profit and Loss Account		
- Current Service Cost	56.89	72.05
- Past Service Cost	53.37	-
- Interest Cost	17.47	20.28
4. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial Gain (Loss) arising from:		
i. Demographic Assumptions	58.66	-
ii. Financial Assumptions	(11.05)	28.73
iii. Experience Adjustments	(22.80)	(131.47)
5. Benefit payments	(53.03)	-
6. Present value of defined benefit obligation at the end of the year	<u>361.01</u>	<u>261.50</u>

Particulars	Funded Plan Gratuity	
	For the year ended 31 st March, 2018	For the year ended 31 st March, 2017
III. Movements in the fair value of the plan assets are as follows.		
1. Fair value of plan assets at the beginning of the year	170.67	157.88
2. Interest Income - Actual Return on Plan Assets	11.94	12.79
3. Fair value of plan assets at the end of the year	182.61	170.67
IV. The fair value of the plan assets at the end of the reporting period for each category, are as follows:		
- Issuer Managed funds (Non quoted value)	182.61	170.67

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions is:

Principal assumption		Changes in assumption (%)	Impact on defined benefit obligation	
			Increase in assumption	Decrease in assumption
Discount rate	2018	1.00%	347.13	376.11
	2017	1.00%	225.44	305.72
Salary growth rate	2018	1.00%	372.62	349.80
	2017	1.00%	291.80	234.25

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the Balance sheet.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to previous period.

The Company expects to contribute ₹ 97.96 lakh (31st March, 2017 ₹ 4.23 Lakh) to the gratuity trusts during the next financial year.

Maturity profile of defined benefit obligation:

	31 st March, 2018	31 st March, 2017
Within 1 year.....	97.96	4.23
1 - 2 year	86.96	19.23
2 - 3 year	72.51	19.93
3 - 4 year	72.69	11.68
4 - 5 year	72.81	13.57
5 - 10 years.....	405.23	113.06

Major Category of plan assets for Gratuity Fund is as follows:

	31 st March, 2018	31 st March, 2017
Asset category:		
Deposits with Insurance companies.....	100%	100%
	100%	100%

The weighted average duration of the defined benefit obligation as at 31st March 2018 is 35.96 years (31st March, 2017: 35.39 years)

36 - Related Party Disclosures

(a) Related Parties where control exists

(i) Holding Company

Mahindra & Mahindra Limited

(ii) Subsidiaries

Mahindra Infrastructure Developers Limited

Mahindra Residential Developers Limited

Mahindra World City (Maharashtra) Limited

Mahindra Integrated Township Limited

Raigad Industrial & Business Park Limited *

Knowledge Township Limited

Rathna Bhoomi Enterprises Private Limited

Industrial Township (Maharashtra) Limited

Anthurium Developers Limited

Deepmangal Developers Private Limited

Kismat Developers Private Limited *

Topical Builders Private Limited *

Mahindra Water Utilities Limited

Moonshine Construction Private Limited

* These companies have been merged with Mahindra World City (Maharashtra) Limited during the year and ceased to be subsidiaries effective from 28th December, 2017

(b) Other Parties with whom Transactions have taken place during the year

(i) Joint Ventures

Mahindra World City Developers Limited

Mahindra Bebanco Developers Limited

Mahindra Inframan Water Utilities Limited

Mahindra Homes Private Limited

Mahindra Happinest Developers Limited (incorporated on 06 September, 2017)

Mahindra Industrial Park Chennai Limited

Mahindra World City (Jaipur) Limited

Industrial Cluster Private Limited

(ii) Fellow Subsidiaries

Mahindra Consulting Engineers Limited

Bristlecone India Limited

EPC Industries Limited

Mahindra Integrated Business Solutions Private Limited

Mahindra & Mahindra Contech Limited

Mahindra Holidays & Resorts India Limited

NBS International Limited

Mahindra First Choice Wheels Limited

Mahindra Intertrade Limited

(iii) Associate of Holding Company

Tech Mahindra Limited

(iv) Key Management Personnel

Ms Anita Arjundas - Managing Director & CEO

Related party transactions

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial year:

