



## NOTICE

**NOTICE** is hereby given that the Thirty first Annual General Meeting of the Members of Priya Constructions Private Limited will be held on Thursday , 28<sup>th</sup> September, 2017 at 2.00 p.m at the Registered Office of the Company at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063 to transact the following business:

### AGENDA

1. To receive, consider and adopt the Audited Financial Statements for the financial year ended March 31, 2017, and the Reports of the Board of Directors and the Auditors thereon.
2. To appoint Director in place of Mr. Ishaq Balwa (DIN: 00017866) who retires by rotation and being eligible offers himself for re-appointment.
3. To re-appoint the Statutory Auditors and to fix their remuneration:

**“RESOLVED THAT** pursuant to the provisions of Section 139,142 and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, as amended from time to time, the Company hereby ratifies the appointment of M/s. M.A.Parikh & Co., Chartered Accountants (Firm’s Registration No. 107556W), as Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the next AGM of the Company to be held in the year 2018 and the Board of Directors is authorized to fix their remuneration.”

**By order of the Board of Directors  
For Priya Constructions Private Limited**

**Director**

**Place: Mumbai**

**Date : June 5, 2017**

**Regd.Office:** DB House, Gen. A.K.Vaidya Marg,  
Goregaon (East), Mumbai - 400063

### NOTES:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE MEMBER OF THE COMPANY. The proxy in order to be effective must be deposited in writing at the registered office of the company not less than 48 hours before the commencement of the meeting.**
2. **Members / proxies should bring the attendance slip duly filled in for attending the meeting**

### **PRIYA CONSTRUCTIONS PVT. LTD.**

**Regd. Office :** DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667  
E-mail: info@dbg.co.in • Website: www.dbrealty.co.in  
CIN: U45200MH1986PTC039169



## DIRECTORS' REPORT

To  
**The Members**  
**Priya Constructions Private Limited**

Your Directors have pleasure in presenting the 31<sup>st</sup> Annual Report together with the Audited Financial Statements of the Company for the year ended 31<sup>st</sup> March, 2017

### OPERATION

The Company had executed a Memorandum of Understanding (MOU) with D B Realty Ltd., whereby it has agreed to grant development rights in respect of the unutilized development potential on the land at Lower Parel, Mumbai, whereon it has constructed a building known as "Turf Estate".

### FINANCIAL RESULTS

(Amount in Rupees)

	For the financial year ending 31 <sup>st</sup> March, 2017	For the financial year ending 31 <sup>st</sup> March, 2016
Income	1,00,000	78,200,000
Less: Expenditure	6,546,451	80,666,416
Profit/ (Loss) Before tax	(6,446,451)	(2,466,416)
Less :Tax provision/Deferred tax	(1,149,858)	(893,612)
Profit/( Loss) after tax/ Total Comprehensive Income for the year	(5,296,593)	(1,572,804)
Balance brought forward from the previous year	(23,544,276)	(21,971,472)
Balance carried to Balance Sheet under the head Other Equity	(28,840,869)	(23,544,276)

The financial statements for the year ended 31<sup>st</sup> March, 2017 are the first, the Company has prepared under Ind AS (Indian Accounting Standards). The financial statements for the year ended 31<sup>st</sup> March, 2016 have been restated in accordance with Ind AS for comparative information.

### STATUS OF THE COMPANY

The Company continues to be Wholly Owned Subsidiary Company of D B Realty Limited

### DIVIDEND

Your directors do not recommend any dividend for the year under review.

### TRANSFER TO RESERVES

The Company has not transferred any amount to Reserves during financial year 2016-17

### SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company does not have any Subsidiary, Joint venture or Associate Company.

#### **PRIYA CONSTRUCTIONS PVT. LTD.**



## **DIRECTORS**

The Board of Directors of the Company is duly constituted. During the year under review, there is no change in the Board of Directors.

Mr. Ishaq Balwa, Director of the Company retires by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

## **AUDITOR'S REPORT**

The Auditors in their CARO Report have pointed out in Para vii(b) about the disputed income tax dues of Rs. 1,78,035/- and the same is self-explanatory

## **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND**

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid in previous years.

## **RISK MANAGEMENT POLICY OF THE COMPANY**

The Board of Directors evaluate the risks associated with the Company's projects and business activities commensurate with the size of its business and scope of its activities, identify the risk, if any and take corrective steps as required from time to time.

## **INTERNAL FINANCIAL CONTROL SYSTEMS AND THEIR ADEQUACY**

The Company has in place adequate internal financial controls with reference to financial statements. During the year no reportable material weakness in the design or operation was observed and the Auditors in their report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 which is annexed as Annexure - B to the Auditors' Report have expressed opinion about the adequacy of the financial controls which were functioning effectively.

## **CORPORATE SOCIAL RESPONSIBILITY**

The Company has not made any profit in the preceding three financial years and hence the Directors spending of 2% of the average net profit of the preceding three financial years on CSR activities does not apply

## **DIRECTORS' RESPONSIBILITY STATEMENT**

In terms of provisions of Section 134(5) of the Companies Act, 2013, your Directors confirm that:

- a) In the preparation of the annual accounts for the year ended 31<sup>st</sup> March, 2017, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;
- c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities; and
- d) They have prepared the annual accounts on a going concern basis.
- e) The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### **PRIYA CONSTRUCTIONS PVT. LTD.**



## **FIXED DEPOSITS**

The Company has not accepted any deposits from the public within the meaning of Section 73 and 74 of the Companies Act, 2013 read with rules 8(5)(v) of the Companies (Accounts) Rules, 2014, during the year under review.

## **EXTRACTS OF ANNUAL RETURN**

Pursuant to sub-section 3(a) of Section 134 and sub-section (3) of Section 92 of the Companies Act 2013, read with Rule 12 of the Companies (Management and Administration) Rules, 2014 the extract of the Annual Return in Form no. MGT-9 (Annexure) as at March 31, 2017 forms part of this report

## **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013, if any are given in the notes to the Financial Statements.

## **CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES**

All related party transactions that were entered during the financial year were in the ordinary course of the business of the Company and were on arm's length basis. There were no materially significant related party transactions entered by the Company during the year under review with related party/ies. Hence no particulars in form AOC-2 have been furnished.

## **CONSTITUTION OF NOMINATION AND REMUNERATION COMMITTEE**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company. No remuneration has been paid to Directors during the year.

## **DECLARATION OF INDEPENDENT DIRECTORS**

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company

## **DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM**

The provisions of Section 177 of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 do not apply to the Company.

## **NUMBER OF BOARD MEETING DURING 2016-17**

The Board met five (5) times during the financial year 2016-17. The date on which the meetings were held are as follows:

16.05.2016, 12.09.2016, 27.12.2016, 18.01.2017 & 14.02.2017

## **STATUTORY AUDITORS**

M/s. M.A.Parikh & Co, Chartered Accountants were appointed as Statutory Auditors for a period of 5 years in the Annual General Meeting held on 20<sup>th</sup> September, 2014 and 24<sup>th</sup> September, 2015. Their continuance of appointment for the financial year 2017-18 is to be ratified by the shareholders in the ensuing Annual General Meeting.

The Company has received a certificate from the above Auditors to the effect that if they are re-appointed, it would be in accordance with the provisions of Section 141 of the Companies Act, 2013.

## **SHARES**

### **1. BUY BACK OF SECURITIES**

The Company has not bought back any of its securities during the year under review.

### **PRIYA CONSTRUCTIONS PVT. LTD.**

## 2. SWEAT EQUITY

The Company has not issued any Sweat Equity Shares during the year under review.

## 3. BONUS SHARES

No bonus shares were issued during the year under review.

## 4. EMPLOYEE STOCK OPTION PLAN

The Company has not provided any Stock Plan Scheme to the Employee

## STATUTORY DISCLOSURES

### 1. Conservation of Energy, Technological Absorption, Foreign Exchange Earnings and Outgo

Your Company is not covered by the schedule of industries which are required to furnish the information pursuant to Section 134(3)(m) of the Companies Act, 2013 read with Rule (8) of the Companies (Accounts) Rules, 2014

The Company has not imported any technology or carried out any business of export or import and therefore the disclosure requirement in respect of technology absorption are not applicable. Further during the year under review, the Company has neither earned nor used any foreign Exchange.

### 2. Particulars of Employees

During the year under review, the Company was not having any employee drawing remuneration in excess of the limits prescribed under Section 197 (12) of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of the Managerial Personnel) Rules, 2014

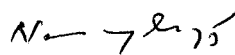
## OTHER DISCLOSURES

1. There was no revision in the financial statements.
2. There were no material changes or commitments affecting the financial position of the Company between the financial year end and date of this report.
3. There was no shares held by trustee for the benefit of employees and hence no disclosure under Rule 16(4) of the Companies (Share Capital and Debentures) Rules, 2014 has been furnished.
4. No significant and material orders were passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future.
5. No cases were filed under Section 22 of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

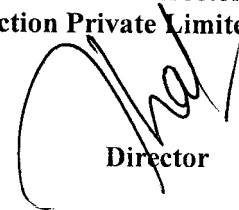
## ACKNOWLEDGEMENT:

Your Directors would like to express their appreciation for the support extended by the Bankers, financial institutions, the Government Authorities, its employees, suppliers and creditors.

