NILA SPACES LIMITED

Annual Report 2017 - 18

INDEX

Directors' Report

Dear Members,

The Directors of your Company are pleased to present the Annual Report for the year 2017-18 to the Members with the Audited Financial Statements for the Financial Year ended on 31 March, 2018.

STATE OF AFFAIRS OF THE COMPANY:

Financial Results:

The performance of the Company for the Financial Year 2017-18 is as under:

(₹ in lakhs, except per equity share data)

Particulars	Standalone for the year ended		Consolidated for the year ended	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017
Revenue from Operations	1977.80	2855.61	1977.80	2855.61
Add: Other Income	902.06	1046.25	902.06	1046.25
Total Income	**2879.86**	**3901.86**	**2879.86**	**3901.86**
Less: Revenue Expenditure	1939.61	1809.76	1939.61	1809.76
Finance cost	638.19	885.43	638.19	885.43
Profit Before Tax	**302.06**	**1206.67**	**302.06**	**1206.67**
Less: Current Tax	85.17	417.57	85.17	417.57
Net Profit After Tax	**216.89**	**789.11**	**216.89**	**789.11**
Share of Profit/(Loss) of associate	**-**	**-**	**(76.83)**	**(60.11)**
Net Profit	**216.89**	**789.11**	**140.06**	**729.00**
Add: Balance Brought Forward from previous Financial Year	(11.02)	(11.10)	(61.03)	(61.11)
Add: Changes on account of Scheme of arrangement (transfer to capital reserve)	-	(789.02)	-	(728.92)
Profit available for appropriation	**205.87**	**(11.02)**	**79.03**	**(61.03)**
Surplus carried to Balance Sheet	205.87	(11.02)	79.03	(61.03)
Add: Security Premium	5.80	5.80	5.80	5.80
Add: General Reserve	7.90	-	7.90	-
Add: Capital Reserve	7607.65	14454.64	7547.55	14394.52
Reserves	**7827.22**	**14449.41**	**7640.28**	**14339.29**
Share Capital	**3938.89**	**79.90**	**3938.89**	**7.9**
Earnings per share (EPS) before exceptional item(1)(2)				
Basic*	0.06	998.87	0.04	922.78
Diluted*	0.06	998.87	0.04	922.78
EPS after exceptional item(1)(2)				
Basic*	0.06	998.87	0.04	922.78
Diluted*	0.06	998.87	0.04	922.78

Notes:

(1) The above figures are extracted from the standalone and consolidated financial statements as per Indian Accounting Standard.

(2) Equity shares are at par value of ₹ 1 per share.

(3) EPS has been calculated considering the shares of 79000 of ₹ 10 /- each, which otherwise would be ₹ 0.20 considering pending allotment of 393889200 equity shares of ₹ 1/- each pursant to the scheme of de-merger and cancellation of existing 79000 equity shares of ₹ 10/- each.

(4) During the year a scheme of arrangement of demerger of Real Estate Undertaking of Nila Infrastructures Ltd. was presented to and sanctioned by the Hon'ble NCLT – Ahmedabad bench with appointed date of April 01, 2017 and therefore the financial statements have been prepared accordingly.

REVIEW OF OPERATIONS:

Your Company's primary area of operations includes development of buildings for sale. Presently your Company focuses on the state of Gujarat for business. Your Company proposes to develop residential projects mainly of affordable nature on various land in the years to come.

REPORT ON PERFORMANCE OF SUBSIDIARY COMPANIES PURSUANT TO RULE 8 (1) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

Various subsidiaries, associates and joint ventures of M/s Nila Infrastructures Ltd. forming part of the real estate undertaking have been transferred to and vested into your Company pursuant to the scheme of demerger. As per Section 129 (3) of the Companies Act, 2013, your Directors have therefore pleasure in attaching the consolidated financial statements prepared in accordance with the applicable accounting standards with this report.

In accordance with Section 136 of the Companies Act, 2013, the audited financial statements, including the consolidated financial statements are available at the Company's website at www.nilaspaces.com. The audited financial statements of each of the subsidiary, associate and joint venture are available for inspection at the Company's registered office at Ahmedabad, India and also at registered offices of the respective companies. Copies of the annual accounts of the subsidiary, associate and joint venture will also be made available to the investors of Nila Spaces Limited upon request.

In terms of proviso to Section 129(3) and Rule 8(1) of the Companies (Accounts) Rules, 2014, statement containing the salient features; of the subsidiaries, associates and joint ventures which have been transferred to and vested into your Company after the scheme of arrangement; in the prescribed Form AOC 1 is annexed to this report as **"Annexure B".**

DIVIDEND:

Considering the initial year of operation after the scheme of demerger; and future fund requirement for various project expansions and to preserve the resources for growth; it has been decided by the Board of Directors of your Company not to recommend any dividend for the year under review.

PUBLIC DEPOSITS:

During the year under review your Company has not accepted any deposits from the public within the meaning of Section 73 and 76 of the provisions of the Companies Act, 2013.

INSURANCE:

All the existing properties of the Company are adequately insured.

DIRECTORATE:

During the year under review Mr. Umesh Ved, Mr. Hitesh Patel, Mr. Hitesh Sampat and Mr. Tejas Ved have resigned from the office of Directorship. Your Company took on record their immense efforts and contribution to the growth. During the year your Company has appointed Mr. Deep S. Vadodaria (DIN: 01284293) Mr. Prashant H. Sarkhedi (DIN: 00417386) Mr. Jasvinder S. Rana (DIN: 01749361), as the Directors of the Company. Except as stated herein there is no other change in the Directors of the Company.

Pursuant to Section 152 of the Companies Act, 2013, Mr. Prashant H. Sarkhedi, (DIN:00417386) Director of the Company retires by rotation at the ensuing Annual General Meeting of the Company and being eligible offers himself for reappointment.

Necessary resolutions for the reappointment of the aforesaid Directors have been included in the Notice convening the ensuing Annual General Meeting and details of the proposal for reappointment is mentioned in the explanatory statement of the Notice.

All the Directors have confirmed that they are not disqualified from being appointed as Directors in terms of Section 164 of the Companies Act, 2013. The Company has also received declarations from all the Independent Directors of the Company confirming that they meet with the criteria of independence as prescribed under sub-section (6) of Section 149 of the Companies Act, 2013 and Regulation 25 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the same has been noted by the Board.

BOARD EVALUATION:

Pursuant to the provisions of the Companies Act, 2013, an annual performance evaluation of the members of the Board of its own individually and working of the various committees of the Board has been carried out in accordance with the Nomination and Remuneration Policy of the Company.

BOARD MEETINGS:

During the year under review 10 (Ten) Board Meetings were held and the intervening gap between the meetings was within the period prescribed under the Companies Act, 2013.

Your Company do not fall under the class of companies as per Section 177 of the Companies Act, 2013 and therefore provisions relating to constitute and meetings of Audit Committee was not applicable.

DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to the provisions of Section 134 (3) (c) of the Companies Act, 2013, with respect to Director's Responsibility Statement, it is hereby confirmed that:

a) In the preparation of annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;

b) The Directors have selected such accounting policies and applied them consistently and made judgment 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 profit and loss of the company for that period.

c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company for preventing and detecting fraud and other irregularities.

d) The Directors have prepared the annual accounts on a going concern basis.

e) Proper internal financial controls are in place and that the financial controls are adequate and were operating effectively; and

f) The Directors have devised proper systems to ensure compliances with the provisions of all applicable laws and that such systems are adequate and operating effectively.

ALTERATION OF MEMORANDUM AND ARTICLE OF ASSOCIATION:

During the year under review your Company has changed the Main Object Clause by adopting new clauses to enable the Company to undertake and carry out business of development of buildings for sale and other real estate activities. No change has been made in the clauses of Articles of Association of your Company.

ALTERATION OF NAME AND REGISTERED OFFICE:

During the year under review; name of your Company has been changed to Parmananday Superstructure Ltd. and thereafter Nila Spaces Ltd. The place of registered office has been changed to First Floor, Sambhaav House, Opp Chief Justice's Bungalow, Bodakdev, Ahmedabad – 380015.

SHARE CAPITAL:

During the year under review there is no change in the share capital of the Company except as under.

1. During the year your Company has made registration of transfer of entire shareholding 79000 equity shares of Rs. 10/- (Ten) each in the name on M/s Nila Infrastructures Ltd.
2. Pursuant to the scheme of demerger; 79000 equity shares of Rs. 10/- (Ten) each of the Company; have been sub divided into 790000 equity share of Re. 1/- (One).

CORPORATE GOVERNANCE AND MANAGEMENT DISCUSSION & ANALYSIS REPORT:

During the year your Company being an unlisted Company, the provisions of code of Corporate Governance as enumerated in Schedule V of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 and requirement of the management discussion & analysis and corporate governance report is not applicable.

STATUTORY AUDITORS AND AUDITORS' REPORT:

With respect to the audit report for the financial year 2017-18; there is no qualification, reservation or any adverse remark or disclaimer in the audit report of M/s J S Shah & Co.

AUDIT COMMITTEE:

During the year under review your Company did not fall within the class of the Companies as prescribed under Section 177 of the

Companies Act, 2013 and therefore constitution of audit committee was not applicable to your Company.

STATUTORY DISCLOSURES REQUIRED UNDER RULE 8(3) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

There is no foreign exchange earnings and outgo during the year under review. Conservation of energy has always been of immense importance to your Company and all the equipments consuming energy have been placed under continuous and strict monitoring. In view of the nature of the operations, no report on the other matters is required to be made under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014.

DISCLOSURES UNDER RULE 8(5) OF COMPANIES (ACCOUNTS) RULES, 2014:

During the year a scheme of arrangement of demerger of Real Estate Undertaking of Nila Infrastructures Ltd. into your Company was presented to and sanctioned by the Hon'ble NCLT – Ahmedabad bench with appointed date of April 01, 2017 and accordingly the subsidiaries, associates and joint ventures forming part of the real estate undertaking of Nila Infrastructures Ltd. have been transferred to and vested into your company. In terms of the scheme equity investment or capital contribution as the case may be in M/s Mega City Cinemall Pvt. Ltd; M/s Nila Projects LLP; M/s Nilsan Realty LLP; and M/s Fungdi Land Developers LLP have been transferred to and vested into your company. In terms of the scheme of demerger the shareholding held by Nila Infrastructures Ltd. in your Company have been cancelled and therefore your Company ceases to be wholly owned subsidiary of Nila Infrastructures Ltd.

Information of subsidiaries, associates and joint ventures after the scheme of arrangement; is given in **"Annexure B"** to this report.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENT MADE BY THE COMPANY DURING THE YEAR:

As regards investments in securities and loan given to other persons covered under Section 186 of the Companies Act, 2013 are given in the Note forming part to the financial statements.

RELATED PARTY TRANSACTIONS:

All related party transactions that were entered into by the Company during the financial year were in the ordinary course of business and were at arm's length basis. There are no material significant related party transaction made by the Company with its directors, promoters, key managerial personnel or their relative. Accordingly the disclosure of related party transactions as required under Section 134(3) (h) of the Companies Act, 2013 in Form AOC-2 is not applicable.

INTERNAL FINANCIAL CONTROL:

The Board of Directors has in terms of the requirements of Section 134(5)(e) of the Companies Act, 2013 laid down the internal financial controls. The Company has in place a well defined organizational structure and adequate internal controls for efficient operations which is cognizant of applicable laws and regulations, particularly those related to protection of properties, resources and assets, and the accurate reporting of financial transactions in the financial statements. The company continuously upgrades these systems.

CORPORATE SOCIAL RESPONSIBILITY (CSR):

During the year under review your Company does not fall within the class of Companies as prescribed under section 135 of the Companies Act, 2013 and therefore the provisions relating to the Corporate Social Responsibility were not applicable.

NOMINATION AND REMUNERATION COMMITTEE:

During the year under review your Company does not fall within the class of companies as prescribed under section 178 of the Companies Act, 2013 and therefore the provisions of constitution of Nomination and Remuneration Committee were not applicable to your Company.

MATERIAL CHANGES:

No material change have taken place after March 31, 2018; except as stated herein under.

1. The Hon'ble NCLT Ahmedabad bench has vide its order dated May 09, 2018 approved the scheme of demerger of real estate undertaking of Nila Infrastructures Ltd. into Nila Spaces Ltd. The scheme became effective upon filing of the order with the office of the Registrar of Companies on May 17, 2018. Consequently the financial statements of your company have been prepared in accordance with the applicable accounting standards and laws considering appointed date of April 01, 2017.
2. The authorized share capital of the Company have been increased to Rs. 4,50,00,000/- (Rupees Forty Five Crore Only) comprising of 450000000 equity shares of Re. 1/- each.

EMPLOYEES:

During the year under review, no employee of the Company was in receipt of remuneration in excess of the limits prescribed under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

DISCLOSURES IN TERMS OF RULE 5 OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014:

During the year under review no remuneration have been paid to any Director and key managerial personnel and therefore the information as required under Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is not applicable.

EXTRACT OF THE ANNUAL RETURN:

The extract of annual return in the prescribed form MGT-9 for the Financial Year March 31, 2017 is attached with the Directors' Report as "Annexure A".

APPRECIATIONS AND ACKNOWLEDGMENTS:

Your Directors place on record their deep appreciation to employees at all levels for their hard work, dedication and commitment. The enthusiasm and unstinting efforts of the employees have enabled the Company to become a meaningful player in the infrastructure industry. Your Directors would also like to places on record its appreciation for the support and cooperation your Company has been receiving from its Stakeholders, Corporations, Government Authorities, Joint Venture partners and others associated with the Company. The Directors also take this opportunity to thank all Investors, Clients, Vendors, Banks, Financial Institutions, Government and Regulatory Authorities and Stock Exchanges, for their continued support. Your Directors also wish to record their appreciation for the continued co-operation and support received from the Consultants and Advisors. Your Company looks upon them as partners in its progress and has shared with them the rewards of growth. It will be the Company's endeavour to build and nurture strong links with the business based on mutuality of benefits, respect for and cooperation with each other, consistent with consumer interests.