Particulars	(₹ in lakh)											
	Holding Company		Subsidiary Companies		Enterprise having significant influence over the Company		Joint Ventures		Key Management Personnel		Other Related Parties	
	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017
Rendering of Services/ Sale of Goods												
Mahindra Happinest Developers Limited	-	-	-	-	-	-	4,718.00	-	-	-	-	-
Rendering of services												
Mahindra & Mahindra Limited	1,790.88	1,967.51	-	-	-	-	-	-	-	-	-	-
Mahindra Infrastructure Developers Limited	-	-	0.97	0.69	-	-	-	-	-	-	-	-
Mahindra Residential Developers Limited	-	-	211.07	273.59	-	-	-	-	-	-	-	-
Knowledge Township Limited	-	-	0.90	0.80	-	-	-	-	-	-	-	-
Mahindra Integrated Township Limited	-	-	503.21	561.77	-	-	-	-	-	-	-	-
Industrial Township (Maharashtra) Limited	-	-	0.30	1.22	-	-	-	-	-	-	-	-
Mahindra World City (Maharashtra) Limited	-	-	-	0.04	-	-	-	-	-	-	-	-
Anthurium Developers Limited	-	-	-	2.17	-	-	-	-	-	-	-	-
Raigad Industrial & Business Park Limited*	-	-	-	1.00	-	-	-	-	-	-	-	-
Mahindra Homes Private Limited	-	-	-	-	-	-	1,286.65	1,274.08	-	-	-	-
Mahindra Happinest Developers Limited	-	-	-	-	-	-	1,407.77	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	-	-	-	206.00	-	-	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	9.93	1.67	-	-	-	-
Mahindra Bebanco Developers Limited	-	-	-	-	-	-	-	1.00	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	4.80	-	-	-	-	-
Receiving of Services												
Mahindra & Mahindra Limited	805.61	717.22	-	-	-	-	-	-	-	-	-	-
Mahindra Integrated Township Limited	-	-	261.91	436.66	-	-	-	-	-	-	-	-
Deepmangal Developers Private Limited	-	-	-	0.39	-	-	-	-	-	-	-	-
Topical Builders Private Limited *	-	-	-	1.14	-	-	-	-	-	-	-	-

Particulars	Holding Company		Subsidiary Companies		Enterprise having significant influence over the Company		Joint Ventures		Key Management Personnel		Other Related Parties	
	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017
	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹	₹
Bristecone India Limited	-	-	-	-	-	-	-	-	-	-	11.24	18.87
EPC Industries Limited	-	-	-	-	-	-	-	-	-	-	33.84	49.73
Mahindra Intertrade Limited	-	-	-	-	-	-	-	-	-	-	2.47	-
Mahindra Integrated Business Solutions Private Limited	-	-	-	-	-	-	-	-	-	-	51.36	39.03
Mahindra Holidays & Resorts India Limited	-	-	-	-	-	-	-	-	-	-	12.24	7.42
Mahindra & Mahindra Contech Limited	-	-	-	-	-	-	-	-	-	-	-	4.84
Mahindra First Choice Wheels Limited	-	-	-	-	-	-	-	-	-	-	2.49	0.40
Reimbursement made to parties												
Mahindra & Mahindra Limited	145.90	154.78	-	-	-	-	-	-	-	-	-	-
Mahindra Integrated Township Limited	-	-	2.02	2.02	-	-	-	-	-	-	-	-
Mahindra Residential Developers Limited	-	-	-	1.52	-	-	-	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	4.07	-	-	2.10	-	-	-	-	-
Mahindra Water Utilities Limited	-	-	2.10	-	-	-	-	-	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	-	7.36	0.54	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	-	7.88	0.32	-	-	-
Industrial Cluster Private Limited	-	-	-	-	-	-	-	5.93	-	-	-	-
Mahindra Holidays & Resorts India Limited	-	-	-	-	-	-	-	-	-	-	-	3.44
Mahindra & Mahindra Contech Limited	-	-	-	-	-	-	-	-	-	-	5.41	-
Reimbursement received from parties												
Industrial Cluster Private Limited	-	-	-	-	-	-	-	1.26	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	-	-	0.68	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	-	-	8.88	-	-	-
Mahindra Homes Private Limited	-	-	-	-	-	-	-	-	3.52	-	-	-
Mahindra Happiness Developers Limited	-	-	-	-	-	-	-	236.20	-	-	-	-
Inter-corporate Deposit Given												
Mahindra World City (Maharashtra) Limited	-	-	418.00	-	-	-	-	-	-	-	-	-