On Behalf of the Board of Directors  
For Priya Construction Private Limited



Director



Director

Place: Mumbai  
Date: June 5, 2017

## **PRIYA CONSTRUCTIONS PVT. LTD.**



FORM NO. MGT 9

(Annexure to Directors' Report)

EXTRACT OF ANNUAL RETURN

As on financial year ended on 31.03.2017

PRIYA CONSTRUCTIONS PVT LTD

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I. REGISTRATION & OTHER DETAILS:		
1	CIN	U45200MH1986PTC039169
2	Registration Date	10.03.1986
3	Name of the Company	PRIYA CONSTRUCTIONS PVT LTD
4	Category/Sub-category of the Company	Company Limited by shares
5	Address of the Registered office & contact details	DB HOUSE, GEN. A.K.VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400063
6	Whether listed company	No
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	N.A

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY			
(All the business activities contributing 10 % or more of the total turnover of the company shall be stated)			
S. No.	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the company
1	N.A		

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES					
SN	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1	D B Realty Limited Add:DB House, Gen. K. Vaidya Marg, Goregaon (East), Mumbai-400063	L70200MH2007PLC166818	Holding Company	100%	2(46)

IV. SHARE HOLDING PATTERN	
(Equity share capital breakup as percentage of total equity)	

Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2016]				No. of Shares held at the end of the year [As on 31-March-2017]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoters</b>									
(1) Indian									
a) Individual/ HUF	-	-	-	0.00%	-	-	-	0.00%	0.00%
b) Central Govt	-	-	-	0.00%	-	-	-	0.00%	0.00%
c) State Govt(s)	-	-	-	0.00%	-	-	-	0.00%	0.00%
d) Bodies Corp.	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%
e) Banks / FI	-	-	-	0.00%	-	-	-	0.00%	0.00%
f) Any other	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Sub Total (A) (1)</b>	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%
(2) Foreign									
a) NRI Individuals	-	-	-	0.00%	-	-	-	0.00%	0.00%
b) Other Individuals	-	-	-	0.00%	-	-	-	0.00%	0.00%
c) Bodies Corp.	-	-	-	0.00%	-	-	-	0.00%	0.00%
d) Any other	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Sub Total (A) (2)</b>	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>TOTAL (A)</b>	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%

PRIYA CONSTRUCTIONS PVT. LTD.

Regd. Office : DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. • Tel.: 91-22-4077 8600 • Fax: 91-22-2841 5550 / 2842 1667

E-mail: info@dbg.co.in • Website: www.dbrealty.co.in

CIN: U45200MH1986PTC039169

<b>B. Public Shareholding</b>									
<b>1. Institutions</b>									
a) Mutual Funds	-	-	-	0.00%	-	-	-	0.00%	0.00%
b) Banks / FI	-	-	-	0.00%	-	-	-	0.00%	0.00%
c) Central Govt	-	-	-	0.00%	-	-	-	0.00%	0.00%
d) State Govt(s)	-	-	-	0.00%	-	-	-	0.00%	0.00%
e) Venture Capital Funds	-	-	-	0.00%	-	-	-	0.00%	0.00%
f) Insurance Companies	-	-	-	0.00%	-	-	-	0.00%	0.00%
g) FIs	-	-	-	0.00%	-	-	-	0.00%	0.00%
h) Foreign Venture Capital Funds	-	-	-	0.00%	-	-	-	0.00%	0.00%
i) Others (specify)	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Sub-total (B)(1):-</b>	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>2. Non-Institutions</b>									
<b>a) Bodies Corp.</b>									
i) Indian	-	-	-	0.00%	-	-	-	0.00%	0.00%
ii) Overseas	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>b) Individuals</b>									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	-	-	-	0.00%	-	-	-	0.00%	0.00%
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>c) Others (specify)</b>									
Non Resident Indians	-	-	-	0.00%	-	-	-	0.00%	0.00%
Overseas Corporate Bodies	-	-	-	0.00%	-	-	-	0.00%	0.00%
Foreign Nationals	-	-	-	0.00%	-	-	-	0.00%	0.00%
Clearing Members	-	-	-	0.00%	-	-	-	0.00%	0.00%
Trusts	-	-	-	0.00%	-	-	-	0.00%	0.00%
Foreign Bodies - D R	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Sub-total (B)(2):-</b>	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Total Public (B)</b>	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>	-	-	-	0.00%	-	-	-	0.00%	0.00%
<b>Grand Total (A+B+C)</b>	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%

**(ii) Shareholding of Promoter**

SN	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	DB Realty Limited	10,000	100.00%	0	10,000	100.00%	0	0.00%

**PRIYA CONSTRUCTIONS PVT. LTD.**



**(iii) Change in Promoters' Shareholding (please specify, if there is no change)**

SN	Particulars	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
	At the beginning of the year	No change		<b>No Change</b>			
	Changes during the year						
	At the end of the year						

**(iv) Shareholding Pattern of top ten Shareholders**

(Other than Directors, Promoters and Holders of GDRs and ADRs):

SN	For each of the Top 10 shareholders	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Name						
	At the beginning of the year	<b>Not applicable</b>					
	Changes during the year						
	At the end of the year						

**(v) Shareholding of Directors and Key Managerial Personnel:**

SN	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Name						
	At the beginning of the year	<b>None</b>					
	Changes during the year						
	At the end of the year						

**V. INDEBTEDNESS**

Indebtedness of the Company including interest outstanding/accrued but not due for payment.

(Amt. Rs./Lacs)

Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	225,406,152.00	-	225,406,152.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	225,406,152.00	-	225,406,152.00
<b>Change in Indebtedness during the financial year</b>				
* Addition	-	9,030,412.00	-	9,030,412.00
* Reduction	-	51,545,893.00	-	51,545,893.00
Net Change	-	(42,515,481.00)	-	(42,515,481.00)
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	182,890,671.00	-	182,890,671.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	182,890,671.00	-	182,890,671.00

**PRIYA CONSTRUCTIONS PVT. LTD.**



**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL****A. Remuneration to Managing Director, Whole-time Directors and/or Manager:**

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager			Total Amount (Rs/Lac)
		Name			
		Designation			
1	Gross salary				
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961				
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961				
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961				
2	Stock Option	<b>Nil</b>			
3	Sweat Equity				
4	Commission				
	- as % of profit - others, specify				
5	Others, please specify				
	Total (A)				
	Ceiling as per the Act				

**B. Remuneration to other Directors**

SN.	Particulars of Remuneration	Name of Directors			Total Amount (Rs/Lac)
1	Independent Directors				
	Fee for attending board committee				
	Commission				
	Others, please specify				
	Total (1)				
2	Other Non-Executive Directors	<b>Nil</b>			
	Fee for attending board committee				
	Commission				
	Others, please specify				
	Total (2)				
	Total (B)=(1+2)				
	Total Managerial Remuneration				
	Overall Ceiling as per the Act				

**C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD**

SN.	Particulars of Remuneration	Name of Key Managerial Personnel			Total Amount (Rs/Lac)
		Name			
		Designation			
		CEO	CFO	CS	
1	Gross salary				
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961				
	(b) Value of perquisites u/s 17(2) Income-				
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961				
2	Stock Option	<b>Not Applicable</b>			
3	Sweat Equity				
4	Commission				
	- as % of profit - others, specify				
5	Others, please specify				
	Total				

**VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
<b>A. COMPANY</b>					
Penalty					
Punishment					
Compounding					
<b>B. DIRECTORS</b>					
Penalty		<b>None</b>			
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty					
Punishment					
Compounding					

On Behalf of the Board of Directors  
For Priya Constructions Private Limited

*(Signature)*  
Director

*(Signature)*  
Director

Place: Mumbai  
Date: June 5, 2017

**PRIYA CONSTRUCTIONS PVT. LTD.**

**M. A. PARIKH & CO.**  
**CHARTERED ACCOUNTANTS**

**Independent Auditor's Report**  
**To the Members of Priya Constructions Private Limited**  
**Report on the Ind AS Financial Statements**

We have audited the accompanying Ind AS financial statements of **Priya Constructions Private Limited** ("the Company") which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including other comprehensive income) the statement of cash flows and the statement of changes in equity for the year then ended, and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements").