For and on behalf of the
Board of Directors

Deep S. Vadodaria
Director
DIN: 01284293

Date: 30 May 2018
Place: Ahmedabad

ANNEXURE A

FORM NO MGT 9: EXTRACT OF ANNUAL RETURN (As on financial year ended on March 31, 2018)

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

I REGISTRATION & OTHER DETAILS:

Particulars	Details
CIN	U45100GJ2000PLC083204
Registration Date	30 May, 2000
Name of the Company	Nila Spaces Limited
Category/Sub-category of the Company	Public Limited Unlisted Company
Address of the Registered office & contact details	First Floor, Sambhaav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad – 380015 Tel. +91 79 4003 6817/18 Fax: +91 79 3012 6371; Email: secretarial@nilaspaces.com Website: www.nilaspaces.com
Whether listed company	No
Name, Address & Contact M/s MCS Share Transfer Agent Ltd. details of the Registrar & Transfer Agent, if any.	201, Second Floor, Shatdal Complex, Opp: Bata Show Room Ashram Road, Ahmedabad-380009 Tel no. (079) 26582878; Fax no. (079) 26581296 Email: mcsstaahmd@gmail.com.

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)

SN	Name and Description of main products / services	NIC Code of the Product/service	% to total turnover of the company
1	Development of Buildings for Sale	4100	100%

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

SN	Name and Address of the Company	CIN/ GLN	Holding/ Subsidiary/ Associate Company	% of shares held	Applicable Section
1	Mega City Cinemall Pvt. Ltd Address: City Pulse Building, Near Samrat Hotel, Vishala Sarkhej Road, Ahmedabad 382210	U92412GJ2006PTC048195	Associate Company	42.50%	Section 2(6) of the Companies Act, 2013

Note: Statement containing silent features of the Financial Statement of the Subsidiary Companies, Associate companies and Joint Ventures in the prescribed Form AOC 1 is annexed to this report as **"Annexure B".**

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

A) Category-wise Share Holding

SN	Category	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A.	**Promoters Shareholding**									
(1)	Indian									
a)	Individual/ HUF	0.00	23590	23590	29.86	00	00	00	00	00
b)	Central Govt	0.00	0.00	0.00	0.00	00	00	00	00	00
c)	State Govt(s)	0.00	0.00	0.00	0.00	00	00	00	00	00

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

A) Category-wise Share Holding

SN	Category	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	during the year
d)	Bodies Corp.	0.00	0.00	0.00	0.00	00	79000	79000	100	100
e)	Banks / FI	0.00	0.00	0.00	0.00					
f)	Any other	0.00	0.00	0.00	0.00					
	Sub – Total (A.1)	**00**	**23590**	**23590**	**29.86**	**00**	**79000**	**79000**	**100**	**100**
(1)	**Foreign**									
a)	Individual (NRI/Foreign Individuals)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
b)	Government	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
c)	Institutions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d)	Foreign Portfolio Investor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e)	Any other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sub-Total (A.2)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Total (A) = (A.1) + (A.2)	**00**	**23590**	**23590**	**29.86**	**00**	**79000**	**79000**	**100**	
B.	**Public Shareholding**									
1.	Institutions									
a)	Mutual Funds	00	00	00	00	00	00	00	00	00
b)	Banks / FI	00	00	00	00	00	00	00	00	00
c)	Central Govt	00	00	00	00	00	00	00	00	00
d)	State Govt(s)	00	00	00	00	00	00	00	00	00
e)	Venture Capital Funds	00	00	00	00	00	00	00	00	00
f)	Insurance Companies	00	00	00	00	00	00	00	00	00
g)	Foreign Portfolio Investor	00	00	00	00	00	00	00	00	00
h)	Foreign Venture Capital Funds	00	00	00	00	00	00	00	00	00
i)	Others (specify)	00	00	00	00	00	00	00	00	00
	Sub-total (B.1):-	**00**	**00**	**00**	**00**	**00**	**00**	**00**	**00**	**00**
2.	**Non-Institutions**									
a)	Bodies Corp.		51950	51950	65.76	00	00	00	00	00
i)	Indian	00	00	00	00	00	00	00	00	00
ii)	Overseas	00	00	00	00	00	00	00	00	00
b)	Individuals	00	00	00	00	00	00	00	00	00
i)	Individual shareholders holding nominal share capital uptoRs. 1 lakh	00	3460	3460	4.38	00	00	00	00	00
ii)	Individual shareholders holding nominal share capital in excess of Rs 1 lakh	00	00	00	00	00	00	00	00	00

SN	Category	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
		Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
c)	Others Hindu Undivided Families	00	00	00	00	00	00	00	00	00
d)	Non Resident Indians	00	00	00	00	00	00	00	00	00
e)	Overseas Corporate Bodies	00	00	00	00	00	00	00	00	00
f)	Foreign Nationals	00	00	00	00	00	00	00	00	00
g)	Clearing Members	00	00	00	00	00	00	00	00	00
h)	Trusts	00	00	00	00	00	00	00	00	00
i)	Foreign Bodies-D R	00	00	00	00	00	00	00	00	00
j)	IEPF	00	00	00	00	00	00	00	00	00
	Sub-total (B.2)	**00**	**00**	**00**	**00**	**00**	**00**	**00**	**00**	**00**
	Total Public Shareholding (B)=(B)(1)+(B)(2)	**00**	**55410**	**55410**	**70.14**	**00**	**00**	**00**	**00**	**00**
C.	**Shares held by Custodian for GDRs & ADRs**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Grand Total (A+B+C)	**00**	**79000**	**79000**	**100**	**00**	**79000**	**79000**	**100**	**00**

B) 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	Parul U. Ved	1760	2.23	00	00	00	00	100
2	Harjivan N. Ved	18910	23.94	00	00	00	00	100
3	Vasumati H. Ved	1910	2.42	00	00	00	00	100
4	Umesh H. Ved	1010	1.28	00	00	00	00	100
5	Nila Infrastructures Ltd	00	00	00	79000	100	00	100

C) Change in Promoters' Shareholding:

SN	Shareholding for each Promoter and person belonging to Promoter Group	Shareholding at the beginning of the year		Cumulative Shareholding at the end of the year	
		No. of Shares	% of total Shares of the Company	No. of Shares	% of total Shares of the Company
1	Parul U. Ved	1760	2.23	1760	2.23
2	Harjivan N. Ved	18910	23.94	18910	23.94
3	Vasumati H. Ved	1910	2.42	1910	2.42
4	Umesh H. Ved	1010	1.28	1010	1.28
5	Nila Infrastructures Limited	00	00	79000	100

D) Shareholding Pattern of top ten Shareholders:

SN	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Date	Increase/ D Share-holding	Cumulative shareholding during the year		Shareholding at the end of the year	
		No. of shares	% of total shares of the company			No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Tejas M Ved	1760	2.23	04/09/2017	Decrease	0	0	0	0
2	Nirav M Ved	1680	2.13	04/09/2017	Decrease	0	0	0	0
3	Prathana Farming Pvt Ltd	22450	28.42	09/10/2017	Decrease	0	0	0	0
4	Parul U. Ved	1760	2.23	13/10/2017	Decrease	0	0	0	0
5	Harjivan N Ved	1920	2.43	13/10/2017	Decrease	0	0	0	0
6	Vasumati H Ved	1910	2.42	13/10/2017	Decrease	0	0	0	0
7	Bamkim Consultancy Pvt Ltd. (Formerly known as Kamal Fats and Refoils Private Limited)	37450	47.41	13/10/2017	Decrease	0	0	0	0
8	Dynamic Assignments Pvt Ltd	14500	18.35	13/10/2017	Decrease	0	0	0	0
9	Harjivan N Ved (HUF)	21450	27.15	13/10/2017	Decrease	0	0	0	0
10	Hitesh D Patel	10	0.01	13/10/2017	Decrease	0	0	0	0
11	Nila Infrastructures Limited	0	0	13/10/2017	Increase	79000	100	79000	100

E) Shareholding a Directors' & Key Managerial Personnel

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year		Shareholding at the end of the year	
		No. of shares	% of total shares of the company	No. of Shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Hitesh D. Patel	10	0.01	00	00	00	00
2	Umesh H. Ved	1010	1.28	00	00	00	00
3	Tejas M. Ved	1760	2.23	00	00	00	00
4	Deep S Vadodaria*	00	00	00	00	100	
5	Prashant H Sarkhedi*	00	00	00	00	100	

* Shareholding as a nominee of Nila Infrastructures Ltd.

V) INDEBTEDNESS -Indebtedness of the Company including interest outstanding/accrued but not due for payment.*

Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
At the beginning of the year				
Indebtedness at the beginning of the financial year				
i) Principal Amount	00	00	00	00
ii) Interest due but not paid	00	00	00	00
iii) Interest accrued but not due	00	00	00	00
Total (i+ii+iii)	**00**	**00**	**00**	**00**
Change in Indebtedness during the financial year	**00**	**00**	**00**	**00**
* Addition	00	00	00	00
* Reduction	00	00	00	00
Net Change	**00**	**00**	**00**	**00**
Indebtedness at the end of the financial year	**00**	**00**	**00**	**00**
i) Principal Amount	00	00	00	00
ii) Interest due but not paid	00	00	00	00
iii) Interest accrued but not due	00	00	00	00
Total (i+ii+iii)	**00**	**00**	**00**	**00**

*There is no loan availed by Nila Spaces Ltd. however to implement the Scheme of Arrangement for Demerger (the "Scheme") of Real Estate (RE) Undertaking of Nila Infrastructures Ltd (the "Demerged Company") into Nila Spaces Ltd (the "Resultant Company") under section 230 to 232 and other applicable provisions of the Companies Act, 2013 with Appointed Date of 1 April 2017; GRUH Finance Ltd (GRUH) has to reassess the total/combined (i.e. Nila Infrastructures Ltd + Nila Spaces Ltd) sanctioned limit of Rs. 9,500.00 lakhs, wherein the total/combined outstanding at 31 March 2018 is Rs. 6,871.65 lakhs. As per the letter received from GRUH dated 19 March 2018; the said total/combined exposure is to be bifurcated amongst Nila Infrastructures Ltd and Nila Spaces Ltd as Rs. 3,000.00 lakhs and Rs. 6,500.00 lakhs respectively. Accordingly, the corresponding outstanding Rs. 4,758.41 lakhs is considered for Nila Spaces Ltd and the rest for Nila Infrastructures Ltd .

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-

During the year, there is no remuneration paid to any Director or Key Managerial Personnel.

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

(₹ in lakhs)

SN	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)
A.	COMPANY					
	Penalty	-	-	-	-	-
	Punishment	-	-	-	-	-
	Compounding	-	-	-	-	-
B.	DIRECTORS					
	Penalty	-	-	-	-	-
	Punishment	-	-	-	-	-
	Compounding	-	-	-	-	-
C.	OTHER OFFICERS IN DEFAULT					
	Penalty	-	-	-	-	-
	Punishment	-	-	-	-	-
	Compounding	-	-	-	-	-

ANNEXURE B

STATEMENT CONTAINING SALIENT FEATURES OF FINANCIAL STATEMENT OF SUBSIDIARY COMPANY, ASSOCIATE COMPANY AND JOINT VENTURE

Form AOC-1: Pursuant to Section 129(3) of the Companies Act, 2013 (Disclosure in respect of Subsidiaries, Joint Ventures and Associate)

a) Statement containing salient features of the financial statements of subsidiary company:
There is no Subsidiary Company of the Company within the meaning of the Companies Act, 2013.

b) Statement containing salient features of the financial statements of associate companies and joint ventures

(₹ in lakhs)

SN	Name of Associate Companies	Mega City Cine mall Pvt. Ltd.
	Latest audited Balance Sheet Date	**March 31, 2018**
1.	Shares of associates held by company on the year end	
	i. Number of Shares	233750
	ii. Amount of Investment	22206250
	iii. Extend of Holding %	42.50%
2.	Description of how there is significant influence	By holding more than 20% of voting power
3.	Reason why the associate is not consolidated	Not Applicable
4.	Net worth attributable to shareholding as per latest audited balance sheet	(406.23)
5.	Profit/Loss for the year	
	i. Considered in consolidation	27.45
	ii. Not considered in consolidation	37.15

Sr. No.	Name of Joint Ventures	Nila Projects LLP	Nilsan Realty LLP	Fangdi Land Developers LLP
	Latest audited Balance Sheet Date	March 31, 2018	March 31, 2018	March 31, 2018
1.	Shares of Joint Ventures held by company on the year end	99.97%	99.99%	51%
	i. Number of Shares	N.A	N.A	N.A
	ii. Amount of Investment			
	iii. Extend of Holding %	99.97%	99.99%	51%
2.	Description of how there is significant influence	By contractual agreement	By contractual agreement	By contractual agreement
3.	Reason why the associate / joint venture is not consolidated	Not Applicable	Not Applicable	Not Applicable
4.	Net Worth attributable to shareholding as per latest audited balance sheet	2215.43	103.42	1121.88
5.	Profit/Loss for the year			
	i Considered in consolidation	(0.37)	(48.94)	(0.07)
	ii Not considered in consolidation	-	-	(0.07)

For and on behalf of the Board of Directors

Place : Ahmedabad

Date : 30 May 2018

Deep S. Vadodaria
Director
DIN: 01284293

Prashant H. Sarkhedi
Director
DIN: 00417386

Independent Auditors' Report

To the Members of Nila Spaces Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of Nila Spaces Limited ('the Company'), which comprise the standalone balance sheet as at 31 March 2018, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of cash flows and the standalone statement of changes in equity for the year then ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as 'standalone Ind AS financial statements').

Management's Responsibility for the Standalone Ind AS 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 standalone Ind AS financial statements that give a true and fair view of the state of affairs, profit (including other comprehensive income), changes in equity and cash flows 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.

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

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

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone 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 standalone Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the standalone 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 standalone 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 standalone Ind AS financial statements.

We are also responsible to conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause an entity to cease to continue as a going concern.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone 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 standalone 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 of the state of affairs of the Company as at 31 March 2018, its profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Other Matter

The comparative financial information of the Company for the year ended 31 March 2017 and the transition date opening balance sheet as at 1 April 2016 included in these standalone Ind AS financial statements, are based on the previously issued statutory financial statement prepared in accordance with the accounting principles generally accepted in India, including the Accounting standards specified under Section 133 of the Act read with rule 7 of Companies (Accounts) Rules, 2014, audited by the predecessor auditor whose report for the year ended 31 March 2017 and 31 March 2016 dated 26 May 2017 and 26 May 2016 respectively expressed an unmodified opinion on those standalone financial statements, as adjusted for the difference in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us. Our opinion is not modified in respect of this matter.