Particulars	Holding Company		Subsidiary Companies		Enterprise having significant influence over the Company		Joint Ventures		Key Management Personnel		Other Related Parties	
	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017
Moonshine Construction Private Limited	-	-	1.00	-	-	-	-	-	-	-	-	-
Deepmangal Developers Private Limited	-	-	1.00	0.50	-	-	-	-	-	-	-	-
Kismat Developers Private Limited	-	-	-	0.50	-	-	-	-	-	-	-	-
Mahindra Happinest Developers Limited	-	-	-	-	-	-	15.00	-	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	700.90	-	-	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	12,150.00	-	-	-	-	-
Inter-corporate Deposit Realised	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra Happinest Developers Limited	-	-	-	-	-	-	15.00	-	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	700.90	-	-	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	6,350.05	-	-	-	-	-
Loan Taken	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra & Mahindra Limited	15,000.00	-	-	-	-	-	-	-	-	-	-	-
Tech Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Loan Repaid	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra & Mahindra Limited	15,000.00	-	-	-	-	-	-	-	-	-	-	-
Tech Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Investment Made	-	-	-	-	-	-	-	-	-	-	-	-
Knowledge Township Limited	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra Homes Private Limited	-	-	-	-	-	-	-	41.13	-	-	-	-
Mahindra World City (Maharashtra) Limited	-	-	17.50	-	-	-	-	-	-	-	-	-
Mahindra Happinest Developers Limited	-	-	-	-	-	-	1,003.50	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	-	-	-	370.00	-	-	-	-	-
Investment sold / redeemed	-	-	-	-	-	-	-	-	-	-	-	-
Raigad Industrial & Business Park Limited *	-	-	11.00	-	-	-	-	-	-	-	-	-
Kismat Developers Private Limited *	-	-	0.50	-	-	-	-	-	-	-	-	-
Topical Builders Private Limited *	-	-	0.50	-	-	-	-	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	-	-	-	3,208.02	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra World City (Maharashtra) Limited	-	-	43.82	-	-	-	-	-	-	-	-	-
Deepmangal Developers Private Limited	-	-	3.52	3.49	-	-	-	-	-	-	-	-

(₹ in lakh)

Particulars	Holding Company		Subsidiary Companies		Enterprise having significant influence over the Company		Joint Ventures		Key Management Personnel		Other Related Parties	
	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017
Raigad Industrial & Business Park Limited *	-	-	0.12	-	-	-	-	-	-	-	-	-
Moonshine Construction Private Limited	-	-	0.14	-	-	-	-	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	22.24	-	-	-	-	-	-	-	-
Kismat Developers Private Limited *	-	-	-	0.05	-	-	-	-	-	-	-	-
Topical Builders Private Limited *	-	-	-	21.13	-	-	-	-	-	-	-	-
Mahindra Homes Private Limited	-	-	-	-	-	-	4,022.31	4,482.38	-	-	-	-
Mahindra Happines Developers Limited	-	-	-	-	-	-	0.21	-	-	-	-	-
Industrial Cluster Private Limited	-	-	-	-	-	-	732.81	-	-	-	-	-
Mahindra World City Developers Limited	-	-	-	-	-	-	11.17	-	-	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	605.16	-	-	-	-	-
Mahindra Babanco Developers Limited	-	-	-	-	-	-	224.98	224.98	-	-	-	-
Interest Paid	114.66	-	-	-	-	-	-	-	-	-	-	-
Mahindra & Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Tech Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Dividend Paid	1,586.39	1,250.77	-	-	-	-	-	-	-	-	248.14	115.58
Mahindra & Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Dividend Received	-	-	-	-	-	-	-	-	-	-	-	-
Mahindra Integrated Township Limited	-	-	370.00	-	-	-	-	-	-	-	-	-
Mahindra World City (Jaipur) Limited	-	-	-	-	-	-	666.00	824.44	-	-	-	-
Rights Issue of Shares (Including Securites Premium Received)	16,333.67	-	-	-	-	-	-	-	-	-	-	-
Mahindra & Mahindra Limited	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of FA	-	-	-	-	-	-	-	-	-	-	-	-
NBS International Limited	-	-	-	-	-	-	-	-	-	-	-	21.65
Managerial Remuneration	-	-	-	-	-	-	-	-	-	-	-	-
Ms Anita Arjun Das	-	-	-	-	-	-	-	-	282.90	270.05	-	-