**Management's Responsibility for the Financial Statements**

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

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

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

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements



that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

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

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of the affairs of the Company as at March 31, 2017, and its loss, total comprehensive income, the changes of equity and its cash flows for the year ended on that date.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ('the Order'), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) the Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with relevant rule issued thereunder;
  - (e) On the basis of the written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of Section 164(2) of the Act;
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure "B"**; and



- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- (a) As per the information and explanation given to us by the Management of the Company, the pending litigation would not impact its financial position and therefore, no disclosures are made for such pending litigation in its Ind AS financial statements.
  - (b) The Company does not have any long-term contracts including derivative contracts for which there could be any material foreseeable losses and hence, the question of making provision for such losses does not arise.
  - (c) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
  - (d) The Company has provided requisite disclosures in the Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from November 8, 2016 to December 30, 2016. Based on audit procedures and relying on the management representation we report that the disclosures are in accordance with books of account maintained by the Company and as produced before us by the Management. Refer Note No. 28 of the Ind AS financial statements.

**For M. A. Parikh & Co.**  
**Chartered Accountants**  
**(Firm's Registration No. 107556W)**

*Dnshah*

**Partner**  
**Name: Dharti N. Shah**  
**Membership No. 132710**



**Mumbai, Date: 5<sup>th</sup> June 2017**

## Annexure – A to the Auditors' Report

### Annexure referred to in paragraph 1 of our report on Other Legal and Regulatory Requirement of even date

- (i) The Company does not own any fixed assets. Thus, paragraph 3(i) of the Order is not applicable.
- (ii) The Company does not hold any inventory. Thus, paragraph 3(ii) of the Order is not applicable.
- (iii) The Company has not granted loans to parties covered in the register maintained under section 189 of the Act. Thus, paragraph 3(iii) of the Order is not applicable.
- (iv) The Company has not granted any loan or made investments or given any security or guarantees during the year. Thus, paragraph 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits from the public. Thus, paragraph 3(v) of the Order is not applicable.
- (vi) The Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of section 148 of the Act. Thus, paragraph 3(vi) of the Order is not applicable.
- (vii) (a) According to the records of the Company, the Company is regular in depositing the undisputed statutory dues of income-tax and other applicable statutory dues with appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of income tax were in arrears as at March 31, 2017 for a period of more than six months from the date they became payable. The Company did not have any dues on account of provident fund, employees' state insurance, sales tax, service tax, duty of customs, duty of excise, value added tax and cess.

- (b) The Company has not deposited disputed income tax dues of Rs. 1,78,035/- and the dispute is pending before the Commissioner of Income Tax (Appeals). Except for the same, the Company does not have any disputed dues of sales tax, service tax, duty of custom, duty of excise, valued added tax and cess.
- (viii) The Company has not made any borrowings from financial institutions, banks and government or issued debentures. Thus, paragraph 3(viii) of the Order is not applicable.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Thus, paragraph 3(ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- (xi) The Company has not paid managerial remuneration during the year. Thus, paragraph 3(xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Thus, paragraph 3(xii) of the Order is not applicable.



- (xiii) The Company has not entered into any transaction, as prescribed under section 188 of the Act, with its related parties. Thus, paragraph 3(xiii) of the Order is not applicable.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Thus, paragraph 3(xiv) of the Order is not applicable.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xiv) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

**For M. A. Parikh & Co.**  
**Chartered Accountants**  
**(Firm's Registration No. 107556W)**

*Dnshah*

**Partner**  
**Name: Dharti N. Shah**  
**Membership No. 132710**



**Mumbai, Date: 5<sup>th</sup> June 2017**

## **Annexure - B to the Auditors' Report**

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

We have audited the internal financial controls over financial reporting of **Priya Constructions Private Limited** ("the Company") as of 31 March 2017 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

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

#### **Auditor's Responsibility**

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

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

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





## **Meaning of Internal Financial Controls over Financial Reporting**

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

## **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

## **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

**For M. A. Parikh & Co.**  
**Chartered Accountants**  
**(Firm's Registration No. 107556W)**

**Partner**  
**Name: Dharti N. Shah**  
**Membership No. 132710**



**Mumbai, Date: 5<sup>th</sup> June 2017**

**PRIYA CONSTRUCTIONS PRIVATE LIMITED**

**Balance Sheet as at March 31, 2017**

(Amount in Rs.)

Particulars	Note No	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
<b>ASSETS</b>				
<b>I Non Current Assets</b>				
a Property, Plant and Equipment	3	-	-	2
b Financial Assets				
Investments	4	154,481,556	157,199,799	160,099,488
c Deferred Tax Assets	5	2,393,470	1,243,612	-
d Other Assets	6	432,000	432,000	-
<b>Total Non Current Assets (I)</b>		<b>157,307,026</b>	<b>158,875,411</b>	<b>160,099,490</b>
<b>II Current Assets</b>				
a Inventories	7	-	-	43,298,800
b Financial Assets				
(i) Trade Receivables	8	38,654,144	42,375,366	-
(ii) Cash and Cash Equivalents	9	36,277	41,523	12,728
(iii) Loans	10	8,200	42,607,753	397,753
c Other Current Assets	11	29,076	-	-
<b>Total Current Assets (II)</b>		<b>38,727,697</b>	<b>85,024,642</b>	<b>43,709,281</b>
<b>Total Assets (I)+(II)</b>		<b>196,034,723</b>	<b>243,900,053</b>	<b>203,808,771</b>
<b>EQUITY AND LIABILITIES</b>				
<b>III Equity</b>				
a Equity Share Capital	12	100,000	100,000	100,000
b Other Equity	13	(28,840,869)	(23,544,276)	(21,971,472)
<b>Total Equity (III)</b>		<b>(28,740,869)</b>	<b>(23,444,276)</b>	<b>(21,871,472)</b>
<b>IV Current Liabilities</b>				
a Financial Liabilities				
(i) Borrowings	14	182,890,671	225,406,152	225,356,154
(ii) Trade Payables	15	79,036	43,567	5,211
(iii) Other Financial Liabilities	16	41,626,600	41,713,475	136,393
b Other Current Liabilities	17	1,250	3,100	4,450
c Provisions	18	178,035	178,035	178,035
<b>Total Current Liabilities (IV)</b>		<b>224,775,592</b>	<b>267,344,329</b>	<b>225,680,243</b>
<b>Total Equity &amp; Liabilities (III)+(IV)</b>		<b>196,034,723</b>	<b>243,900,053</b>	<b>203,808,771</b>

See accompanying notes forming part of financial statements  
As per our attached report of even date

For M. A. Parikh & Co.  
Chartered Accountants  
Firm Registration No. 107556W

*Dnshah*  
Name: Dharti N. Shah  
Partner  
Membership No. :132710



For and on Behalf of Board of Directors

*N.P. Bajaj*  
(N.P. Bajaj)  
Director

*Ishaq Y. Balwa*  
(Ishaq Y. Balwa)  
Director

Place : Mumbai  
Date : 05.06.2017


Place : Mumbai  
Date : 05.06.2017

**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Statement of Profit and Loss for the year ended March 31, 2017**

Particulars		Note No.	For the year ended March 31, 2017	For the year ended March 31, 2016
I	Revenue from operations	19	-	78,200,000
II	Other Income	20	100,000	-
III	<b>Total Income (I)+(II)</b>		<b>100,000</b>	<b>78,200,000</b>
IV	<b>Expenses</b>			
	Changes in Inventories of Stock of Premises	21	-	32,098,800
	Share of Loss in Partnership Firm		2,718,244	2,899,689
	Other Expenses	22	3,828,207	45,667,927
	<b>Total Expenses (IV)</b>		<b>6,546,451</b>	<b>80,666,416</b>
V	<b>(Loss) before tax (III)-(IV)</b>		<b>(6,446,451)</b>	<b>(2,466,416)</b>
VI	<b>Tax expense</b>			
	(a) Current tax	5	-	350,000
	(b) Deferred Tax	5	(1,149,858)	(1,243,612)
			(1,149,858)	(893,612)
VII	<b>(Loss) for the year (V)-(VI)</b>		<b>(5,296,593)</b>	<b>(1,572,804)</b>
VIII	<b>Other Comprehensive Income</b>		-	-
A	(i) Items that will not be reclassified to Profit or Loss		-	-
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-
B	(i) Items that will be reclassified to Profit or Loss		-	-
	(ii) Income tax relating to items that will be reclassified to Profit or Loss		-	-
	<b>Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)</b>		<b>-</b>	<b>-</b>
IX	<b>Total Comprehensive Income for the year (VII)+(VIII)</b>		<b>(5,296,593)</b>	<b>(1,572,804)</b>
X	<b>Earnings per equity share - Basic and Diluted (Rs.)</b>	32	<b>(529.66)</b>	<b>(157.28)</b>
	Weighted average number of equity shares (Face value of Rs. 10/- each)		10,000	10,000

See accompanying notes forming part of financial statements  
As per our attached report of even date


For M. A. Parikh & Co.  
Chartered Accountants  
Firm Registration No. 107556W


  
Name: Dharti N. Shah  
Partner  
Membership No. :132710



Place :Mumbai  
Date : 05.06.2017

For and on Behalf of Board of Directors

  
(N.P. Bajaj)  
Director

  
(Ishaq Y. Balwa)  
Director

Place :Mumbai  
Date : 05.06.2017

**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Statement of Cash Flows for the Year Ended March 31, 2017**

(Amount in Rs.)