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 "Annexure A", a statement on the matters specified in the paragraphs 3 and 4 of the Order.

2. As required by sub-section (3) of Section 143 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 standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of cash flows and the standalone statement of changes in equity dealt with by this report are in agreement with the books of account;

   (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act, read with relevant rules issued thereunder;

   (e) On the basis of the written representations received from the directors as on 31 March 2018 taken on record by the board of directors, none of the directors are disqualified as on 31 March 2018 from being appointed as a director in terms of sub-section (2) of Section 164 of the Act;

   (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and

   (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

      i. The company has no pending litigation as at 31 March 2018.

      ii. The company did not have any long-term contracts, including derivative contracts, for which there were any material forseeable losses.

      iii. The disclosures in the financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018. However amounts as appearing in the audited Standalone Ind AS financial statements for the period ended 31 March 2017 have been disclosed.

For J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

Jaimin Shah
Partner
Membership No: 138488

Place: Ahmedabad
Date: 30 May 2018

Annexure A

To the Independent Auditor's Report – 31 March 2018
(Referred to in our report of even date)

With reference to the "Annexure A" referred to in the Independent Auditor's Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2018, we report the following:

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

(b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified annually. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In accordance with this programme, fixed assets were physically verified by the management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and the records examined by us including registered titled deeds, we report that, the title deeds, comprising of all of immovable properties of land and buildings which are freehold, are held in the name of the Company as at Balance sheet date.

(ii) Inventories have been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. The discrepancies noticed on verification between the physical stocks and the book records were not material and have been properly dealt with in the books of account.

(iii) The company has granted unsecured loans to three companies and one limited liability partnership covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). The Company has not granted any loans, secured or unsecured, to firms or parties covered in the register required to be maintained under Section 189 of the Act.

(a) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that rate of interest and other terms and conditions of unsecured loans granted by the company to companies and limited liability partnership covered in the register maintained under section 189 of the Act are not, prima facie, prejudicial to the interest of Company.

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, the unsecured loans granted to companies and limited liability partnership and interest payable thereon are repayable as stipulated. The borrowers have been regular in payment of principal and interest as stipulated.

(c) There are no overdue amounts of more than 90 days in respect of unsecured loans granted to companies and limited liability partnership covered in the register maintained under Section 189 of the Act.

(iv) In our opinion and according to the information and explanations given to us, and based on the audit procedures conducted by us, the Company has complied with the provisions of Section 185 and Section 186 of the Act, with respect to loans granted and investments made by the Company. The Company has not provided any guarantee or security during the year to the parties covered under section 185 and 186 of the Act. Accordingly, compliance under section 185 and 186 of the Act in respect of providing guarantees or securities is not applicable to the company.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposit from public as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.

(vi) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans and borrowings to banks, financial institutions and government. The Company did not have any dues to debenture holders during the year.

(vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Provident fund, Employees' State Insurance, Income-tax, Sales-tax, Service tax, Goods and service tax, Duty of excise, Value added tax, Cess and other material statutory dues have been generally regularly deposited during the year by the Company with the appropriate authorities.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of Provident fund, Employees' State Insurance, Income-tax, Sales-tax, Service tax, Goods and service tax, Duty of excise, Value added tax, Cess and other material statutory dues were in arrears as at 31 March 2018 for a period of more than six months from the date they became payable.

(viii) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. In our opinion and according to the information and explanations given to us, the term loans taken by the Company were applied for the purpose for which they were raised.

(ix) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.

(x) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.

(xi) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company as prescribed under Section 406 of the Act. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.

(xii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act where applicable. The details of such related party transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable Indian Accounting Standards.

(xiii) According to the information and explanations given 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. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.

(xiv) 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 any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3 (xvi) of the Order is not applicable to the Company.

For, J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

Jaimin Shah
Partner
Membership No: 138488

Place: Ahmedabad
Date: 30 May 2018

Annexure B

To the Independent Auditor's Report – 31 March 2018

(Referred to in our report of even date)

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 statement of Nila Spaces Limited ('the Company') as of 31 March 2018 in conjunction with our audit of the standalone 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 with reference to financial statement 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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial statement 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 with reference to financial statement 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 with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the standalone 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 with reference to financial statement.

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls with reference to financial statement, 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 with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement 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 statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March 2018, based on the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For, J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

Jaimin Shah
Partner
Membership No: 138488

Place: Ahmedabad
Date: 30 May 2018

Standalone Balance Sheet
as at 31 March 2018

(₹ in lakhs)

Particulars	Note	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
ASSETS				
Non-current assets				
(a) Financial assets				
(i) Investment in subsidiary, associate and a joint venture	4	2,794.02	2,556.70	2,176.27
(ii) Investments	5	-	2.94	3.06
(iii) Loans	6	247.63	0.32	169.73
Total non current assets		**3,041.65**	**2,559.96**	**2,349.06**
Current assets				
(a) Inventories	9	11,846.57	8,220.37	7,609.09
(b) Financial assets				
(i) Trade receivables	10	39.36	235.06	1,650.48
(ii) Cash and cash equivalents	11	0.65	0.13	0.15
(iii) Loans	6	2,563.05	5,834.91	6,080.00
(iv) Other financial assets	7	-	2,908.09	-
(c) Other current assets	8	1,629.93	1,853.67	1,938.35
Total current assets		**16,079.56**	**19,052.23**	**17,278.07**
Total assets		**19,121.21**	**21,612.19**	**19,627.13**
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	12	3,938.89	7.90	7.90
(b) Other equity	13	7,827.22	14,449.41	13,660.31
Total equity		**11,766.11**	**14,457.31**	**13,668.21**
Liabilities				
Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	14	4,758.42	6,584.03	4,515.99
(ii) Other financial liabilities	15	2.16	1.84	1.84
Total non current liabilities		**4,760.58**	**6,585.87**	**4,517.83**
Current liabilities				
(a) Financial Liabilities				
(i) Trade payables	16	47.61	305.84	393.22
(ii) Other financial liabilities	15	-	128.83	564.90

(₹ in lakhs)

Particulars	Note	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
(b) Other current liabilities	17	2,461.76	134.34	482.97
(c) Current tax liability	18	85.15	-	-
Total current liabilities		**2,594.52**	**569.01**	**1,441.09**
Total liabilities		**7,355.10**	**7,154.88**	**5,958.92**
Total equity and liabilities		**19,121.21**	**21,612.19**	**19,627.13**

The accompanying notes 1 to 29 form an integral part of these standalone financial statements.
As per our report of even date attached

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Standalone Statement of Profit and Loss
for the year ended 31 March 2018

(₹ in lakhs)

Particulars	Note	For the year ended 31 March 2018	For the year ended 31 March 2017
Income			
Revenue from operations	19	1,977.80	2,855.61
Other income	20	902.06	1,046.25
Total income		**2,879.86**	**3,901.86**
Expenses			
Cost of material consumed and project expenses	21	1,803.15	1,670.57
Employee benefits expense	22	75.66	80.33
Finance costs	23	638.19	885.43
Other expenses	24	60.80	58.86
Total expenses		**2,577.80**	**2,695.19**
Profit before tax		**302.06**	**1,206.67**
Tax expense:			
Current tax		85.17	417.57
Profit for the year		**216.89**	**789.11**
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year		**216.89**	**789.11**
Earnings per equity share (Face value ₹ 1 per share P.Y ₹ 10 per share)	**25**		
Basic		0.06	998.87
Diluted		0.06	998.87

The accompanying notes 1 to 29 form an integral part of these standalone financial statements.
As per our report of even date attached

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Standalone Statement of Changes in Equity

for the year ended 31 March 2018

Equity Share Capital

(₹ in lakhs)

Particulars	Note	Amount
Balance as at 1 April 2016		**7.90**
Changes during the year		-
Balance as at 31 March 2017	11	**7.90**
Shares cancel during the year		(7.90)
Changes during the year (refer note 28 (B))		3,938.89
Balance as at 31 March 2018	11	**3,938.89**

Other Equity

(₹ in lakhs)

Particulars	Note	Reserves and Surplus				Total
		Retained Earnings	Capital Reserve	Securities premium account	General Reserve	
Balance as at 1 April 2016		**(11.10)**	**13,665.61**	**5.80**	**-**	**13,660.31**
Total comprehensive income for the year ended 31 March 2017						
Profit for the year		0.08		-	-	0.08
Items of other comprehensive income						
Profit for the year transferred to capital reserve	11	-	789.03	-	-	789.03
Balance as at 31 March 2017		**(11.02)**	**14,454.64**	**5.80**	**-**	**14,449.42**
Total comprehensive income for the year ended 31 March 2017						
Profit for the year	11	216.89		-	-	216.89
Total comprehensive income for the year		**216.89**	**-**	**-**	**-**	**216.89**
Issue of equity shares (refer note 28 (B))	11		(3,938.89)		7.90	(3,930.99)
Changes on account of scheme of arrangement (refer note 28 (A))	11		(2,908.09)		-	(2,908.09)
Balance as at 31 March 2018		**205.87**	**7,607.65**	**5.80**	**7.90**	**7,827.22**

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Standalone Statement of Cash Flow

for the year ended 31 March 2018

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Cash flow from operating activities		
Profit before tax	302.06	0.11
Adjustments for:		
Finance cost	638.19	-
Interest income	(901.71)	-
Operating profit before working capital changes	**38.54**	**0.11**
Changes in working capital adjustments		
Decrease in loans	3,024.55	-
Decrease in trade receivables	195.70	0.43
Decrease in other assets (current and non-current)	223.74	(0.01)
(Increase) in inventories	(3,626.20)	(0.01)
Increase in trade payables	(258.23)	20.92
(Decrease) in other financial liabilities	(128.51)	(20.93)
Increase in other current liabilities	2,327.42	(0.64)
Cash generated from operations	**1,797.01**	**(0.13)**
Less: Income taxes paid (net)	**(0.02)**	**-**
Net cash flow from (used in) operating activities [A]	**1,796.99**	**(0.13)**
Cash flow from investing activities		
Purchase / sale of investments	(234.38)	0.11
Interest income	901.71	-
Net cash flow (used in) investing activities [B]	**667.33**	**0.11**
Cash flow from financing activities		
Proceeds from / (repayment) of long term borrowings (net)	(1,825.61)	-
Finance costs paid	(638.19)	-
Net cash flow (used in) financing activities [C]	**(2,463.80)**	**-**
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	**0.52**	**(0.02)**
Cash and cash equivalents at beginning of the year	**0.13**	**0.15**
Cash and cash equivalents at end of the year (see note 2)	**0.65**	**0.13**

Notes:

1 The above statement of Cash Flows has been prepared under "Indirect method" as set out in the Indian Accounting Standard (Ind AS 7) "Statement of Cash Flows".

2 Reconciliation of cash and cash equivalents as per the Standalone Statement of Cash Flows.

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Cash on hand	0.65	0.01
Balance with banks	-	0.12
	0.65	**0.13**

3 Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Standalone Statement of Cash Flow
for the year ended 31 March 2018

Reconciliation of liabilities arising from financing activities

(₹ in lakhs)

Particulars	As at 1 April 2017	Changes as per Standalone Statement of Cash Flows	Acquisition	Changes from losing control of subsidiaries	Fair value changes	As at 31 March 2018
Long term borrowings	6,584.03	(1,825.61)	-	-	-	4,758.42

As per our report of even date attached
J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Notes to Standalone Financial Statements

for the year ended 31 March 2018

Note-1. Corporate Information

Nila Spaces Limited is a Company based in Ahmedabad, Gujarat with its Registered Office situated at 1st Floor, Sambhaav House, Opp. Chief Justice Bungalow, Bodakdev, Ahmedabad - 380015. Parmannday Consultancy Limited is incorporated on 03 May 2000 and same has been rename to Nila Spaces Limited after demerger. The Company is involved in the construction as well as development of real estate project. Pursuant to the scheme of arrangement under the provisions of Companies Act, 2013, which became effective on 1 April 2017, the Company has transferred from Infrastructures business i.e. Nila Infrastructures Limited to Real Estate undertaking i.e. Nila Spaces Limited (refer note 28 for more details).

Note-2. Basis of preparation and measurement

2.1. Statement of compliance

These standalone financial statements have been prepared in accordance with Indian Accounting Standards ('Ind AS') as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

The standalone financial statements for the year ended 31 March 2017were prepared in accordance with the Companies (Accounting Standards) Rules, 2006, notified under section 133 of the Act and other relevant provisions of the Act.

As these are the Company's first standalone financial statements prepared in accordance with Ind AS, Ind AS 101, First-time Adoption of Indian Accounting Standards has been applied. An explanation of how the transition to Ind AS has affected the previously reported financial position, financial performance and Cash flows of the Company is provided in note 27.

The standalone financial statements for the year ended 31 March 2018 have been reviewed by audit committee and subsequently approved by Board of Directors at its meetings held on 08August 2018.

Details of the Company's significant accounting policies are included in note3.

2.2. Functional and presentation currency

These standalone financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

2.3. Use of estimates and judgements

In preparing this standalone financial statements, management has made judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized prospectively.

2.4. Measurement of fair values

The Group's accounting policies and disclosures requires the measurement of fair values for financial instruments.

The Group has established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

Note-3. Significant Accounting Policies

a) Operating Cycle

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Operating cycle for project related assets and liabilities is the time start of the project to their realization in cash or cash equivalents.

b) Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in Statement of Profit and Loss.

Transition to Ind AS

On transition to Ind AS, the Company has opted to continue with the carrying value of all its property, plant and equipment recognized as at 1 April 2016, measured as per the previous GAAP, and use that carrying value as deemed cost of such property, plant and equipment.

Subsequent measurement

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. 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. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed as Other non-current assets.

Derecognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The consequential gain or loss is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss.

c) **Intangible assets and amortisation**

Intangible assets are carried at cost less accumulated amortization and impairment losses, if any. The cost of an intangible asset comprises of its purchase price, including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use.