Outstanding Balances as at year end date

The following table provides the outstanding balances with related parties as on the relevant date

(₹ in lakh)

Particulars	Balance as at	Parent Company	Subsidiaries	Joint ventures	Key Management Personnel	Other related parties
Inter-corporate Deposit Given	31-Mar-18	-	666.38	7,564.56	-	-
	<i>31-Mar-17</i>	-	<i>246.37</i>	<i>1,764.62</i>	-	-
Inter-corporate Loans Taken	31-Mar-18	-	-	-	-	2,500.00
	<i>31-Mar-17</i>	-	-	-	-	<i>2,500.00</i>
Security Deposit Received	31-Mar-18	540.08	-	-	-	-
	<i>31-Mar-17</i>	<i>540.08</i>	-	-	-	-
Interest Income Receivable	31-Mar-18	-	585.45	15,306.29	-	-
	<i>31-Mar-17</i>	-	<i>576.84</i>	<i>11,030.86</i>	-	-
Interest Expense Payable	31-Mar-18	-	-	-	-	104.95
	<i>31-Mar-17</i>	-	-	-	-	<i>22.60</i>
Receivables	31-Mar-18	2,822.30	3,100.74	858.37	-	5.04
	<i>31-Mar-17</i>	<i>2,833.12</i>	<i>637.49</i>	<i>761.40</i>	-	<i>4.32</i>
Payables	31-Mar-18	1,018.73	-	-	-	54.44
	<i>31-Mar-17</i>	<i>174.59</i>	-	-	-	<i>15.87</i>
Provision for Doubtful debts	31-Mar-18	-	73.99	-	-	-
	<i>31-Mar-17</i>	-	<i>73.99</i>	-	-	-

Note: As the liability for gratuity and leave encashment is provided on an actuarial basis for the Company as a whole, the amount pertaining to the Key Management Personnel is not ascertained separately, and therefore, not included above.

Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables.

Compensation of key management personnel

The remuneration of key management personnel includes remuneration paid to Ms. Anita Arjundas as below:

(₹ in lakh)

	For the year ended 31st March, 2018	For the year ended 31 st March, 2017
Salary including perquisites	254.56	243.06
Other contribution to funds	28.34	26.99
Total	282.90	270.05

37 - Contingent liabilities

Particulars	(₹ in lakh)	
	As at 31 st March, 2018	As at 31 st March, 2017
Contingent liabilities		
(a) Claims against the Company not acknowledged as debt		
(i) Claims awarded by the Arbitrator to a civil contractor in respect of a project at Mumbai and the Company's appeal against the award has been admitted by the Mumbai High Court	93.89	93.89
(ii) Demand from local authorities for transfer fees on transfer of property, disputed by the Company	123.99	123.99
(iii) Demand from a local authority for energy dues disputed by the Company.	2,164.04	2,164.04
(iv) Claim from welfare association in connection with project work, disputed by the Company	4,500.00	4,500.00
(b) Income Tax Matter under appeal		
In respect of certain business incomes re-classified by the Income tax Department as income from house property and other disallowances, the Company has partially succeeded in appeal and is pursuing the matter further with the appropriate appellate authorities	413.44	421.57
(c) Indirect Tax Matters under appeal		
VAT, Service Tax and Entry Tax claims disputed by the Company relating to issues of applicability and interest on demand. Company is pursuing the matter with the appropriate Appellate Authorities.	448.49	-

38 - Additional disclosure as per Guidance note on accounting for Real Estate Transactions

Particulars	(₹ in lakh)	
	As at 31 st March 2018	As at 31 st March 2017
Contracts in Progress at the end of reporting Period		
Construction costs incurred plus profits recognised less losses recognised to date	37,878.07	35,755.00
Advances received from customers	456.02	639.18
Work in progress and inventories	62,505.46	53,290.51
Excess of revenue recognised over actual bills raised (unbilled revenue)	20,271.26	18,316.68

39: Capital Commitments

Particulars	(₹ in lakh)	
	As at 31 st March 2018	As at 31 st March 2017
Capital Commitment : Estimated value of contracts remaining to be executed on capital account and not provided for (net of advances)	30.57	5.77

40 - In respect of real estate projects under long term contracts, determination of profits/ losses and realisability of the construction work in progress & project advances necessarily involves making estimates by the Company, some of which are of a technical nature, concerning, where relevant, the percentage of completion, costs to completion and the projections of revenues expected from projects / activity and the foreseeable losses to completion. Profit from these contracts and valuation of construction work in progress is based on such estimates.