Particulars	For the year ended March 31, 2017		For the year ended March 31, 2016	
<b>(A) Cash Flow From Operating Activities:</b>				
(Loss) before tax as per Statement of Profit and Loss		(6,446,451)		(2,466,416)
Add: Share of Loss in a Partnership Firm		2,718,244		2,899,689
Add: Expected credit losses		3,721,222		4,024,634
<b>Operating Income before working capital Changes</b>		<b>(6,985)</b>		<b>4,457,907</b>
<b>Adjustments for changes in Working Capital :</b>				
Pony Estate Pvt. Ltd.	-		43,298,800	
Current Financial Assets - Trade Receivables	(0)		(46,400,000)	
Current Financial Assets - Loans	42,599,553		(42,210,000)	
Other Current Assets	(29,077)		-	
Current Financial Liabilities - Trade Payables	35,469		38,356	
Other Current Liabilities	(88,725)		41,575,732	
<b>Cash Flow from Operating Activities:</b>		<b>42,510,235</b>		<b>760,795</b>
Less: Taxes paid		-		(782,000)
<b>Net Cash Flow from Operating Activities:</b>		<b>42,510,235</b>		<b>(21,205)</b>
<b>(B) Cash Flow From Investing Activities:</b>				
Contribution made in a Partnership firm	-		-	
<b>Net Cash used in Investing Activities</b>		<b>-</b>		<b>-</b>
<b>(C) Cash Flow From Financing Activities:</b>				
Borrowings	(42,515,481)		50,000	
<b>Net Cash Generated from Financing Activities</b>		<b>(42,515,481)</b>		<b>50,000</b>
<b>Net Increase in Cash and Cash Equivalents</b>		<b>(5,246)</b>		<b>28,795</b>
Add: Cash and Cash Equivalents (Opening)		41,523		12,728
<b>Cash and Cash Equivalents (Closing)</b>		<b>36,277</b>		<b>41,523</b>
<b>Cash and Cash Equivalents includes</b>				
Cash on hand		8,514		19,204
Bank balances		27,763		22,319
		<b>36,277</b>		<b>41,523</b>

As per our attached report of even date

For M. A. Parikh & Co.  
Chartered Accountants  
Firm Registration No. 107556W

*Anshah*  
Name: Dharti N. Shah  
Partner  
Membership No. :132710



For and on Behalf of Board of Directors

*N.P. Bajaj*  
(N.P. Bajaj)  
Director

*Ishaq Y. Balwa*  
(Ishaq Y. Balwa)  
Director

Place : Mumbai  
Date : 05.06.2017

Place : Mumbai  
Date : 05.06.2017

**PRIYA CONSTRUCTIONS PRIVATE LIMITED**

**Statement of Changes in Equity for the year ended March 31, 2017**

**A. Equity Share Capital**

Particulars	Amount (Rs.)
Balance as at April 1, 2015	100,000
Changes in equity share capital during the year ended March 31, 2016	-
Balance as at March 31, 2016	100,000
Changes in equity share capital during the year ended March 31, 2017	-
Balance as at March 31, 2017	100,000

**B. Other Equity**

Particulars	(Amount in Rs.) Retained Earnings
Balance as at April 1, 2015	(21,971,472)
(Loss) for the year ended March 31, 2016	(1,572,804)
Other Comprehensive Income for the year	-
Balance as at March 31, 2016	(23,544,276)
(Loss) for the year ended March 31, 2017	(5,296,593)
Other Comprehensive Income for the year	-
Balance as at March 31, 2017	(28,840,869)

As per our attached report of even date

For M. A. Parikh & Co.  
Chartered Accountants  
Firm Registration No. 107556W

*Dharti N. Shah*

Name: Dharti N. Shah  
Partner

Membership No. :132710

Place: Mumbai  
Date:05.06.2017



For and on Behalf of Board of Directors

*N.P. Bajaj*  
(N.P. Bajaj)  
Director

*Ishaq Y. Balwa*  
(Ishaq Y. Balwa)  
Director

Place: Mumbai  
Date:05.06.2017

# Priya Constructions Private Limited

## Notes to the Financial Statements

### 1 Company Background:

Priya Constructions Private Limited (the “Company”) is incorporated and domiciled in India. The Company is subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its principal place of business in Mumbai and its Registered Office is at DB House, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400063.

The Company is a “public company” under the Companies Act, 2013, but continues to use the word “private” as permitted under law.

The Company’s financial statements were authorised for issue in accordance with a resolution of the Board of Directors on June 5, 2017 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

The Company’s financial statements are reported in Indian Rupees, which is also the Company’s functional currency.

### 2 Significant Accounting Policies, Accounting Judgements, Estimates and Assumptions:

#### (A) Significant Accounting Policies:

##### 2.1 Basis of preparation of Ind AS Financial Statements:

The Ind AS financial statements of the Company have been prepared in accordance with the relevant provisions of the Companies Act, 2013, the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 read with the Companies (Indian Accounting Standards) Amendment Rules, 2016, Guidance Notes and other authoritative pronouncements issued by the Institute of Chartered Accountants of India (ICAI).

For all periods up to and including the year ended March 31, 2016, the Company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended). These financial statements for the year ended March 31, 2017 are the first the Company has prepared in accordance with Ind AS. Refer to note 37.6 for information on how the Company adopted Ind AS, including the details of the firsttime adoption exemptions availed by the Company.

The Ind AS financial statements have been prepared on a historical cost basis, except for financial assets and liabilities measured at fair value (refer accounting policy no. 2.6 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

The principal or the most advantageous market must be accessible by the Company.

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



# Priya Constructions Private Limited

## Notes to the Financial Statements

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

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

### 2.2 Current and Non-Current Classification of Assets and Liabilities and Operating Cycle:

An asset is considered 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 considered as 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.

All other liabilities are classified as non-current.

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

The Operating Cycle is the time between the acquisition of assets for business purposes and their realisation into cash and cash equivalents.





# Priya Constructions Private Limited

## Notes to the Financial Statements

### 2.3 Property, Plant and Equipment:

Property, Plant and Equipment are recorded at their cost of acquisition, net of MODVAT/CENVAT, less accumulated depreciation and impairment losses, if any. The cost thereof comprises of its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost for bringing the asset to its working condition for its intended use.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Statement of Profit or Loss when the asset is derecognised.

For transition to Ind AS, the Company has elected to continue with the carrying value of all its Property, Plant and Equipment recognised as on April 1, 2015 measured as per previous GAAP as its deemed cost on the date of transition.

### 2.4 Depreciation:

Depreciation on Property, Plant and Equipment is provided on Straight Line Method in accordance with the provisions of Schedule II to the Companies Act, 2013. The Management believes that the estimated useful lives as per the provisions of Schedule II to the Companies Act, 2013, are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

### 2.5 Inventories:

Inventories comprise of completed Units and are valued at lower of cost and net realizable value. Cost includes the cost of purchase and cost incurred in bringing the inventories to their present location and condition.

### 2.6 Financial Instruments:

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

#### (i) Financial Assets:

##### *Initial Recognition and Measurement:*

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

##### *Subsequent Measurement:*

For purposes of subsequent measurement, financial assets are classified in following categories:

- Financial assets at Amortised Cost.
- Financial assets at Fair Value through Other Comprehensive Income. (FVTOCI)
- Financial assets at Fair Value through Statement of Profit and Loss. (FVTPL)





# Priya Constructions Private Limited

## Notes to the Financial Statements

### *Financial Assets at Amortised Cost:*

A financial asset is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the EIR method. Amortised cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

### *Financial Assets at FVTOCI:*

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

- Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

### *Financial Assets at FVTPL:*

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

All other financial assets are measured at fair value through profit or loss.

### *Derecognition:*

A financial asset (or, where applicable, a part of a financial asset or group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position) when:

- (i) The rights to receive cash flows from the asset have expired, or
- (ii) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:
  - (a) the Company has transferred substantially all the risks and rewards of the asset, or
  - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.



# Priya Constructions Private Limited

## Notes to the Financial Statements

### *Impairment of Financial Assets:*

The Company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss of Financial assets at amortised cost.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the Company does not track changes in credit risk but recognises impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the Company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

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

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

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

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

### (ii) **Financial Liabilities:**

#### *Initial Recognition and Measurement:*

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include loans and borrowings including bank overdrafts, trade and other payables and financial guarantee contracts.