Subsequent Expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits associated with the expenditure will flow to the Company. All other expenditure is recognized in the Statement of Profit and Loss as incurred

Amortisation

Intangible assets are amortized on a straight - line basis (pro-rata from the date of additions) over estimated useful life of four years.

Derecognition

The carrying amount of an intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of intangible assets and is recognized in the Statement of Profit and Loss account.

d) **Investment Property**

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Recognition and measurement

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Transition to Ind AS

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its investment properties recognized as at 1 April 2016, measured as per the previous GAAP, and use that carrying value as the deemed cost of such investment properties.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of investment properties equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Impairment of non-financial assets

Non-financial assets of the Company, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the Statement of Profit and Loss. Impairment loss recognized in respect of a CGU is allocated to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

e) **Business Combination**

The acquisition method of accounting is used to account for all the business combinations, regardless of whether equity instruments or other assets are acquired. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at the fair values at the acquisition date. The Company recognizes any non – controlling interest in the acquired entity on an acquisition by acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Transition to Ind AS

In accordance with Ind AS 101 provisions related to first time adoption, the Company has elected to apply Ind AS accounting for business combinations prospectively from 1 April2016. As such, Indian GAAP balances relating to business combination entered into before the date of transition have been carried forward.

Common control business combinations

Business combinations involving entities that are controlled by the Company are accounted for using the pooling of interest method as follows:

a. The assets and liabilities transferred are derecognized at their book value

b. No adjustments are made to reflect the fair value

c. The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination.

f) **Employee benefits**

Short term employee benefits

Short term employee benefit obligations are measured on an undiscounted expenses and are expensed as the related services are provided. A liability is recognized for the amount expected to be paid, if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Company makes specified monthly contributions towards government administered schemes. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit andLoss in the periods during which the services are rendered by the employees.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed periodically by an independent qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company , the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses and the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income (OCI). Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in Statement of Profit and Loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits other than post-employment benefits is the amount of future benefits that employees have earned in return for their service in the current and prior periods; that benefits is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method. Remeasurements gains or losses are recognized in the Statement of Profit and Loss in the period in which they arise.

g) Revenue recognition

Construction contracts

Contract revenue is recognized as revenue in the Statement of Profit and Loss in the accounting periods in which the work is performed as per Ind AS 11. If the outcome of the contractual contract can be reliably measured, revenue associated with the construction contract is recognized reference to the stage of completion of the contract activity at the year-end (the percentage of completion method).The stage of completion on a project is measured on the basis of proportion of the contract work/based upon the contracts/agreements entered into by the Company with the customers. In case of contracts under Public Private Partnership Model, Lease hold land right and Land Development rights provided by the government which forms part of consideration for the services provided is recognized as an intangible assets at fair value at the time of initial recognition.

Contract costs are recognized as an expense in the Statement of Profit and Loss in the accounting period in which the work to which they relate is performed. In the case of contracts with defined milestones and assigned price for each milestone, the company recognizes revenue on transfer of significant risks and rewards which coincides with achievement of milestone and its acceptance by its customer.

Contract revenue includes the initial amount agreed in the contract plus any variation in contract work and claims payment, to the extent that it is probable that they will result in revenue and can be measured reliably. The Company recognizes bonus/incentive revenue on early completion of the project based on the confirmation received from the customer.

If the outcome of a construction contract can be estimated reliably, contract revenue is recognized in the Statement of Profit and Loss in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Otherwise, contract revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

Contact costs are recognized as expenses as incurred unless they create an asset is related to future contract activity. An expected loss on a contract is recognized immediately in the Statement of Profit and Loss.

Development of real estate project with construction:

Income from Real Estate Activity without construction is recognized when the Company enters into agreement for sale with the buyer and all significant risks and rewards have been transferred to the buyer and there is no uncertainty regarding reliability of the sale consideration

Lease rental income

Lease income from operating leases shall be recognized in income on a straight-line basis over the lease term, unless another systematic basis is more representative of the time pattern in which use benefit derived from the leased asset is diminished. Income from leasing of commercial complex is recognized on an accrual basis. I nterest income is accounted on accrual basis at effective interest rate.

Dividend income and share of profit in LLP is recognized when the right to receive the same is established.

h) **Financial instrument**

Financial assets

Classification

The Company classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit and loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Initial recognition and measurement

On initial recognition, a financial asset is recognized at fair value, in case of financial assets which are recognized at fair value through the Statement of Profit and Loss (FVTPL), its transaction cost are recognized in the Statement of Profit and Loss. In other case, the transaction costs are attributed to the acquisition value of the financial asset.

Subsequent measurement and gains and losses

Financial assets are subsequently classified as measured at

- Financial assets at amortized cost: These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment is recognized in the Statement of Profit and Loss. Any gain or loss on derecognition is recognized in the Statement of Profit and Loss.
- Fair value through profit and loss (FVTPL): These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in the Statement of Profit and Loss.
- Fair value through other comprehensive income (FVOCI): These assets are subsequently measured at fair value. Dividends are recognized as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains or losses are recognized in OCI and are not reclassified to the Statement of Profit and Loss.

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

Trade receivables and loans

Trade receivables are initially recognized at fair value. Subsequently, these assets are held at amortized cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

Equity instrument

All investments in equity instruments classified under financial assets are initially measured at fair value, the Company may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument is recognized as other income in the Statement of Profit and Loss unless the Company has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognized in OCI. Amounts recognized in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognized as 'other income' in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of the financial asset) is primarily derecognized when:

a) The right to receive cash flows from the asset have expired; or

b) The Company has transferred substantially all the risks and rewards of the asset; or

c) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financials assets in FVTPL category. For financial assets other than trade receivables, as per Ind AS 109, the Company recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition. The Company's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall. The impairment losses and reversals are recognized in Statement of Profit and Loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortized cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognized at fair value and subsequently, these liabilities are held at amortized cost, using the effective interest method.

Subsequent measurement

Financial liabilities are subsequently measured at amortized cost using the EIR method. Financial liabilities carried at fair value through Statement of Profit and Loss are measured at fair value with all changes in fair value recognized in the Statement of Profit and Loss.

Derecognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet date if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle them on net basis or to realize the assets and settle the liabilities simultaneously.

i) **Income taxes**

Income tax comprises of current and deferred tax. It is recognized in the Statement of Profit and Loss except to the extent that it is relates to an item recognized directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes.

It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognized amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available.

Minimum Alternate Tax (MAT) eligible for set off in subsequent years (as per tax laws), is recognized as an asset by way of credit to the restated standalone summary Statement of Profit and Loss only if there is convincing evidence that sufficient taxable profit will be available against which the unused tax losses or unused tax credits can be utilized by the Company. At each balance sheet date, the carrying amount of deferred tax in relation to MAT credit entitlement receivable is reviewed to reassure realization.

j) **Inventories**

Inventory comprises of land and transferable development rights. Land and transferable development rights are valued at lower of cost or net realizable value. Cost includes cost of land, land development rights, acquisition of tenancy rights, materials, services, borrowing cost and other related overhead as the case may be. In the case of acquisition of land for development and construction, the rights are acquired from the owners of the land and the conveyance and registration thereof will be executed between the original owners and the ultimate purchasers as per trade practice. As a result, in the immediate period, generally, the land is not registered in the name of the company.

Project inventories

Inventories of project materials are valued at cost or net realizable value whichever is less. Cost is arrived at on weighted average method (WAM) basis.

Work-in-progress

Construction and development of real-estateproject:

Cost incurred for the contract that relate to future activity of the contract, such contract cost are recognized as an asset provided it is probable that they will be recovered. Such costs represent an amount due from the customer and are often classified as Contract work in progress which is valued at cost or net realizable value whichever is less.

k) **Provisions and contingencies**

A provision is recognizedif, as a result of past events, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation.Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax that reflects current market assessments of the time value of money and the risks specific to the liability.

The unwinding of the discount is recognized as finance cost. Expected future operating losses are not provided for.

Contingent liabilities are disclosed in the Notes to the Standalone Financial Statements. Contingent liabilities are disclosed for:

i. possible obligations which will be confirmed only by future events not wholly within the control of the Company, or

ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

l) **Borrowing Cost**

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings to the extent they are regarded as an adjustment to the interest cost.

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

Borrowing costs, if any, directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized, if any. All other borrowing costs are expensed in the period in which they occur.

m) **Segment reporting**

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM) of the Company. The CODM is responsible for allocating resources and assessing performance of the operating segments of the Company. For the disclosure on reportable segments see Note 35.

n) **Cash and cash equivalents**

Cash and Cash equivalents for the purpose of Cash Flow Statement comprise cash and cheques in hand, bank balances, demand deposits with banks where the original maturity is three months or less and other short term highly liquid.

o) **Investments in subsidiaries, joint venture and associates**

The Company has elected to recognise its investments in subsidiary and associate and joint venture companies at cost in accordance with the option available in Ind AS 27, Separate Financial Statements.

p) **Leases**

Asset given under lease

In respect of assets provided on finance leases, amount due from lesseesare recorded as receivables at the amount of the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding in respect of the leases. In respect of assets given on operating lease, lease rentals are accounted on accrual basis in accordance with the respective lease agreements.

Asset held under lease

Leases of property, plant and equipment that transfer substantially all the risks and rewards of ownership are classified as finance leases. All the other leases are classified as operating leases. For finance lease, the leased assets are measured initially at an amount equal to the lower of their fair value and the present value of minimum lease payments. Subsequent to the initial recognition, the assets are accounted for in accordance with the accounting policy applicable to similar owned assets.

Assets held under operating leases are neither recognized in (in case the Company is lessee) nor derecognized (in case the Company is lessor) from the Company's balance sheet.

Lease payments

Payments made under operating leases are generally recognized in the Statement of Profit and Loss on a straight line basis over the term of lease unless such payments are structured to increase in line with the expected general inflation to compensate for the lessor's expected inflationary cost increases. Lease incentives received are recognized as an integral part of the total lease expense over the term of lease.

q) **Earnings per share**

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events such as bonus shares, other than conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

In a capitalization or bonus issue or share split, ordinary shares are issued to equity shareholders for no additional consideration. The number of ordinary shares outstanding before the event is adjusted for the proportionate change in the number of ordinary shares outstanding as if the event had occurred at the beginning of the earliest period presented.

r) **Recent accounting pronouncement**

Ind AS 115- Revenue from Contract with Customers: Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It replaces existing revenue recognition guidance, including Ind AS 18 Revenue and Ins AS 11 Construction Contracts. The core principle of the new standard that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further, the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers. This Standard permits two possible methods of transition i.e. retrospective approach and modified retrospective method.

Based on the preliminary assessment, the Company does not expect any significant impacts on transition to Ind AS 115. This assessment is based on currently available information and may be subject to changes arising from further reasonable and supportable information when the standard will be adopted. The quantitative impacts would be finalized based on a detailed assessment which has been initiated to identify the key impacts along with evaluation of appropriate transition options to be considered.

Amendments to existing Ind AS

- Ind AS 40 - Investment Property – The amendment lays down the principle regarding the transfer of asset to, or from, investment property.
- Ind AS 12 – Income Taxes – The amendments explains that determining temporary differences and estimating probable future taxable profit against which deductible temporary differences are assessed for utilization are two separate steps.

Note-4
Investment in subsidiary, associate and joint venture

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Unquoted:			
Investments in joint ventures (at cost)			
Fangdi Land Developers LLP	205.10	205.10	205.10
Nila Projects LLP	2,215.05	1,977.73	1,741.04
Nilsan Realty LLP	151.81	151.81	8.07
	2,571.96	**2,334.64**	**1,954.21**
Investments in joint ventures and asociate (at cost)			
2,33,750 (31 March 2017 : 2,33,750; 1 April 2016 : 2,33,750) equity shares of Mega City Cinemall Pvt. Ltd. of Rs. 10/- each	222.06	222.06	222.06
	222.06	**222.06**	**222.06**
Total	**2,794.02**	**2,556.70**	**2,176.27**

Note-5
Investments

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Investments in quoted shares of other companies (at cost)			
Atlanta Devkon Ltd (4325 No. of Equity of F.V. Rs. 10/- each)	-	2.08	2.08
IDFC Bank Ltd	-	0.14	-
Kansai Nerolac Paints Ltd	-	0.19	-
Roselab Ltd (10000 No. of Equity of F.V. Rs. 10/- each)	-	0.53	0.53
Typhoon Financial Services Ltd (100 No. of Equity of F.V. Rs. 10/- each)	-	-	0.00
Eseel Pro Equity	-	-	0.14
Shivalik Bimetal Controls Ltd. (800 No. of Equity of F.V. Rs. 10/- each)	-	-	0.31
Total	**-**	**2.94**	**3.06**

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Aggregate value of unquoted investment	-	-	-
Aggregate value of quoted investment	-	2.94	3.06
	-	**2.94**	**3.06**

Note-6
Loans

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Non-current loans			
Loans to related party (refer note 26)			
- Unsecured, considered good	244.68	-	169.41
Security and other deposits	2.95	0.32	0.32
	247.63	**0.32**	**169.73**
Current loans			
Loans to related party (refer note 26)			
- Unsecured, considered good	487.97	1,319.01	1,052.72
Loans to others			
- Unsecured, considered good	2,075.08	4,515.90	5,027.28
	2,563.05	**5,834.91**	**6,080.00**
Total	**2,810.68**	**5,835.23**	**6,249.73**

Note-7
Other financial assets

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Other current financial assets			
Other advances (refer note 30 (A))	-	2,908.09	-
Total	**-**	**2,908.09**	**-**

Note-8
Other assets

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Advance to vendors	1,629.90	1,844.23	1,929.11
Prepaid expenses	0.03	0.02	0.02
Balances with government authorities			
- Service tax receivable	-	9.42	9.22
Total	**1,629.93**	**1,853.67**	**1,938.35**

Note-9
Inventories

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Construction material on hand	14.53	5.70	6.65
Work in progress	968.24	1,751.42	2,027.10
Land and land development rights	10,863.80	5,708.43	3,675.60
Flat	-	754.82	1,899.74
Total	**11,846.57**	**8,220.37**	**7,609.09**

Refer note 3 (l) for accounting policy on inventories.