41 - Additional Information to the Financial Statements

Dividend

In respect of the current year, the directors proposed dividend of ₹ 6 per share be paid on equity shares on 27th April, 2018. This equity dividend is subject to approval by shareholders at the Annual General Meeting and has not been included as a liability in these financial statements. The proposed equity dividend is payable to those shareholders whose names appear on Register of Members as on the book closure date. The total estimated equity dividend to be paid is ₹ 3,079.69 lakh. The payment of this dividend is estimated to result in payment of dividend distribution tax of ₹ 633.04 lakh @ 20.56% on the amount of dividends grossed up for the related dividend distribution tax.

Disclosure as per Regulation 34(3) read with Para A of Schedule V of the SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.

Loans and advances in the nature of loans given to subsidiaries, joint ventures, firms / companies in which directors are interested:

(₹ in lakh)

Name of the party	Relationship	Amount outstanding as at 31 st March, 2018	Maximum balance outstanding during the period	Amount outstanding as at 31 st March, 2017	Maximum balance outstanding during the year
Kismat Developers Private Limited*	Subsidiary	-	-	0.78	0.78
Deepmangal Developers Private Limited	Subsidiary	36.31	36.31	35.31	35.31
Topical Builders Private Limited*	Subsidiary	-	-	208.53	208.53
Moonshine Construction Private Limited	Subsidiary	1.50	1.50	0.50	0.50
Rathna Bhoomi Enterprises Private Limited	Subsidiary	1.25	1.25	1.25	1.25
Mahindra World City (Maharashtra) Limited	Subsidiary	627.31	627.31	-	-
Mahindra World City (Jaipur) Limited	Joint Venture	5,800.00	12,150.00	-	-
Mahindra Happinest Developers Limited	Joint Venture	-	15.00	-	-
Mahindra World City Developers Limited	Joint Venture	-	700.00	-	-
Mahindra Bebanco Developers Limited	Joint Venture	1,764.56	1,764.56	1,764.56	1,764.56

* These companies have been merged with Mahindra World City (Maharashtra) Limited during the year and ceased to be subsidiaries effective from 28th December, 2017

42 - Recent accounting pronouncement

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2018, notifying Ind AS 115 - 'Revenue from Contracts with Customers'. This standard is effective from 1st April, 2018, and establishes a single comprehensive model for accounting of revenue arising from contracts with customers. Ind AS 115 will supersede the current revenue recognition guidance under Ind AS 11 Construction Contracts and Ind AS 18 Revenue. The Company is currently assessing the impact of application of Ind AS 115 on Company's financial statements.

43 - Input Tax Credit (ITC) benefits to the customers

Revenue from operations for the year ended 31st March, 2018 is net of ₹ 1,119 Lakh (31st March, 2017 -NIL) towards input tax credit benefits passed on to the customers as per the provisions of section 171 on Anti-Profitteering of CGST Act, 2017. The treatment is as per the prevailing Indian Accounting Standards.

44 - The comparative financial statements of the company for the previous year ended 31st March, 2017 were audited by the predecessor auditor B.K. Khare & Co.

45. Events after the reporting period

No material events have occurred after the Balance Sheet date and upto the approval of the financial statements.

46. Previous Year Figures

The figures for previous year have been regrouped/reclassified wherever necessary to confirm to current year's grouping/classification.

For and on behalf of the Board of Directors of Mahindra Lifespace Developers Limited

Suhas Kulkarni	Jayant Manmadkar	Arun Nanda	Chairman	-	DIN 00010029
Company Secretary	Chief Financial Officer	Anish Shah	Director	-	DIN 02719429
		Anita Arjundas	Managing		
			Director	-	DIN 00243215

Mumbai : 27th April, 2018