#### *Subsequent Measurement:*

This is dependent upon the classification thereof as under:

#### **Loans and Borrowings:**

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



# Priya Constructions Private Limited

## Notes to the Financial Statements

premium on acquisition and fees or costs that are an integral part of the EIR. EIR amortisation is included as finance costs in the statement of profit and loss.

### *Derecognition:*

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

### (iii) **Offsetting of Financial Instruments:**

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

### (iv) **Investment in partnership firms and limited liability partnership:**

The Company has accounted for its investment in partnership firm and limited liability partnership at cost. The share of profit/loss shall be recognised on intimation.

## 2.7 **Taxes on Income:**

### *Current Income Taxes:*

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised directly in equity is recognised in Other Comprehensive Income / Equity and not in the Statement of Profit and Loss. Management periodically evaluates position taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

### *Deferred Taxes:*

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

Deferred tax liabilities are recognised for all taxable temporary differences, when the deferred tax liability arises from an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

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



# Priya Constructions Private Limited

## Notes to the Financial Statements

each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

### *Minimum Alternate Tax (MAT):*

MAT paid in accordance with the tax laws in India, which give rise to future economic benefits in the form of adjustment of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax after the specified years. Accordingly, MAT is recognised as an asset in the Balance Sheet when the asset can be measured reliably and it is probable that the future economic benefits associated with it will flow to the Company.

## **2.8 Provisions and Contingent Liabilities:**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

When the Company expects some or all of a provision to be reimbursed, the same is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of enterprise or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

## **2.9 Earnings Per Share:**

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).



# Priya Constructions Private Limited

## Notes to the Financial Statements

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

### 2.10 Cash and Cash Equivalents:

Cash and cash equivalents for the purpose of Statement of Cash Flows comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

### 2.11 Statement of Cash Flows:

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### 2.12 Segment Reporting:

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

### (B) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/ materialize.

### 2.13 Judgements:

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effects on the amounts recognised in the financial statements:

- a) Assessment of the status of various legal claims and other disputes where the Company does not expect any material outflow of resources (Refer Note No. 26)
- b) Assessment of the recoverability of various financial assets.

### 2.14 Estimates and Assumptions:

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.



# Priya Constructions Private Limited

## Notes to the Financial Statements

### Deferred Tax Assets

In assessing the realizability of deferred income tax assets, management considers whether some portion or all the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realize the benefits of those deductible differences.

The amount of the deferred income tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

### (C) Recent Accounting Pronouncements:

#### Standards issued but not yet effective:

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows'. These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows'. The amendments are applicable to the Company from April 1, 2017. The effect of these Standards on the Financial Statements is being evaluated by the Company.





(Amount in Rs.)

## 3 Property, Plant and Equipment

Particulars	Gross Block		Accumulated Depreciation		Net Block	
	Balance as at April 1, 2016	Balance as at March 31, 2017	Balance as at April 1, 2016	For the year	Balance as at March 31, 2017	Balance as at March 31, 2016
a Temporary Structure	1	1	1	-	1	-
b Furniture and Fixtures	1	1	1	-	1	-
<b>Total</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>-</b>	<b>2</b>	<b>-</b>
<b>Previous Year</b>	<b>2</b>	<b>2</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>-</b>
<b>As at April 1, 2015</b>	<b>2</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>

**Ind AS 101 Exemption:**

The Company has availed the exemption under Ind AS 101, whereby the carrying value of property, plant and equipment & intangible asset has been carried forwarded at the amount as determined under the previous GAAP. Considering the frequently asked questions (FAQ) issued by the Institute of Chartered Accountants of India on June 30, 2016, regarding application of deemed cost, the Company has disclosed cost as at April 01, 2015 net of accumulated depreciation / amortisation.



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

(Amount in Rs.)

**4 Non-current Financial Assets - Investments**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Investment in a Partnership Firm	154,481,556	157,199,799	160,099,488
<b>Total</b>	<b>154,481,556</b>	<b>157,199,799</b>	<b>160,099,488</b>

Name: Evergreen Industrial Estate Name of the Partners	Capital as at 31.03.2017	Capital as at 31.03.2016	Capital as at 01.04.2015
Priya Construction Private Limited	154,481,556	157,199,799	160,099,488
Pony Estate Pvt. Ltd.	75,738,316	77,110,125	78,542,113
Turf Estate Joint Venture (AOP)	8,454,101	8,495,671	7,392,671

**5 Income Taxes**

**5.1** Income Tax expenses comprises of the following:

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Current Tax	-	350,000
Deferred tax	(1,149,858)	(1,243,612)
<b>Total Income Tax expenses/(income) recognised in the current year</b>	<b>(1,149,858)</b>	<b>(893,612)</b>

**5.2** The reconciliation of estimated income tax expense at applicable income tax rate to income tax expense reported in Statement of Profit and Loss is as follows:

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Loss before income taxes	(6,446,451)	(2,466,416)
Applicable income tax rate	30.90%	30.90%
<b>Expected income tax expense (A)</b>	<b>(1,991,953)</b>	<b>(762,123)</b>
<b>Tax effect of adjustments to reconcile expected income tax benefit to reported income tax expense</b>		
-Expense not allowed for tax purpose	839,999	926,904
-Difference in book and tax depreciation (*)	(141)	(156)
-Unabsorbed business loss and depreciation (*)	2,237	-
-Income offered to tax in prior years	-	-1,408,237
-MAT Credit not accounted (Refer Note No. 29)	-	299,111
-Others	-	50,889
<b>(B)</b>	<b>842,096</b>	<b>-131,489</b>
<b>Total Income Tax expenses recognised in the current year (A+B)</b>	<b>(1,149,858)</b>	<b>(893,612)</b>

(\*) The Company's project namely "Turf Estate" was completed in the year ended March 31, 2010. Accordingly, the Company has not recognised deferred tax on the aforesaid items since pending commencement of any new project(s), no liability is expected towards current tax. The necessary re-assessment shall be made at the end of each financial year for such un-recognized deferred tax.

However, the Company has recognised deferred tax asset/ liability on Ind AS adjustments, since it is probable that the temporary differences arising on such Ind AS adjustments shall be reversed in the foreseeable future.





**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

(Amount in Rs.)

5.3 Deferred tax relates to the following:

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
<b>Deferred Tax Asset:</b>			
Allowances for credit losses	2,393,470	1,243,612	-
<b>Total</b>	<b>2,393,470</b>	<b>1,243,612</b>	<b>-</b>

5.4 Deferred tax income recognised in the Statement of Profit and Loss

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Opening Balance	1,243,612	-
Recognised in the Statement of Profit and Loss		
-Allowances for credit losses	1,149,858	1,243,612
<b>Closing Balance</b>	<b>2,393,470</b>	<b>1,243,612</b>

6 Other Non-Current Assets

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(Unsecured and Considered good)			
Current tax recoverable	432,000	432,000	-
<b>Total</b>	<b>432,000</b>	<b>432,000</b>	<b>-</b>

7 Inventories

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(Valued at lower of cost or net realisable value)			
Closing Stock (Premises)	-	-	43,298,800
<b>Total</b>	<b>-</b>	<b>-</b>	<b>43,298,800</b>

8 Current Financial Assets -Trade Receivables

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(Unsecured and Considered good)			
(a) Outstanding for a period more than six months from the date they were due for payment (Refer Note 8.1 and 8.2)	29,200,000	11,200,000	-
(b) Others (Refer Note 8.1 and 8.2)	17,200,000	35,200,000	-
	46,400,000	46,400,000	-
Less: Allowances for credit losses	(7,745,856)	(4,024,634)	-
<b>Total</b>	<b>38,654,144</b>	<b>42,375,366</b>	<b>-</b>



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

(Amount in Rs.)