During the year ended 31 March 2018, the company has inventorised borrowing cost of ₹ 194.65 lakhs as on 31 March 2017 of ₹ 270.21 lakhs and on 1 April 2016 Nil

Note-10

Trade receivables

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
To other than related parties			
Unsecured, considered good	39.36	235.06	1,650.48
Total	**39.36**	**235.06**	**1,650.48**

Note-11

Cash and bank balances

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Cash and cash equivalents			
Balance in current account	-	0.12	0.14
Cash on hand	0.65	0.01	0.01
Total	**0.65**	**0.13**	**0.15**

Note-12

Equity share capital

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Authorised share capital			
450,000,000 (31 March 2017 : 150,000 ; 1 April 2016 : 150,000)			
Equity shares of Rs.1/- each	4,500.00	15.00	15.00
Issued, Subscribed and Paid-up Capital			
393,889,200 Equity Shares of Rs. 1/- each			
(31 March 2017 : 79,000; 1 April 2016 : 79,000			
Equity shares of Rs.10/- each fully paid)			
(pending for allotment)*	3,938.89	7.90	7.90
Total	**3,938.89**	**7.90**	**7.90**

*393,889,200 Equity Shares of ₹ 1/- each are pending for issue and allotment persuant to the scehme of de-merger to the sharholders of Nila Infrastructures Limited, with appointed date of 01 April 2017.

A. **Reconciliation of number of equity shares** (₹ in lakhs)

Particulars	As at 31 March 2018		As at 31 March 2017		As at 1 April 2016	
	Numbers	Amount in Rs.	Numbers	Amount in Rs.	Numbers	₹ in lakhs
Balance as at the beginning of the year	79,000	7.90	79,000.00	7.90	79,000.00	7.90
Less Cancellation during the year	(79,000)	(7.90)				
Addition during the year	39,38,89,200	3,938.89	-	-	-	-
Balance as at the end of the year	39,38,89,200	3,938.89	79,000.00	7.90	79,000.00	7.90

B. **Terms / rights attached to Equity shares**

The company has single class of equity shares having a par value of ₹1 per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

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

Shareholders holding more than 5% shares of the Company comprises of only Nila Infrastructures Limited which otherwise shall be shareholders of Nila Spaces Limited holding more than 5% shares as on the record date pursuant to the scheme of de-merger.

Note-13
Other Equity

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Reserves & Surplus			
(i) Retained earnings	205.87	(11.03)	(11.10)
(ii) Equity security premium	5.80	5.80	5.80
(iii) Capital reserve	7,607.65	14,454.64	13,665.61
(iv) General reserve	7.90	-	-
Total	**7,827.22**	**14,449.41**	**13,660.31**

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
(i) Retained earnings			
Profit & loss opening balance	(11.02)	(11.10)	(10.94)
Profit during the year	216.89	0.07	(0.16)
	205.87	**(11.03)**	**(11.10)**
(ii) Equity security premium			
Opening balance	5.80	5.80	5.80
Addition during the year	-	-	-
	5.80	**5.80**	**5.80**
(iii) Capital reserve (refer note 28 (A))	**7,607.65**	**14,454.64**	**13,665.61**
(iv) General reserve	**7.90**	**-**	**-**
Total reserves and surplus	**7,827.22**	**14,449.41**	**13,660.31**

General Reserve - The General Reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. As the General Reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve is not reclassified subsequently to the Statement of Profit and Loss.

Equity Security Premium - Securities premium reserve is used to record the premium on issue of equity shares. The reserve is utilised in accordance with the provisions of the Act.

Note-14
Borrowings

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Non current borrowings			
Secured loans			
Indian rupee loan from			
Financial institution(1)(2)	4,758.42	6,584.03	4,515.99
Total	**4,758.42**	**6,584.03**	**4,515.99**

(1) Borrowing from Financial institution is secured by way of:

a) Equitable Mortgage of Vejalpur land owned by Company

b) Personal Guarantee of promoter family members

c) Escrow of revenue of certain infrastructure projects of Nila Infrastructures Limited"

To implement the Scheme of Arrangement for Demerger (the "Scheme") of Real Estate (RE) Undertaking of Nila Infrastructures Ltd (the "Demerged Company") into Nila Spaces Ltd (the "Resultant Company") under section 230 to 232 and other applicable provisions of the Companies Act, 2013 with Appointed Date of 1 April 2017; GRUH Finance Ltd (GRUH) has to reassess the total/combined (i.e. Nila Infrastructures Ltd + Nila Spaces Ltd) sanctioned limit of ₹ 9,500.00 lakhs, wherein the total/combined outstanding at 31 March 2018 is ₹ 6,871.65 lakhs. As per the letter received from GRUH dated 19 March 2018; the said total/combined exposure is to be bifurcated amongst Nila Infrastructures Ltd and Nila Spaces Ltd as ₹ 3,000.00 lakhs and ₹ 6,500.00 lakhs respectively. Accordingly, the corresponding outstanding ₹ 4,758.41 lakhs is considered for Nila Spaces Ltd and the rest for Nila Infrastructures Ltd .

(2) Corporate Loan amounting to Nil (31 March 2017 : ₹ 127.13lakhs, 1 April 2016 : ₹ 1299.85 lakhs) is secured by way of

1) First Charge on the unsold inventory at "Atuulyam" project othe Borrower.
2) Excluslive charge and escrow of receiveable from AMC for "Multi Storied Parking- Navrangpura" Project.
3) Exclusive charge and escrow of receivables arising out of the sale of unsold inventory at "Atuulyam" Project of the Borrower.
4) PDCs for interest & principal repayment.
5) Personal Guarantee of Manojbhai Vadodaria & Kiran Vadodaria
6) Corporate Guarantee of M/s. Texraj Realty Pvt. Ltd. Current maturities amount on 31 March 2017 ₹ 127.13 lakhs 1 April 2016 is ₹ 556.35 lakhs

Note-15
Other financial liabilities (₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Other non current financial liabilities			
Security deposits	2.16	1.84	1.84
	2.16	**1.84**	**1.84**
Other current financial liabilities			
Current maturities of long term borrowings	-	128.83	564.90
	-	**128.83**	**564.90**
Total	**2.16**	**130.67**	**566.74**

Note-16
Trade payables (₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Dues to Micro & Small Enterprises (as per the intimation received from vendors)			
A. Principal and interest amount remaining unpaid	-	-	-
B. Interest due thereon remaining unpaid	-	-	-
C. Interest paid by the Company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of payment made to supplier beyond the appointed day	-	-	-
D. Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-	-
E. Interest accrued and remaining unpaid	-	-	-
F. Interest remaining due and payable even in the suceeding years, until such date when the interest dues as above are actually paid to the small enterprises.	-	-	-
Dues to others			
Trade payables[1]	47.61	305.84	393.22
Total	**47.61**	**305.84**	**393.22**

(1) Includes retention money payable amounting to ₹ 20.92 lakhs (31 March 2017: ₹ 20.92 lakhs; 1 April 2016: ₹ 20.96 lakhs)

Note-17
Other current liabilities

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Loans from others	984.37	-	0.65
Advance from customer	1,470.89	83.19	475.25
Statutory dues payable			
Service tax payable	-	0.17	0.21
TDS payable	6.50	50.98	6.35
Other statutory obligations	-	-	0.51
Total	**2,461.76**	**134.34**	**482.97**

Note-18
Current tax liabilities

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Current tax liabilities	85.15	-	-
Total	**85.15**	**-**	**-**

Note-19
Revenue from operations

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
A. **Sales**		
Construction and Development of Real Estate Projects	849.40	1,155.44
Construction and Development of Real Estate Projects without construction	1,128.40	1,538.65
	1,977.80	**2,694.09**
B. **Other operating revenue**		
Share of profit from LLP	-	161.52
	-	**161.52**
Total	**1,977.80**	**2,855.61**

Note-20
Other income

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Interest from others	901.71	1,046.06
Other non-operating income	0.35	0.19
Total	**902.06**	**1,046.25**

Note-21
Cost of material consumed and project expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Consumption of materials	1,782.07	1,633.62
Repair and maintenance expense	-	0.06
Civil, electrical, contracting, labour work etc.	0.30	3.48
Electricity expenses	0.01	0.57
Insurance expenses	0.10	0.26
Sales , promotion and marketing expense	20.67	5.07
Legal and professional expenses	-	4.26
Other direct expense	-	23.25
Total	**1,803.15**	**1,670.57**

Note-22
Employee benefits expense

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Salaries, allowances and bonus	56.50	62.03
Contribution to provident and other fund	0.55	0.92
Gratuity expenses	2.51	1.43
Leave encashment expenses	1.39	1.98
Remuneration and perquisites to directors	5.13	5.75
Employee benefit (ESOP) expenses	9.53	7.69
Staff welfare expenses	0.05	0.53
Total	**75.66**	**80.33**

Note-23
Finance costs

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Interest on Borrowings		
- To banks and financial institution	826.59	1,155.64
	826.59	**1,155.64**
Less:- transfer to work-in-progress (inventories)	(194.65)	(270.21)
	631.94	885.43
Other Borrowing Costs (includes bank charges, etc.)		
- Processing fees	6.25	-
Total	**638.19**	**885.43**

Note-24
Other expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Legal and professional charges	39.45	20.74
Office rent	1.22	2.10
Repairs and maintenance expenses	1.20	2.06
Insurance	1.57	1.76
Power and fuel expenses	4.10	13.32
Travelling and conveyance	3.80	5.70
Printing and stationery	0.62	2.79
Rates and taxes	-	0.11
Municipal tax	-	0.96
Payment to auditors (exclusive of service tax / GST)		
- Audit fees	1.00	0.24
Loss on sale of shares	2.28	-
Advertisement and business promotion expenses	1.95	1.26
Director's Sitting Fees	0.07	0.06
Miscellaneous expenses	3.11	6.32
Donation expense	-	0.48
Postage and courier expenses	0.03	0.12
Telephone expense	0.39	0.82
Demate charges	0.01	0.02
Total	**60.80**	**58.86**

Note-25
Earnings per share

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Profit attributable to equity share holders :		
Basic earnings (₹ in lakhs)	216.89	789.11
Adjusted for the effect of dilution (₹ in lakhs)	216.89	789.11
Weighted average number of equity shares for:		
Basic (refer note 28 (B))	39,38,89,200	79,000
Adjusted for the effect of dilution (refer note 28 (B))	39,38,89,200	79,000
Earning per share		
Basic *	0.06	998.87
Diluted *	0.06	998.87

* EPS has been calculated considering the shares of 79000 of ₹ 10 /- each, which otherwise would be ₹ 0.20 considering pending allotment of 393889200 equity shares of ₹ 1/- each pursant to the scheme of de-merger and cancellation of existing 79000 equity shares of ₹ 10/- each.

Note-26

Earnings per share

(A)Joint ventures :	Fangadi Land Developers LLP
	Nila Projects LLP
	Nilsan Realty LLP
(B)Associate	Megacity Cinemall Pvt Ltd

Disclosure of transactions between the Company and Related Parties (Other than Key - managerial personnel) (₹ in lakhs)

Particulars	Transaction	Value
	31 March 2018	31 March 2017
Loans given		
Nila Projects LLP	241.20	4.30
Nilsan Realty LLP	77.00	107.15
Megacity Cinemall Pvt Ltd	-	18.50
Interest received	-	-
Megacity Cinemall Pvt Ltd	44.82	119.64
Nila Projects LLP (capital)	237.33	208.93
Nila Projects LLP (loan)	3.86	25.65
Share of profit		
Nila projects LLP	-	27.76
Nilsan realty LLP	-	133.76
Re-payment of loans given		
Nila Projects LLP	-	199.36
Nilsan Realty LLP	487.97	-
Megacity Cinemall Pvt Ltd	952.86	11.96
Capital introduce/Investment made		
Nilsan Realty LLP	-	9.98

Disclosure of the status of outstanding balances between the Company and Related Parties (Other than Key - managerial personnel) . (₹ in lakhs)

Particulars	Outstanding Balance		
	31 March 2018	31 March 2017	1 April 2016
Loans given to associate and joint venture			
Nila Projects LLP	244.68	-	169.41
Nilsan Realty LLP	487.97	410.97	270.85
Megacity Cinemall Pvt Ltd	-	908.04	781.87

Disclosure of transactions between the Company and Key - managerial personnel and the status of outstanding balances. (₹ in lakhs)

Particulars	Outstanding Balance		
	31 March 2018	31 March 2017	1 April 2016
Director's sitting fees (refer note 24)	0.07	0.06	

Note-27
(A) Transition to Ind AS

"The Company has adopted Ind AS with effect from 1 April 2016 being the transition date (""transition date""). These financial statements, for the year ended 31 March 2018, are the first the Company has prepared in accordance with Ind AS. For periods up to and including the year ended 31 March 2017, the Company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended).

The accounting policies set out in note 3 have been applied in preparing the financial statements for the year ended 31 March 2018, the comparative information presented in these financial statements for the year ended 31 March 2017 and in the preparation of an opening Ind AS balance sheet at 1 April, 2016.

In preparing the opening Ind AS balance sheet, the Company has adjusted amounts reported in financial statements prepared in accordance with IGAAP. An explanation of how the transition from IGAAP to Ind AS has affected our financial performance, cash flows and financial position is set out in the following tables and the notes that accompany the tables. On transition, estimates previously made under IGAAP have not been revised."

Exemption Applied

Mandatory Exceptions

Estimates:

"An estimates in accordance with Ind ASs at the transition date to Ind AS and end of the comparative period shall be consistent with estimates made Under the Previous GAAP unless there is objective evidence that those estimates were in error.Accordingly, the Company's Ind AS estimates as on the transition date as well as end of the comparative period are consistent with the estimates made Under the Previous GAAP on the respective dates. "

Classification and measurement of financial assets:

Ind AS 101 requires a Company to assess classification of financial assets on the basis of facts and circumstances existing as on the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on facts and circumstances existing at the date of transition if retrospective application is impracticable. Accordingly, the Company has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortised cost has been done retrospectively except where the same is impracticable.

Optional Exemptions

Deemed cost for Investment in subsidiaries, associate and arrangements

Ind AS 101 permits a first time adopter to determine the value of investments in subsidiaries, associate and joint arrangement as either of the below:

(i) Cost determined in accordance with Ind AS 27 (i.e. retrospective application of Ind AS 27)

(ii) Fair Value at the entity's date of transition to Ind AS

(iii) Previous GAAP carrying amount

A first-time adopter may choose either (i) or (ii) above to measure its investment in each subsidiary, joint venture or associate that it elects to measure using a deemed cost."

If an entity chooses to measure its investment at fair value at the date of transition than that is deemed cost of such investment for the Company and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

Accordingly, the Company has opted to measure its investments in subsidiaries, joint ventures and associates at deemed cost, i.e. previous GAAP carrying amount.

Business Combination

"Ind AS 101 permits an entity to apply the requirements of Ind AS 103 - Business combinations (Ind AS 103) prospectively from the transition date or opt for retrospective application of Ind AS 103. Retrospective application could be either done since inception or from a date determined by the management.

Accordingly, the Company has elected not to restate past business combinations with an acquisition date prior to the transition date. However, any consequential deferred tax adjustments as required by Ind AS have been duly considered."

Reconciliation of Equity as at the date of transition - 1 April 2016

(₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
ASSETS			
Non-current assets			
(a) Investment in subsidiary, associate and joint venture	1,976.27	200.00	2,176.27
(b) Financial assets			
(i) Investments	3.06	-	3.06
(ii) Loans	169.73	-	169.73
Total non-current assets	**2,149.06**	**200.00**	**2,349.06**
Current assets			
(a) Inventories	7,609.09	-	7,609.09
(b) Financial assets			
(i) Trade receivables	1,650.48	-	1,650.48
(ii) Cash and cash equivalents	0.15		0.15
(iii) Loans	6,280.00	(200.00)	6,080.00
(c) Other current assets	1,938.35	-	1,938.35
Total current assets	**17,478.07**	**(200.00)**	**17,278.07**
Total assets	**19,627.13**	**-**	**19,627.13**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	7.90	-	7.90
(b) Other equity	13,660.31	-	13,660.31
Total equity	**13,668.21**	**-**	**13,668.21**
LIABILITIES			
Non-CurrentLiabilities			
(a) Financial Liabilities			
(i) Borrowings	4,515.99	-	4,515.99
(ii) Other financial liabilities	1.84	-	1.84
Total non-current liabilities	**4,517.83**	**-**	**4,517.83**
Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	393.22		393.22
(ii) Other financial liabilities	564.90	-	564.90
(b) Other current liabilities	482.97	-	482.97
Total current liabilities	**1,441.09**	**-**	**1,441.09**
Total liabilities	**5,958.92**	**-**	**5,958.92**
Total equity and liabilities	**19,627.13**	**-**	**19,627.13**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement (refer note 41 for more details).

Reconciliation of Equity as at 31 March 2017

(₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
ASSETS			
Non-current assets			
(a) Investment in subsidiary, associate and joint venture	2,356.70	200.00	2,556.70
(b) Financial assets			
(i) Investments	2.94	-	2.94
(ii) Loans	0.32	-	0.32
Total non-current assets	**2,359.96**	**200.00**	**2,559.96**
Current assets			
(a) Inventories	8,220.37	-	8,220.37
(b) Financial assets			
(i) Trade receivables	235.06	-	235.06
(ii) Cash and cash equivalents	0.13		0.13
(iv) Loans	6,034.91	(200.00)	5,834.91
(v) Other financial assets	2,908.09	-	2,908.09
(c) Other current assets	1,853.67	-	1,853.67
Total current assets	**19,252.23**	**(200.00)**	**19,052.23**
Total assets	**21,612.19**	**-**	**21,612.19**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	7.90	-	7.90
(b) Other equity	14,449.41	-	14,449.41
Total equity	**14,457.31**	**-**	**14,457.31**
LIABILITIES			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	6,584.03	-	6,584.03
(ii) Other financial liabilities	1.84	-	1.84
Total non-current liabilities	**6,585.87**	**-**	**6,585.87**
Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	305.84		305.84
(ii) Other financial liabilities	128.83	-	128.83
(b) Other current liabilities	134.34	-	134.34
Total current liabilities	**569.01**	**-**	**569.01**
Total liabilities	**7,154.88**	**-**	**7,154.88**
Total equity and liabilities	**21,612.19**	**-**	**21,612.19**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement (refer note 41 for more details).

Reconciliation of total comprehensive income for the year ended 31 March 2017 (₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
Income			
Revenue from operations	2,855.61		2,855.61
Other income	1,046.25	-	1,046.25
Total income	**3,901.86**	**-**	**3,901.86**
Expenses			
Cost of material consumed and project expenses	1,670.57	-	1,670.57
Employee benefits expense	80.33	-	80.33
Finance costs	885.43	-	885.43
Other expenses	58.86	-	58.86
Total expenses	**2,695.19**	**-**	**2,695.19**
Profit before tax	**1,206.67**	**-**	**1,206.67**
Tax expense:			
Current tax	417.57	-	417.57
Deferred tax charge / (credit) (net)	-	-	-
Profit for the year	**789.11**	**-**	**789.11**
Other comprehensive income for the year, net of tax	**-**	**-**	**-**
Total comprehensive income for the period	**789.11**	**-**	**789.11**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement. (refer note 41 for more details).

(B) Financial Instruments - Fair Value And Risk Measurements

I. Accounting classification and fair values

The carrying amounts and fair values of financial instruments by class are as follows:-

As at 31 March 2018	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	247.63	247.63	-	-	-	-
- Current	-	-	2,563.05	2,563.05	-	-	-	-
Investment (note 1)	-	-	2,794.02	2,794.02	-	-	-	-
Trade receivables	-	-	39.36	39.36	-	-	-	-
Cash and cash equivalent	-	-	0.65	0.65	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								
- Non-current	-	-		-	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**5,644.71**	**5,644.71**	**-**	**-**	**-**	**-**

As at 31 March 2018	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial liabilities								
Borrowings								
- Non-current	-	-	4,758.41	4,758.41	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	47.61	47.61	-	-	-	-
Other financial liability								
- Non-current	-	-	2.16	2.16	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**4,808.18**	**4,808.18**	**-**	**-**	**-**	**-**

As at 31 March 2017	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	0.32	0.32	-	-	-	-
- Current	-	-	5,834.91	5,834.91	-	-	-	-
Investment (note 1)	-	-	2,559.64	2,559.64	-	-	-	-
Trade receivables	-	-	235.06	235.06	-	-	-	-
Cash and cash equivalent	-	-	0.13	0.13	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	2,908.09	2,908.09	-	-	-	-
	-	**-**	**11,538.15**	**11,538.15**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	6,584.03	6,584.03	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	305.84	305.84	-	-	-	-
Other financial liability								
- Non-current	-	-	1.84	1.84	-	-	-	-
- Current	-	-	128.83	128.83	-	-	-	-
	-	**-**	**7,020.54**	**7,020.54**	**-**	**-**	**-**	**-**

As at 1 April 2016	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	169.73	169.73	-	-	-	-
- Current	-	-	6,080.00	6,080.00	-	-	-	-
Investment (note 1)	-	-	2,179.33	2,179.33	-	-	-	-
Trade receivables	-	-	1,650.48	1,650.48	-	-	-	-
Cash and cash equivalent	-	-	0.15	0.15	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**10,079.69**	**10,079.69**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	4,515.99	4,515.99	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	393.22	393.22	-	-	-	-
Other financial liability								
- Non-current	-	-	1.84	1.84	-	-	-	-
- Current	-	-	564.90	564.90	-	-	-	-
	-	**-**	**5,475.95**	**5,475.95**	**-**	**-**	**-**	**-**

* Fair value of financial assets and liabilities measured at amortised cost is not materially different from the amortised cost. Further, impact of time value of money is not significant for the financial instruments classified as current. Accordingly, the fair value has not been disclosed separately.

Note 1: The Company has opted to measure its investments in joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount

Fair value hierarchy

The fair value of financial instruments as referred above have been classified into three categories depending on the inputs used in valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level I measurements) and lowest priority to unobservable inputs (Level III measurments).

The categories used are as follows

Input Level I (Directly Observable) : which includes quoted prices in active markets for identical assets such as quoted price for an equity security on Security Exchanges.

Input Level II (Indirectly Observable) : which includes prices in active markets for similar assets such as quoted price for similar assets in active markets, valuation multiple derived from prices in observed transactions involving similar businesses, etc.

Input Level III (Unobservable): which includes management's own assumptions for arriving at a fair value such as projected cash flows used to value a business, etc.

(ii) Financial risk management

The Company has a well-defined risk management framework. The Board of Directors of the Company has adopted a Risk Management Policy. The Company has exposure to the following risks arising from financial instruments:

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

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors evaluate and exercise independent control over the entire process of risk management. The board also recommends risk management objectives and policies.

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

The audit committee oversees how management monitors compliance with the company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

a) **Credit risk**

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or fail to pay amounts due causing financial loss to the company. The potential activities where credit risks may arise include from cash and cash equivalents and security deposits or other deposits and principally from credit exposures to customers relating to outstanding receivables. The maximum credit exposure associated with financial assets is equal to the carrying amount. Details of the credit risk specific to the company along with relevant mitigation procedures adopted have been enumerated below:

Trade and other receivable

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base. As per Company's policy only well established institution/corporates are approved as counterparties. Exposure per counterparty is continuously monitored.

An impairment analysis is performed at each reporting date based on the facts and circumstances existing on that date to identify expected losses on account of time value of money and credit risk. The company reviews the receivables in light of their historical payment patterns and adjusts the same to estimate the expected loss on account of credit worthiness of the customer or delay in payments leading to loss of time value of money.

The Company does not have any concentration of credit risk as the customers / dealers are widely dispersed. Receivables from any single customer / dealer does not exceed 10% of the total sales.

Impairment

As at the end of the reporting periods, the ageing of trade and other receivables that were not impaired was as follows:

Age of receivables **(₹ in lakhs)**

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Not Due			
0-3 Months			
3-6 Months			
6-12 Months			
1-3 years	39.36	235.06	1,650.48
> 3 years			

The above receivables which are past due but not impaired are assessed on case-to-case basis. Management is of the view that these financial assets are not impaired as there has not been any adverse change in credit quality and are envisaged as recoverable based on the historical payment behaviour and extensive analysis of customer credit risk, including underlying customers' credit ratings, if they are available. Consequently, no additional provision has been created on account of expected credit loss on the receivables. There are no other classes of financial assets that are past due but not impaired.

Cash and bank balances

The Company is also exposed to credit risks arising on cash and cash equivalents and term deposits with banks. The Company believes that its credit risk in respect to cash and cash equivalents and term deposits is insignificant as funds are invested in term deposits at pre-determined interest rates for specified period of time. For cash and cash equivalents and other bank balances, only high rated banks are accepted.

Other financial assets

Other financial assets includes loan to employees and related parties, security deposits, etc. Credit risk arising from these financial assets is limited and there is no collateral held against these because the counterparties are group companies, banks. Banks have high credit ratings assigned by the international credit rating agencies.

b) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are proposed to be settled by delivering cash or other financial asset. The Company's financial planning has ensured, as far as possible, that there is sufficient liquidity to meet the liabilities whenever due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. In addition to the Company's own liquidity, it enjoys credit facilities with the reputed bank and financial institutions.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company's liquidity management policy involves periodic reviews of cash flow projections and considering the level of liquid assets necessary, monitoring balance sheet, liquidity ratios against internal and external regulatory requirements.

Exposure to liquidity risk

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

31 March 2018	Carrying amount	Contractual maturities				
		Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	4,758.41	-	-	4,758.41	-	-
- Current	-	-	-	-	-	-
Trade payable	47.61	-	47.61	-	-	-
Other financial liability						
- Non-current	2.16	2.16	-	-	-	-
- Current	-	-	-	-	-	-

(b) Liquidity Risk

31 March 2017	Carrying amount	Contractual maturities				
		Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	6,584.03	-	-	6,584.03	-	-
- Current	-	-	-	-	-	-
Trade payable	305.84	-	305.84	-	-	-
Other financial liability						
- Non-current	1.84	1.84	-	-	-	-
- Current	128.83	-	128.83	-	-	-

1 April 2016	Carrying amount	Contractual maturities				
		Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	4,515.99	-	-	4,515.99	-	-
- Current	-					
Trade payable	393.22	-	393.22	-	-	-
Other financial liability						
- Non-current	1.84	1.84	-	-	-	-
- Current	564.90	-	564.90	-	-	-

(iii) Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Company's income. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and debt. The company does not have any transactions in foreign currency. And accordingly, company does not have currency risk.

(iv) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's liquidity and borrowing are managed by professional at senior management level. The interest rate exposure of the Company is reduced by matching the duration of investments and borrowings. The interest rate profile of the Company's interest - bearing financial instrument as reported to management is as follows:

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Fixed-rate instrument			
Financial asset	732.65	1,319.01	1,222.13
Financial liability			
Floating-rate instrument			
Financial asset			
Financial liability	4,758.41	6,712.86	5,080.89

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of change in interest rates. The following table demonstrates the sensitivity of floating rate financial instruments to a reasonably possible change in interest rates. The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average debt outstanding during the period.

(₹ in lakhs)

Particulars	Increase on profit/(loss) after tax
31-Mar-18	
Increase in 100 basis point	(47.59)
Decrease in 100 basis point	47.57
31-Mar-17	
Increase in 100 basis point	(67.14)
Decrease in 100 basis point	67.12
01-Apr-16	
Increase in 100 basis point	(50.82)
Decrease in 100 basis point	50.80

(C) Operating segment

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. All operating segments' operating results are reviewed regularly by the Company's Chairman to make decisions about resources to be allocated to the segments and assess their performance. The Company's operations fall under single segment namely "RealEstate Business", taking into account the risks and returns, the organization structure and the internal reporting systems. Board of Directors are Chief Operating Decision Maker (CODM) of the Company. Further, there are no export sales and hence there is no reportable secondary segment. All assets are located in the company's country of domicile.