- 8.1 Represents amounts receivable against sale of two units forming part of "Turf Estate". The Company had granted "deferred payment schedule" to both the parties but no amount has been received as upto the year end. The management have taken effective steps for recovery and in pursuance thereof have accepted request from one of the party for extension of time for payment. In the opinion of the management these debts are good or recovery but having regard to the expected time of realisation, allowance have been made towards credit losses.
- 8.2 The Company has followed 'simplified approach' for recognition of allowance for credit losses, which is based on historical credit loss adjustment duly adjusted for forward looking estimates. Movement in allowance for credit losses is as under:

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Balance at the beginning of the year	4,024,634	-
Allowances for credit losses recognized during the year (net)	3,721,222	4,024,634
<b>Balance at the end of the year</b>	<b>7,745,856</b>	<b>4,024,634</b>

**9 Cash and Cash Equivalents**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Bank Balances in Current Accounts	27,763	22,319	507
Cash on hand (Refer Note No. 28)	8,514	19,204	12,221
<b>Total</b>	<b>36,277</b>	<b>41,523</b>	<b>12,728</b>

**10 Current Financial Assets- Loans**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(Unsecured and considered good)			
Loan to a Related Party (Refer Note below and Note No. 31)	-	42,210,000	397,753
Other Receivables	8,200	397,753	-
<b>Total</b>	<b>8,200</b>	<b>42,607,753</b>	<b>397,753</b>

**Note:** Interest free, repayable on demand.

**11 Other Current Assets**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(Unsecured and considered good)			
Prepaid Expenses	29,076	-	-
<b>Total</b>	<b>29,076</b>	<b>-</b>	<b>-</b>



**12 Equity Share Capital**

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Number	Amount in Rs.	Number	Amount in Rs.	Number	Amount in Rs.
<b>Authorised</b> Equity Shares of Rs.10/- each	50,000	500,000	50,000	500,000	50,000	500,000
	<b>50,000</b>	<b>500,000</b>	<b>50,000</b>	<b>500,000</b>	<b>50,000</b>	<b>500,000</b>
<b>Issued</b> Equity Shares of Rs.10/- each fully paid-up	10,000	100,000	10,000	100,000	10,000	100,000
	<b>10,000</b>	<b>100,000</b>	<b>10,000</b>	<b>100,000</b>	<b>10,000</b>	<b>100,000</b>
<b>Subscribed &amp; Paid up</b> Equity Shares of Rs.10/- each fully paid-up	10,000	100,000	10,000	100,000	10,000	100,000
	<b>10,000</b>	<b>100,000</b>	<b>10,000</b>	<b>100,000</b>	<b>10,000</b>	<b>100,000</b>

12.1 There is no movement in the number of equity shares during the year ended March 31, 2017 as well as during the year ended March 31, 2016.

**12.2 Rights, preferences and restrictions attached to Equity Shares**

The Company has only one class of equity share having a par value of Rs.100 per share. Each holder of equity share is entitled for one vote per share. Accordingly, all equity shares rank equally with regards to dividends and share in the Company's residual assets. The equity share-holders are entitled to receive dividend as and when declared.

On winding up of the Company, the holder's of equity shares will be entitled to receive the residual assets of the Company after distribution of all preferential amounts in proportion to the number of equity shares held.

12.3 10,000 Equity Shares (Previous Year -10,000) are held by D B Realty Limited, the holding company and its nominee.

**12.4 Details of Equity Shareholders holding more than 5 % of the aggregate shares in the Company:**

Name of Shareholder	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No. of Shares	% of Holding	No. of Shares	% of Holding	No. of Shares	% of Holding
DB Realty Limited and its nominee	10,000	100%	10,000	100%	10,000	100%
<b>Total</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

(Amount in Rs.)

**13 Other Equity**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
<b>Retained Earnings</b>			
Opening balance	(23,544,276)	(21,971,472)	(19,851,715)
Add: (Loss) for the year	(5,296,593)	(1,572,804)	(2,119,757)
<b>Total</b>	<b>(28,840,869)</b>	<b>(23,544,276)</b>	<b>(21,971,472)</b>

**14 Current Financial Liabilities- Borrowings**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
<b>Unsecured</b>			
Loan from Holding Company (Refer Note below and Note No. 31)	182,890,671	225,406,152	225,356,154
<b>Total</b>	<b>182,890,671</b>	<b>225,406,152</b>	<b>225,356,154</b>

Note: Interest free, repayable on demand

**15 Current Financial Liabilities- Trade Payables**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
<b>Trade payables</b>			
Total outstanding dues of Micro enterprises and Small enterprises (Refer Note No. 27)	-	-	-
Total outstanding dues of creditors other than Micro enterprises and Small enterprises	79,036	43,567	5,211
<b>Total</b>	<b>79,036</b>	<b>43,567</b>	<b>5,211</b>

**16 Other Current Financial Liabilities**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Compensation payable to Holding Company (Refer Note No.23, 23.1 and 31)	41,581,080	41,581,080	-
Other payables	45,520	132,395	136,393
<b>Total</b>	<b>41,626,600</b>	<b>41,713,475</b>	<b>136,393</b>

**17 Other Current Liabilities**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Statutory dues	1,250	3,100	4,450
<b>Total</b>	<b>1,250</b>	<b>3,100</b>	<b>4,450</b>



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

(Amount in Rs.)

**18 Current Provisions**

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Provision for Current Tax	178,035	178,035	178,035
<b>Total</b>	<b>178,035</b>	<b>178,035</b>	<b>178,035</b>

**19 Revenue from Operations**

Particular	For the year ended March 31, 2017	For the year ended March 31, 2016
Sale of Premises (Refer Note No.23 and 23.1)	-	78,200,000
<b>Total</b>	<b>-</b>	<b>78,200,000</b>

**20 Other Income**

Particular	For the year ended March 31, 2017	For the year ended March 31, 2016
Liability no longer payable written back	100,000	-
<b>Total</b>	<b>100,000</b>	<b>-</b>

**21 Changes in inventories of Stock of Premises**

Particular	For the year ended March 31, 2017	For the year ended March 31, 2016
Balance as at commencement of the year:		
- Stock of Premises	-	43,298,800
Less: Re-Classified to Trade Receivable	-	11,200,000
	-	32,098,800
<b>Total</b>	<b>-</b>	<b>32,098,800</b>



**22 Other Expenses**

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Compensation on resale of units (Refer Note No.23 and 23.1)	-	41,581,080
Legal and Professional Charges	40,569	7,943
Communication Expenses	243	387
Conveyance and Travelling	2,731	-
Remuneration to Auditors		
- Statutory Audit Fees	12,500	25,000
- Other Services	-	18,000
- Out of Pocket Expenses	1,000	1,000
- Service Tax	1,875	4,495
Allowances for credit losses on Financial Assets	3,721,222	4,024,634
Miscellaneous Expenses	48,067	5,388
<b>Total</b>	<b>3,828,207</b>	<b>45,667,927</b>

- 23 The Company has rights in the land situated at Lower Parcel, Mumbai and has constructed a building known as "Turf Estate" on the said land. For the balance development potential on the said land, the Company has entered into a Memorandum of Understanding [MOU] dated 5th August 2009 with DB Realty Limited [DBR], whereby it has agreed to grant rights for the balance development potential on the said land to DBR for Rs. 1,00,00,000/-, out of which Rs. 25,00,000/- has been paid on execution of MOU and the balance amount is due on execution of development agreement, which is not yet executed.
- 23.1 Further, in terms of the aforesaid MOU, DBR through the Company had the right to approach the unit-holders for re-development of Turf Estate. As the consideration in respect of two units had remained outstanding for long period of time, DBR in the year ended March 31, 2012 entered into an arrangement with the Company for repurchasing the said units with a right to DBR to acquire the same at cost or otherwise to dispose off the same. Consequent to which, on behalf of DBR, the Company had repurchased the said two units in the year ended March 31, 2012. Accordingly, on sale of these units during the year ended March 31, 2016, the Company paid Rs. 4,15,81,080/- to D.B.R as "Compensation on Resale of Units", which has remained unpaid.
- 23.2 Also further, DBR has formed a joint venture, known as Turf Estate (the JV), to develop and construct a real estate project, which involves rehabilitation of the occupants of the units forming part of the building constructed by the Company. A Memorandum of Understanding is entered into by the JV with 46 unit owners wherein the Company is a confirming party. For balance unit owners, the settlement with the JV is pending. The finality as regards rehabilitation of the occupants is not yet reached.
- 24 The Company's project namely "Turf Estate" was completed in the year ended March 31, 2010. Consequent to survey action carried out in the year ended March 31, 2007, to buy peace and avoid protracted litigation, the Company had offered Rs. 4,50,00,000/- as taxable income referable to the said project, being higher than the profits recognised from the said project and hence, there is no income tax implications arising therefrom.
- 25 The Company is a Partner in Evergreen Industrial Estate and the balance in its capital account as of the year-end is Rs. 15,44,81,556/- (Previous Year Rs. 15,71,99,799/-), the source whereof in its hands represent unsecured loan from D B Realty Ltd.



**PRIYA CONSTRUCTIONS PRIVATE LIMITED****Notes forming part of Financial Statements****26 Contingent Liabilities not provided for:**

There are certain on-going litigations, the outcome of which is unascertainable. The Company has decided to provide for the liability on its acceptance and does not expect the same to have any material adverse impact in its financial position.

**27 Details of dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006**

(Amount in Rupees)

Particulars	For the year ended March 31, 2017	For the year ended March 31, 2016
Principal Amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date	-	-
Interest accrued on the due to suppliers under MSMED Act on the above amount	-	-
Payment made to suppliers (Other than interest) beyond the appointed date, during the year	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act	-	-

Note: The above information is compiled by the Company on the basis of the information made available by vendors and the same has been relied upon by the Auditors.