Note-28 Events Occuring after Balance sheet date

(A) Demerger of Nila Infrastructures Limited:

Discontinued operation on account of Demerger:

Pursuant to the approval of the Honorable National Company Law Tribunal ('NCLT') vide order dated 9 May 2018 to the Scheme of Arrangement ("the Scheme") under section 230-233 and other provisions of the Companies Act, 2013, the assets and liabilities pertaining to real estate undertaking of the Company, were transferred to and vested in the Nila Spaces Limited ('wholly owned subsidiary of the Company') with effect from the appointed date viz., 1 April 2017 in accordance with the Scheme so sanctioned. The Scheme has been filed with Registrar of the Companies ('ROC') on 17 May 2018 and has, accordingly, been given effect in these financials statements.

Following is the accounting treatment made in the books of the Resultant Company i.e. Nila Spaces Limited pursuant to the approved Scheme and in accordance with applicable accounting standard.

1) The assets and liabilities pertaining to the Real Estate Undertaking i.e Nila Spaces Limited the resultant Company being transferred from the Demerged Company i.e Nila Infrastructures Limited, at book value as on the Appointed Date since the shareholders before and after the scheme remain unchanged.

2) Upon the Scheme being effective, the inter-company balances, if any, appearing in the books of accounts of the Resultant Company from the Demerged Company pertaining to the Real Estate Undertaking shall stand cancelled as on 1 April 2017

3) The aggregate of excess assets over the liabilities of the Real Estate Undertaking transferred from the Demerged Company and the cancellation of the equity shares held by the Demerged Company in the paid-up share capital of the Resulting Company, shall be debited to equity in the sequence as mentioned in the approved scheme and hence the differential amount of ₹ 13,665.63 lakhs as at 1 April 2016 and ₹ 14,454.64 lakhs as at 31 March 2017, has been credited to Capial Reserve of the Real Estate Undertaking.

4) The financial information in respect of prior periods have been restated as if the scheme has been given effect from the beginning of the preceding period in the financial statements, irrespective of the actual date as per the requirement of applicable accounting standard.

The assets and liabilities of the real estate undertakings as on respective dates are as follows:

Details of the assets and liabilities transferred from Demerged Company: **(₹ in lakhs)**

Particulars		Real estate business	
		As at 31 March 2017	As at 1 April 2016
	ASSETS		
1	**Non-current assets**		
(a)	Investment in subsidiary, associate and a joint venture *	2,556.70	2,176.27
(b)	Financial assets		
	(i) Loans	0.32	169.73
	Total non current assets	**2,557.02**	**2,346.00**
	Current assets		
(a)	Inventories	8,220.37	7,609.09

(₹ in lakhs)

Particulars	Real estate business	
	As at 31 March 2017	As at 1 April 2016
(b) Financial assets		
(i) Trade receivables	235.06	1,650.05
(ii) Loans	5,834.91	6,080.00
(c) Other current assets	1,853.67	1,938.35
Total current assets	**16,144.01**	**17,277.49**
Total assets	**18,701.03**	**19,623.50**
LIABILITIES		
Non-Current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,584.03	4,515.99
(ii) Other financial liabilities	1.84	1.84
Total non current liabilities	**6,585.87**	**4,517.83**
Current liabilities		
(a) Financial liabilities		
(i) Trade Payables	305.45	392.84
(ii) Other financial liabilities	128.83	564.90
(b) Other current liabilities	134.34	482.32
Total current liabilities	**568.62**	**1,440.06**
Total liabilities	**7,154.49**	**5,957.89**
Net assets over liabilities transferred	**(11,546.54)**	**(13,665.61)**

Reconciliation of amount due to Nila Spaces Limited on 31 March 2017 (₹ in lakhs)

Particulars	Amount
Excess of assets transferred over liabilities as at 1 April 2016	13,665.61
Profit for the year transferred to Nila Spaces Limited	789.02
	14,454.64
Excess of assets transferred over liabilities as at 31 March 2017	11,546.54
Amount due from Nila Infrastructures Limited	2,908.10

Investment in following entities are transferred from Nila Infrastructures Limited on account of Scheme of Demerger: (₹ in lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016
Fangadi Land Developers LLP - Joint Venture	205.10	205.10
Nila Projects LLP - Joint Venture	1,977.73	1,741.04
Nilsan Realty LLP - Joint Venture	151.81	8.07
Megacity Cinemalls Private Limited - Associate	222.06	222.06
Total	**2,556.70**	**2,176.27**

(B) Allotment of Equaity shares in Resultant Company i.e. Nila Spaces Limted :

393,889,200 Equity Shares of ₹ 1/- each are pending for issue and allotment persuant to the scehme of de-merger to the shareholders of Nila Infrastructures Limited, with appointed date of 01 April 2017.

Note-29

Previous year figures have been regrouped/reclassified wherever necessary to confirm to current year presentation

The Financial Statements were approved for issue by the Board of Directors on 30 May 2018

J. S. Shah & Co. Chartered Accountants Firm's Registration No: 132059W	**For and on behalf of the Board of Directors of** **Nila Spaces Limited** CIN No. :U45100GJ2000PLC083204	
Jaimin Shah Partner Membership No: 138488	**Deep Vadodaria** Director DIN: 01284293	**Prashant Sarkhedi** Director DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Independent Auditors' Report

To the Members of Nila Spaces Limited

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of Nila Spaces Limited ('the Holding Company'), its subsidiary company (the Holding Company and its subsidiary company are together referred to as the 'Group'), its associate and its joint ventures, as listed in annexure I, which comprise the consolidated balance sheet as at 31 March 2018, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of cash flows and the consolidated statement of changes in equity for the year then ended on that date, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as 'the consolidated Ind AS financial statements').

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as 'the Act') that give a true and fair view of the consolidated state of affairs, consolidated profit / loss (including other comprehensive income), consolidated statement of changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated Ind AS financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

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 consolidated Ind AS financial statements are free from material misstatement.

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

We are also responsible to conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Group to cease to continue as a going concern.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of the report referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements of the subsidiary company, associate and joint ventures, the aforesaid consolidated 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, of the consolidated state of affairs of the Group and its associate and joint ventures as at 31 March 2018, and their consolidated profit (including other comprehensive income), consolidated changes in equity and consolidated cash flows for the year ended on that date.

Other Matters

1. The comparative financial information of the Group, its associate and joint ventures for the year ended 31 March 2017 and the

transition date opening balance sheet as at 1 April 2016 included in these consolidated Ind AS financial statements, are based on the previously issued statutory consolidated financial statements prepared in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with rule 7 of Companies (Accounts) Rules, 2014, audited by the predecessor auditor whose report for the year ended 31 March 2017 and 31 March 2016 dated 26 May 2017 and 26 May 2016 respectively expressed an unmodified opinion on those consolidated financial statements, are adjusted for the differences in the accounting principles adopted by the Group, its associates and joint ventures on transition to the Ind AS, which have been audited by us with respect to the Holding Company and by other auditors with respect to the subsidiary company, associate and joint ventures.

2. The consolidated Ind AS financial statements also include the Group's share of loss (including other comprehensive income) of INR 76.83 lakhs for the year ended 31 March 2018, as considered in the consolidated Ind AS financial statements, in respect of one associate and three joint ventures. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary company, associate and joint ventures and our reports in terms of section 143(3) of the Act, in so far as it relates to the aforesaid subsidiary company, associate and joint ventures is based solely on the reports of the other auditors.

   Our opinion on the consolidated Ind AS financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

1 As required by Section 143 (3) of the Act based on our audit and on the consideration of report of other auditors on separate financial statements of subsidiary, associate and joint ventures as noted in the 'Other matter' paragraph, we report, to the extent applicable, 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 of the aforesaid consolidated Ind AS financial statements

   (b) In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and the report of other auditors;

   (c) The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of cash flows and the statement of changes in equity dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements;

   (d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act, read with relevant rules thereunder;

   (e) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2018 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary company, associate and joint ventures, none of the directors of the Group companies is disqualified as on 31 March 2018 from being appointed as a director in terms of Section 164(2) of the Act;

   (f) With respect to adequacy of the internal financial controls with reference to the financial statements of the Holding Company and one joint venture to which requirements of the Act are applicable and the operating effectiveness of such controls, refer to our separate report in "Annexure A"; 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 and based on the consideration of the report of the other auditors, as noted in the 'Other Matters' paragraph:

      i. The group does not have any pending litigations as at 31 March 2018

      ii. The group did not have nay long-term contracts, including derivative contracts, for which there were any material for seeable losses

      iii. the disclosures in the consolidated Ind AS financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018. However amounts as appearing in the audited consolidated Ind AS financial statements for the period ended 31 March 2017 have been disclosed.

For J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

Jaimin Shah
Partner
Membership No: 138488

Place: Ahmedabad
Date: 30 May 2018

Annexure I

Sr. no.	Name of entity	Relationship
1	Nila Project LLP	Joint venture
2	Nilsan Reality LLP	Joint venture
3	Fangdi Land Developers LLP	Joint venture
4	Mega City Cinemall Pvt. Ltd.	Associate

Annexure A

To the Independent Auditor's Report – 31 March 2018

(Referred to in our report of even date)

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

In conjunction with our audit of the consolidated Ind AS financial statements of Nila Spaces Limited ('the Holding Company') as of and for the year ended 31 March 2018, we have audited the internal financial controls with reference to financial reporting of the Holding Company and one joint venture, to which requirements of the Act are applicable as of date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company and one joint venture, to which requirements of the Act are applicable, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial reporting criteria established by the respective 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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls with financial reporting of the Holding Company and one associate, to which requirements of the Act are applicable 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 with reference to 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 with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by other auditors of joint venture to which requirements of the Act are applicable, in terms of their reports referred to in the other matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Holding Company and one associate.

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to explanations given to us, the Holding Company and one joint venture to which requirements of the Act are applicable, have, in all material respects, an adequate internal financial controls system with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March 2018, based on the internal control with reference to financial statement criteria established by the Holding Company and one associate to which requirements of the Act are applicable, considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matter

Our aforesaid report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to financial statement insofar as it relates to one joint venture to which requirements of the Act are applicable, is solely based on the corresponding report of the auditors of one associate.

For, J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

Jaimin Shah
Partner
Membership No: 138488

Place: Ahmedabad
Date: 30 May 2018

Consolidated Balance Sheet
as at 31 March 2018

(₹ in lakhs)

Particulars	Note	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
ASSETS				
Non-current assets				
(a) Investment in equity accounted investee	4	2,607.07	2,446.58	2,126.26
(b) Financial assets				
(i) Investments	5	-	2.94	3.06
(ii) Loans	6	247.63	0.32	169.73
Total non current assets		**2,854.70**	**2,449.84**	**2,299.05**
Current assets				
(a) Inventories	9	11,846.57	8,220.37	7,609.09
(b) Financial assets				
(i) Trade receivables	10	39.36	235.06	1,650.48
(ii) Cash and cash equivalents	11	0.65	0.13	0.15
(iii) Loans	6	2,563.05	5,834.91	6,080.00
(iv) Other financial assets	7	-	2,908.09	-
(c) Other current assets	8	1,629.93	1,853.67	1,938.35
Total current assets		**16,079.56**	**19,052.23**	**17,278.07**
Total assets		**18,934.26**	**21,502.07**	**19,577.12**
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	12	3,938.89	7.90	7.90
(b) Other Equity	13	7,640.28	14,339.29	13,610.30
Total equity		**11,579.17**	**14,347.19**	**13,618.20**
Liabilities				
Non-current liabilities				
(a) Financial liabilities				
(i) Borrowings	14	4,758.41	6,584.03	4,515.99
(ii) Other financial liabilities	15	2.16	1.84	1.84
Total non current liabilities		**4,760.57**	**6,585.87**	**4,517.83**
Current liabilities				
(a) Financial liabilities				
(i) Borrowings	14	-	-	-
(ii) Trade payables	16	47.61	305.84	393.22
(iii) Other financial liabilities	15	-	128.83	564.90
(b) Other current liabilities	17	2,461.76	134.34	482.97
(c) Current tax liability	18	85.15	-	-
Total current liabilities		**2,594.52**	**569.01**	**1,441.09**
Total liabilities		**7,355.09**	**7,154.88**	**5,958.92**
Total equity and liabilities		**18,934.26**	**21,502.07**	**19,577.12**

The accompanying notes 1 to 31 form an integral part of these standalone financial statements.

As per our report of even date attached

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Consolidated Statement of Profit and Loss
for the year ended 31 March 2018

(₹ in lakhs)

Particulars	Note	For the year ended 31 March 2018	For the year ended 31 March 2017
Income			
Revenue from operations	19	1,977.80	2,855.61
Other income	20	902.06	1,046.25
Total income		**2,879.86**	**3,901.86**
Expenses			
Cost of material consumed and project expenses	21	1,803.15	1,670.57
Employee benefits expense	22	75.66	80.33
Finance costs	23	638.19	885.43
Other expenses	24	60.80	58.86
Total expenses		**2,577.80**	**2,695.19**
Profit before share of (loss) from joint ventures and associate and tax		**302.06**	**1,206.67**
Share of (loss) from joint ventures and associate		(76.83)	(60.11)
Profit before tax		**225.23**	**1,146.56**
Tax expense:			
Current tax		85.17	417.56
Profit for the year		**140.06**	**729.00**
Other comprehensive income for the year- net of tax		-	-
Total comprehensive income for the year		**140.06**	**729.00**
Earnings per equity share (Face value ₹ 1 per share P.Y ₹ 10 per share)	**25**		
Basic		0.04	922.78
Diluted		0.04	922.78

The accompanying notes 1 to 27 form an integral part of these standalone financial statements.