**28 Disclosure of Specified Bank Notes (SBNs)**

MCA vide its notification G.S.R. 308(E) dated March 31, 2017 requires details to be given of SBN held and transacted during the period from November 8, 2016 to December 30, 2016. The details of cash-in-hand as on November 8, 2016 in the form of SBN and other denomination notes and the movement thereof as upto December 30, 2016 is given as under:

Particulars	SBNs *	Other denomination notes/coins	Total
Closing cash in hand as on November 8, 2016	15,000	1,860	16,860
(+) Permitted receipts/ withdrawals	-	15,000	15,000
(-) Permitted payments	-	1,846	1,846
(-) Amount deposited in Banks	15,000	-	15,000
Closing cash in hand as on December 30, 2016	-	15,014	15,014

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

29 In absence of virtual certainty of earning sufficient taxable income in near future years, as a matter of prudence the Company has not recognised MAT credit entitlement of Rs. 299,111/- of an earlier year though available for set-off in accordance with the provisions of the Income Tax Act, 1961.

30 The Company is engaged in the business of providing infrastructural facilities and therefore, by virtue of section 186(11)(a) of the Act, read with sub-section (7) of the said section, it is not mandatory to charge interest. Accordingly, it has not charged interest on the loan granted to Turf Estate JV.

**31 Related Party Disclosure:**

As per Indian Accounting Standard -24 (Ind AS-24) 'Related Party Disclosures', the disclosures of transactions with the related parties as defined in Ind AS-24 are given below:

**A List of Related Parties with whom transactions have taken place and their relationship:****Holding Company**

D B Realty Limited

**Subsidiary of Holding Company, Jointly Controlled Entities by the Company/ Holding Company (Associated Enterprises)**

DB Hi Sky Constructions Private Limited  
Real Gem Buildtech Private Limited  
Evergreen Industrial Estate  
Turf Estate JV



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

**B Transactions with Related Parties and outstanding balance as of year-end:-**

(Amount in Rupees)

Particulars	Holding Company	Associated Enterprises
<b>Loan Taken</b>		
Taken during the year	9,030,412	-
	50,000	-
Repaid during the year	51,545,893	-
	-	-
<b>Loan Given</b>		
Given during the year	-	-
	-	42,600,000
Received back during the year	-	42,210,000
	-	390,000
<b>Compensation on resale of units</b>		
Transaction during the year	-	-
	41,581,080	-
<b>Reimbursement of Statutory Obligations</b>		
Statutory obligation paid on behalf of the Company	-	2,500
	-	2,500
Payment made	-	2,500
	-	2,500
<b>Reimbursement of Expenses incurred by the company on behalf of the party</b>		
Expenses Paid on behalf of Company	-	58,200
	-	-
Payment Received	-	447,753
	-	-
<b>Investment in the capital of Evergreen Industrial Estate (Partnership Firm)</b>		
Contribution during the year	-	-
	-	-
Withdrawal during the year	-	-
	-	-
Share of loss in Partnership Firm	-	2,718,244
	-	2,899,689

As on Year end	As on March 31, 2017	As on March 31, 2016	As on April 1, 2015
<b>Payables</b>			
<b>Loan Taken</b>			
Holding Company - DB Realty Ltd	182,890,671	225,406,152	225,356,154
<b>Compensation Payable to Holding Company</b>			
DB Realty Ltd	41,581,080	41,581,080	-
<b>Receivables</b>			
<b>Investment in the capital of Evergreen Industrial Estate (Partnership Firm)- Subsidiary of Holding Company</b>			
Closing Balance	154,481,556	157,199,799	160,099,488
<b>Loan Given to Associated Enterprise</b>			
Turf Estate JV	-	42,210,000	-
<b>Reimbursement of Expenditure - Associated Enterprise</b>			
Turf Estate JV	8,200	397,753	397,753





**PRIYA CONSTRUCTIONS PRIVATE LIMITED****Notes forming part of Financial Statements****Notes:**

- (i) The aforesaid related parties are as identified by the Company and relied upon by the Auditors.  
(ii) The aforesaid amounts are including Ind AS adjustments, if any.  
(iii) Figures in *Italics* represent previous year's figures.

**32 Earnings Per Equity Share:**

Particulars	Current Year	Previous Year
(Loss) for the year	(5,296,593)	(1,572,804)
Weighted number of shares outstanding during the year	10,000	10,000
Basic & Diluted Earnings per Share	(529.66)	(157.28)
Face Value per Equity Share	10	10

**33 Segment Reporting:**

The Company is in the business of real estate development which is the only reportable operating segment. Hence, separate disclosure requirements of Ind AS-108 Segment Reporting are not applicable.

**34 Financial Instruments**

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset and financial liability are disclosed in note 2.6 of the Ind AS financial statements.

**34.1 Financial assets and liabilities:**

The carrying value of financial instruments by categories as of March 31, 2017 is as follows

Particulars	Amortised Cost	Carrying amount As at March 31, 2017
<b>Financial assets:</b>		
(i) Investments (Refer note 4)	154,481,556	154,481,556
(ii) Trade Receivables (Refer note 8)	38,654,144	38,654,144
(iii) Cash and Cash Equivalents (Refer note 9)	36,277	36,277
(iv) Loans (Refer note 10)	8,200	8,200
<b>Total</b>	<b>38,698,621</b>	<b>38,698,621</b>
<b>Financial liabilities:</b>		
Borrowings (Refer Note No. 14)	182,890,671	182,890,671
Trade Payables (Refer Note No. 15)	79,036	79,036
Other Financial Liabilities (Refer Note No. 16)	41,626,600	41,626,600
<b>Total</b>	<b>224,596,307</b>	<b>224,596,307</b>

The carrying value of financial instruments by categories as of March 31, 2016 is as follows

Particulars	Amortised Cost	Carrying amount As at March 31, 2016
<b>Financial assets:</b>		
(i) Investments (Refer note 4)	157,199,799	157,199,799
(ii) Trade Receivables (Refer note 8)	42,375,366	42,375,366
(iii) Cash and Cash Equivalents (Refer note 9)	41,523	41,523
(iv) Loans (Refer note 10)	42,607,753	42,607,753
<b>Total</b>	<b>85,024,642</b>	<b>85,024,642</b>
<b>Financial liabilities:</b>		
Borrowings (Refer Note No. 14)	225,406,152	225,406,152
Trade Payables (Refer Note No. 15)	43,567	43,567
Other Financial Liabilities (Refer Note No. 16)	41,713,475	41,713,475
<b>Total</b>	<b>267,163,194</b>	<b>267,163,194</b>



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

The carrying value of financial instruments by categories as at April 01, 2015 is as follows

Particulars	Amortised Cost	Carrying amount As at April 1, 2015
<b>Financial assets at cost:</b>		
(i) Investments (Refer note 4)	160,099,488	160,099,488
(ii) Trade Receivables (Refer note 8)	-	-
(iii) Cash and Cash Equivalents (Refer note 9)	12,728	12,728
(iv) Loans (Refer note 10)	397,753	397,753
<b>Total</b>	<b>410,481</b>	<b>410,481</b>
<b>Financial liabilities:</b>		
Borrowings (Refer Note No. 14)	225,356,154	225,356,154
Trade Payables (Refer Note No. 15)	5,211	5,211
Other Financial Liabilities (Refer Note No. 16)	136,393	136,393
<b>Total</b>	<b>225,497,758</b>	<b>225,497,758</b>

**35 Financial Risk Management:**

The Board of Directors reviews the risk management policy from time to time and the said policy aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on clear understanding of variety of risk that the organisation faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises two types of risk: credit and default risk and liquidity risk.

**(A) Credit risk and Default risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).

**Trade Receivables**

Considering the inherent nature of business of the Company, Customer credit risk is minimal. The Company generally does not part away with its assets unless trade receivables are fully realised.

**(B) Liquidity Risk:**

The Company is adequately supported by the holding company to provide financial stability in case of any liquidity gap.

**36 Capital Management:**

For the purpose of the Company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the Company's Capital Management is to maximise shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**

**Notes forming part of Financial Statements**

**37 First-time Ind AS adoption reconciliations**

**37.1 Effect of Ind AS Adoption on Balance Sheet as at March 31, 2016 and April 1, 2015**

(Amount in Rs.)

Particulars	Notes to Reconciliation	As at March 31, 2016			As at April 1, 2015		
		Indian GAAP	Effect of transition to Ind AS	As per Ind AS Balance Sheet	Indian GAAP	Effect of transition to Ind AS	As per Ind AS Balance Sheet
<b>I ASSETS</b>							
<b>Non Current Assets</b>							
a Property, Plant and Equipment		-	-	-	2	-	2
b Pony Estate Pvt. Ltd.							
(i) Investment	A	157,117,848	81,951	157,199,799	160,006,028	93,460	160,099,488
c Deferred Tax Assets	C	-	1,243,612	1,243,612	-	-	-
d Other Non Current Assets		432,000	-	432,000	-	-	-
<b>Total Non Current Assets (I)</b>		<b>157,549,848</b>	<b>1,325,563</b>	<b>158,875,411</b>	<b>160,006,030</b>	<b>93,460</b>	<b>160,099,490</b>
<b>II Current Assets</b>							
a Inventories		-	-	-	43,298,800	-	43,298,800
b Financial Assets							
(i) Trade Receivables	B	46,400,000	(4,024,634)	42,375,366	-	-	-
(ii) Cash and cash equivalents		41,523	-	41,523	12,728	-	12,728
(iii) Loans		42,607,753	-	42,607,753	397,753	-	397,753
c Other Current Assets		-	-	-	-	-	-
<b>Total Current Assets (II)</b>		<b>89,049,276</b>	<b>(4,024,634)</b>	<b>85,024,642</b>	<b>43,709,281</b>	<b>-</b>	<b>43,709,281</b>
<b>Total Assets (I)+(II)</b>		<b>246,599,124</b>	<b>(2,699,071)</b>	<b>243,900,053</b>	<b>203,715,311</b>	<b>93,460</b>	<b>203,808,771</b>
<b>EQUITY AND LIABILITIES</b>							
<b>III Equity</b>							
a Equity Share Capital		100,000	-	100,000	100,000	-	100,000
b Other Equity	A, B & C	(20,845,205)	(2,699,071)	(23,544,276)	(22,064,932)	93,460	(21,971,472)
<b>Total Capital(III)</b>		<b>(20,745,205)</b>	<b>(2,699,071)</b>	<b>(23,444,276)</b>	<b>(21,964,932)</b>	<b>93,460</b>	<b>(21,871,472)</b>
<b>IV Current Liabilities</b>							
a Financial Liabilities							
(i) Borrowings		225,406,152	-	225,406,152	225,356,154	-	225,356,154
(ii) Trade Payables		43,567	-	43,567	5,211	-	5,211
(iii) Other Financial Liabilities		41,713,475	-	41,713,475	136,393	-	136,393
b Other Current Liabilities		3,100	-	3,100	4,450	-	4,450
c Provisions		178,035	-	178,035	178,035	-	178,035
<b>Total Current Liabilities (IV)</b>		<b>267,344,329</b>	<b>-</b>	<b>267,344,329</b>	<b>225,680,243</b>	<b>-</b>	<b>225,680,243</b>
<b>Total Equity &amp; Liabilities (III)+(IV)</b>		<b>246,599,124</b>	<b>(2,699,071)</b>	<b>243,900,053</b>	<b>203,715,311</b>	<b>93,460</b>	<b>203,808,771</b>

**37.2 Reconciliation of total equity as at March 31, 2016 and April 1, 2015**

Particulars	Notes to Reconciliation	As at March 31, 2016	As at April 1, 2015
Total Equity (Shareholders' Funds) under previous GAAP		(20,745,205)	(21,964,932)
Allowances for Credit losses	B	(4,024,634)	-
Recognition of deferred taxes using the balance sheet approach under Ind AS	C	1,243,612	-
Fair value of Security Deposit received by partnership firm (Investment)	A	81,951	93,460
Total adjustment to equity		(2,699,071)	93,460
<b>Total equity under Ind AS</b>		<b>(23,444,276)</b>	<b>(21,871,472)</b>



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**  
**Notes forming part of Financial Statements**

**37.3 Effect of Ind AS adoption on the Statement of Profit and Loss for the year ended March 31, 2016**

(Amount in Rs.)

Particulars	Notes to Reconciliation	For the year ended March 31, 2016		
		Indian GAAP	Effect of transition to Ind AS	As per Ind AS
I Revenue from operations		78,200,000	-	78,200,000
II Other income		-	-	-
III Total Income (I)+(II)		78,200,000	-	78,200,000
IV Expenses				
Changes in Inventories of Stock of Premises		32,098,800	-	32,098,800
Share of Loss in Partnership Firm	A	2,888,180	11,509	2,899,689
Other expenses	B	41,643,293	4,024,634	45,667,927
Total expenses (IV)		76,630,273	4,036,143	80,666,416
V Profit/(Loss) before tax (III)-(IV)		1,569,727	(4,036,143)	(2,466,416)
VI Tax expense				
a) Current tax		350,000	-	350,000
b) Deferred tax	C	-	(1,243,612)	(1,243,612)
VII Profit for the year (V)-(VI)		1,219,727	(2,792,531)	(1,572,804)
VIII Other Comprehensive Income				
(i) Items that will not be reclassified to Profit or Loss		-	-	-
(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-	-
(i) Items that will be reclassified to Profit or Loss		-	-	-
(ii) Income tax relating to items that will be reclassified to Profit or Loss		-	-	-
Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)		-	-	-
IX Total Comprehensive Income for the year (VII)+(VIII)		1,219,727	(2,792,531)	(1,572,804)

**37.4 Reconciliation of total comprehensive income for the year ended March 31, 2016**

(Amount in Rs.)

Particulars	Notes to Reconciliation	For the year ended March 31, 2016
Profit as per previous GAAP		1,219,727
Interest expense for financial assets / liabilities measured at amortised cost by partnership firm (Investment)	A	(11,509)
Allowance for Credit Losses	B	(4,024,634)
Tax expense (Deferred Tax)	C	1,243,612
Total effect of transition to Ind AS		(2,792,531)
Profit as per Ind AS		(1,572,804)
Other Comprehensive Income for the year (net of tax)		-
Total Comprehensive Income as per Ind AS		(1,572,804)

**37.5 Reconciliation of Statement of Cash Flow**

There are no material adjustments to the Statement of Cash Flows as reported under Indian GAAP.

**37.6 Disclosures as required by Indian Accounting Standard (Ind-AS) 101 First Time Accounting Standard:**

The Company has adopted Ind AS with effect from April 1, 2016 with comparatives being restated. Accordingly the impact of transition has been provided in the Opening Retained Earnings as at April 1, 2015 and all the periods presented have been restated accordingly.

**(i) Exemptions availed on first time adoption of Ind AS 101:**

On first time adoption of Ind AS, Ind AS 101 allows certain exemptions from the retrospective application of certain requirements under Ind AS. Accordingly, the Company has opted to continue with the carrying values measured under the previous GAAP and use that carrying value as the deemed cost for property, plant and equipments on the date of transition.



**PRIYA CONSTRUCTIONS PRIVATE LIMITED**

**Notes forming part of Financial Statements**

**(ii) Exceptions**

The following mandatory exceptions have been applied in accordance with Ind AS 101 in preparing the financial statements:

**a. Estimates:**

The estimates as at April 1, 2015 and March 31, 2016 are consistent with those made for the same dates in accordance with previous GAAP apart from Impairment of financial assets based on the expected credit loss model, where the application of previous GAAP did not require estimation.

The estimates used by the Company to present the amounts in accordance with the Ind AS reflect conditions that existed at the date on transition to Ind AS.

**b. Derecognition of financial assets:**

The Company has elected to apply the derecognition requirements for financial assets and financial liabilities in Ind AS 109 prospectively for transactions occurring on or after the date of transition to Ind AS.

**c. Classification and movement of financial assets and liabilities:**

The Company has classified the financial assets and liabilities in accordance with Ind AS 109 on the basis of facts and circumstances that existed at the date on transition to Ind AS.

**37.7 Notes to the reconciliation of equity as at April 1, 2015 and March 31, 2016 and total comprehensive income for the year ended March 31, 2016**

**A Fair Value of Financial Assets and Liabilities**

Under previous GAAP, financial assets and financial liabilities were carried at book value. Under Ind-AS 109, all financial assets and financial liabilities are required to be initially carried at fair value. The fair value changes are taken to the profit and loss account in respect of financial assets and financial liabilities carried at amortised cost.

**B ECL of Financial Assets**

Under Indian GAAP, provision for impairment of financial assets was made based on the incurred loss model. Ind-AS 109, requires provision for impairment of financial assets to be made as per the expected credit loss model based on historical default rates for trade receivables.

**C Deferred Tax**

Under Indian GAAP, deferred tax was recognized based on the profit and loss method. Under Ind-AS 12, deferred tax is recognized based on the balance sheet method for all differences between the accounting and tax base. Consequentially, deferred tax have been recognised for the adjustments made on transition to Ind AS, wherever applicable.

Signature to Notes 1 - 37

In terms of our report of even date attached

For M. A. Parikh & Co.  
Chartered Accountants  
Firm Registration No. 107556W

*Dharti N. Shah*

Name: Dharti N. Shah  
Partner  
Membership No. : 132710

Place :Mumbai  
Date:05.06.2017



For and on Behalf of Board of Directors

*N.P. Bajaj*

(N.P. Bajaj)  
Director

Place :Mumbai  
Date:05.06.2017

*Ishaq Y. Balwa*

(Ishaq Y. Balwa)  
Director