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
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CIN No. :U45100GJ2000PLC083204

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DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Consolidated Statement of Changes in Equity

for the year ended 31 March 2018

Equity Share Capital

(₹ in lakhs)

Particulars	Note	Amount
Balance as at 1 April 2016		**7.90**
Changes during the year		-
Balance as at 31 March 2017	11	**7.90**
Shares cancel during the year		(7.90)
Changes during the year (refer note 30 (B))		3,938.89
Balance as at 31 March 2018	11	**3,938.89**

Other Equity

(₹ in lakhs)

Particulars	Note	Reserves and Surplus				Total
		Retained Earnings	Capital Reserve	Securities premium account	General Reserve	
Balance as at 1 April 2016		**(61.11)**	**13,665.61**	**5.80**	**-**	**13,610.30**
Total comprehensive income for the year ended 31 March 2017						
Profit for the year		0.08		-	-	0.08
Items of other comprehensive income						
Profit for the year transferred to capital reserve	11	-	728.92	-	-	728.92
Balance as at 31 March 2017		**(61.03)**	**14,394.53**	**5.80**	**-**	**14,339.30**
Total comprehensive income for the year ended 31 March 2017						
Profit for the year	11	140.06		-	-	140.06
Total comprehensive income for the year		**140.06**	**-**	**-**	**-**	**140.06**
Issue of equity shares (refer note 30 (B))	11		(3,938.89)		7.90	(3,930.99)
Changes on account of scheme of arrangement (refer note 30 (A))	11		(2,908.09)		-	(2,908.09)
Balance as at 31 March 2018		**79.03**	**7,547.55**	**5.80**	**7.90**	**7,640.28**

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

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Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Consolidated Statement of Cash Flow
for the year ended 31 March 2018

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Cash flow from operating activities		
Profit before tax	225.23	0.11
Adjustments for:		
Finance cost	638.19	-
Interest income	(901.71)	-
Operating profit before working capital changes	**(38.29)**	**0.11**
Changes in working capital adjustments		
Decrease in loans	3,024.55	-
Decrease in trade receivables	195.70	0.43
Decrease in other assets (current and non-current)	223.74	(0.01)
(Increase) in inventories	(3,626.20)	(0.01)
Increase in trade payables	(258.23)	20.92
(Decrease) in other financial liabilities	(128.51)	(20.93)
Increase in other current liabilities	2,327.42	(0.64)
Cash generated from operations	**1,720.18**	**(0.13)**
Less: Income taxes paid (net)	**(0.02)**	**-**
Net cash flow from operating activities [A]	**1,720.16**	**(0.13)**
Cash flow from investing activities		
Purchase / sale of investments	(157.55)	0.11
Interest income	901.71	-
Net cash flow (used in) investing activities [B]	**744.16**	**0.11**
Cash flow from financing activities		
Proceeds from / (repayment) of long term borrowings (net)	(1,825.61)	-
Finance costs paid	(638.19)	-
Net cash flow (used in) financing activities [C]	**(2,463.80)**	**-**
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	**0.52**	**(0.02)**
Cash and cash equivalents at beginning of the year	**0.13**	**0.15**
Cash and cash equivalents at end of the year (see note 2)	**0.65**	**0.13**

Notes:

1 The above statement of Cash Flows has been prepared under "Indirect method" as set out in the Indian Accounting Standard (Ind AS 7) "Statement of Cash Flows".

2 Reconciliation of cash and cash equivalents as per the Consolidated Statement of Cash Flows.

Cash and cash equivalents as per above comprise of the following:

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Cash on hand	0.65	0.01
Balance with banks	-	0.12
	0.65	**0.13**

3 Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Consolidated Statement of Cash Flow
for the year ended 31 March 2018

Reconciliation of liabilities arising from financing activities

(₹ in lakhs)

Particulars	As at 1 April 2017	Changes as per Standalone Statement of Cash Flows	Acquisition	Changes from losing control of subsidiaries	Fair value changes	As at 31 March 2018
Long term borrowings	6,584.02	(1,825.61)	-	-	-	4,758.41

As per our report of even date attached
J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Notes to Standalone Financial Statements

for the year ended 31 March 2018

Note-1. Corporate Information

Nila Spaces Limited is ('the Company) based in Ahmedabad, Gujarat with its Registered Office situated at 1st Floor, Sambhaav House, Opp. Chief Justice Bungalow, Bodakdev, Ahmedabad - 380015. Parmannday Consultancy Limited is incorporated on 03 May 2000 and same has been renamed to Nila Spaces Limited after demerger. The Company, together with its joint venture and associate collectively referred to as ('the Group') is involved in the construction as well as development of real estate project. Pursuant to the scheme of arrangement under the provisions of Companies Act, 2013, which became effective on 1 April 2017, the Company has transferred from Infrastructures business i.e. Nila Infrastructures Limited to Real Estate undertaking i.e. Nila Spaces Limited (refer note 28 for more details).

Note-2. Basis of preparation and measurement

2.1. Statement of compliance

These consolidated financial statements have been prepared in accordance with Indian Accounting Standards ('Ind AS') as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

The consolidated financial statements for the year ended 31 March 2017were prepared in accordance with the Companies (Accounting Standards) Rules, 2006, notified under section 133 of the Act and other relevant provisions of the Act.

As these are the Group's first standalone financial statements prepared in accordance with Ind AS, Ind AS 101, First-time Adoption of Indian Accounting Standards has been applied. An explanation of how the transition to Ind AS has affected the previously reported financial position, financial performance and Cash flows of the Group is provided in note 27.

The standalone financial statements for the year ended 31 March 2018 have been reviewed by audit committee and subsequently approved by Board of Directors at its meetings held on 08August 2018.

Details of the Group's significant accounting policies are included in note3.

2.2. Functional and presentation currency

These consolidated financial statements are presented in Indian Rupees (₹), which is also the Group's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

2.3. Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis

2.4. Use of estimates and judgements

In preparing this consolidated financial statements, management has made judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognized prospectively.

2.5. Measurement of fair values

The Group's accounting policies and disclosures requires the measurement of fair values for financial instruments.

The Group has established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

Note-3. Significant Accounting Policies

a) Operating Cycle

All assets and liabilities have been classified as current or non-current as per the Group's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Operating cycle for project related assets and liabilities is the time start of the project to their realization in cash or cash equivalents.

b) Basis of consolidation

Joint ventures and associate

The Group's interest in equity accounted investees comprises interest in joint ventures and associate.

An associate is anentity in which the Group has significant influence but not control or joint control. A joint venture is an arrangement in which the Group has joint control and has the rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in joint ventures and associates are accounted for using the equity method. They are initially recognized at cost. Subsequent to initial recognition, the consolidated financial statements include the Group's share of profit and loss and other comprehensive income of equity accounted investees until the date on which the significant influence or joint control ceases.

When the Group's share of losses in any equity accounted investments equals or exceeds its interest in an entity; the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of other entity.

i) Equity method

Under the equity method of accounting, the investments are initially recognized at cost and adjusted thereafter to recognize the Group's share of post-acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income.

When the Group's share of loss in equity-accounted investment equals or excess its interest in the entity, including any other unsecured long term receivables, the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Groups interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of assets transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

ii) **Transactions eliminated on consolidation**

Intra-group balances and transactions, and any unrealized income and expenses arising from intra-group transactions, are eliminated in full while preparing these consolidated financial statements. Unrealised gains or losses arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Deferred tax asset or liability is created on any temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

a) **Property, plant and equipment**

Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises its purchase price, including non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in Statement of Profit and Loss.

Transition to Ind AS

On transition to Ind AS, the Group has opted to continue with the carrying value of all its property, plant and equipment recognized as at 1 April 2016, measured as per the previous GAAP, and use that carrying value as deemed cost of such property, plant and equipment.

Subsequent measurement

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with theexpenditure will flow to the Group.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. 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. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed as Other non-current assets.

Derecognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The consequential gain or loss is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Statement of Profit and Loss.

b) **Intangible assets and amortisation**

Intangible assets are carried at cost less accumulated amortization and impairment losses, if any. The cost of an intangible asset comprises of its purchase price, including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use.

The Group has elected to continue with the carrying value of all its intangible assets as recognized in the standalone financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as the deemed cost as at the transition date pursuant to the exemption under Ind AS 101.

Subsequent Expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits associated with the expenditure will flow to the Group. All other expenditure is recognized in the Statement of Profit and Loss as incurred

Amortisation

Intangible assets are amortized on a straight - line basis (pro-rata from the date of additions) over estimated useful life of four years.

Derecognition

The carrying amount of an intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of intangible assets and is recognized in the Statement of Profit and Loss account.

c) **Investment Property**

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Recognition and measurement

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Transition to Ind AS

On transition to Ind AS, the Group has elected to continue with the carrying value of all of its investment properties recognized as at 1 April 2016, measured as per the previous GAAP, and use that carrying value as the deemed cost of such investment properties.

Depreciation

Depreciation is being provided on a pro-rata basis on the 'Straight Line Method' over the estimated useful lives of the assets as prescribed under Part C of Schedule II to the Companies Act, 2013. The residual values, useful lives and methods of depreciation of investment properties equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Impairment of non-financial assets

Non-financial assets of the Group, other than inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents the smallest group of assets that generates cash inflows that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the Statement of Profit and Loss. Impairment loss recognized in respect of a CGU is allocated to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

d) **Business Combination**

The acquisition method of accounting is used to account for all the business combinations, regardless of whether equity instruments or other assets are acquired. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at the fair values at the acquisition date. The Group recognizes any non – controlling interest in the acquired entity on an acquisition by acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Transition to Ind AS

In accordance with Ind AS 101 provisions related to first time adoption, the Group has elected to apply Ind AS accounting for business combinations prospectively from 1 April2016. As such, Indian GAAP balances relating to business combination entered into before the date of transition have been carried forward.

Common control business combinations

Business combinations involving entities that are controlled by the Group are accounted for using the pooling of interest method as follows:

a. The assets and liabilities transferred are derecognized at their book value
b. No adjustments are made to reflect the fair value
c. The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination.

e) Employee benefits

Short term employee benefits

Short term employee benefit obligations are measured on an undiscounted expenses and are expensed as the related services are provided. A liability is recognized for the amount expected to be paid, if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Group makes specified monthly contributions towards government administered schemes. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss in the periods during which the services are rendered by the employees.

Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than defined contribution plan. The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed periodically by an independent qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group , the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses and the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income (OCI). Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in Statement of Profit and Loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in Statement of Profit and Loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Group's net obligation in respect of long-term employee benefits other than post-employment benefits is the amount of future benefits that employees have earned in return for their service in the current and prior periods; that benefits is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method. Remeasurements gains or losses are recognized in the Statement of Profit and Loss in the period in which they arise.

f) **Revenue recognition**

Construction contracts

Contract revenue is recognized as revenue in the Statement of Profit and Loss in the accounting periods in which the work is performed as per Ind AS 11. If the outcome of the contractual contract can be reliably measured, revenue associated with the construction contract is recognized reference to the stage of completion of the contract activity at the year-end (the percentage of completion method).The stage of completion on a project is measured on the basis of proportion of the contract work/based upon the contracts/agreements entered into by the Group with the customers. In case of contracts under Public Private Partnership Model, Lease hold land right and Land Development rights provided by the government which forms part of consideration for the services provided is recognized as an intangible assets at fair value at the time of initial recognition.

Contract costs are recognized as an expense in the Statement of Profit and Loss in the accounting period in which the work to which they relate is performed. In the case of contracts with defined milestones and assigned price for each milestone, the group recognizes revenue on transfer of significant risks and rewards which coincides with achievement of milestone and its acceptance by its customer.

Contract revenue includes the initial amount agreed in the contract plus any variation in contract work and claims payment, to the extent that it is probable that they will result in revenue and can be measured reliably. The group recognizes bonus/incentive revenue on early completion of the project based on the confirmation received from the customer.

If the outcome of a construction contract can be estimated reliably, contract revenue is recognized in the Statement of Profit and Loss in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Otherwise, contract revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

Contact costs are recognized as expenses as incurred unless they create an asset is related to future contract activity. An expected loss on a contract is recognized immediately in the Statement of Profit andLoss.

Development of realestate project with construction:

Income from Real Estate Activity without construction is recognized when the group enters into agreement for sale with the buyer and all significant risks and rewards have been transferred to the buyer and there is no uncertainty regarding reliability of the sale consideration

Lease rental income

Lease income from operating leases shall be recognized in income on a straight-line basis over the lease term, unless another systematic basis is more representative of the time pattern in which use benefit derived from the leased asset is diminished. Income from leasing of commercial complex is recognized on an accrual basis. Interest income is accounted on accrual basis at effective interest rate.

Dividend income and share of profit in LLP is recognized when the right to receive the same is established.

h) **Financial instrument**

Financial assets

Classification

The group classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit and loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Initial recognition and measurement

On initial recognition, a financial asset is recognized at fair value, in case of financial assets which are recognized at fair value through the Statement of Profit and Loss (FVTPL), its transaction cost are recognized in the Statement of Profit and Loss. In other case, the transaction costs are attributed to the acquisition value of the financial asset.

Subsequent measurement and gains and losses

Financial assets are subsequently classified as measured at

- Financial assets at amortized cost: These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment is recognized in the Statement of Profit and Loss. Any gain or loss on derecognition is recognized in the Statement of Profit and Loss.
- Fair value through profit and loss (FVTPL): These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in the Statement of Profit and Loss.
- Fair value through other comprehensive income (FVOCI): These assets are subsequently measured at fair value. Dividends are recognized as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains or losses are recognized in OCI and are not reclassified to the Statement of Profit and Loss.

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

Trade receivables and loans

Trade receivables are initially recognized at fair value. Subsequently, these assets are held at amortized cost, using the effective interest rate (EIR) method net of any expected credit losses. The EIR is the rate that discounts estimated future cash income through the expected life of financial instrument.

Equity instrument

All investments in equity instruments classified under financial assets are initially measured at fair value, the group may, on initial recognition, irrevocably elect to measure the same either at FVOCI or FVTPL. The group makes such election on an instrument-by-instrument basis. Fair value changes on an equity instrument is recognized as other income in the Statement of Profit and Loss unless the group has elected to measure such instrument at FVOCI. Fair value changes excluding dividends, on an equity instrument measured at FVOCI are recognized in OCI. Amounts recognized in OCI are not subsequently reclassified to the Statement of Profit and Loss. Dividend income on the investments in equity instruments are recognized as 'other income' in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of the financial asset) is primarily derecognized when:

a) The right to receive cash flows from the asset have expired; or

b) The Grouphas transferred substantially all the risks and rewards of the asset; or

c) The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financials assets in FVTPL category. For financial assets other than trade receivables, as per Ind AS 109, the group recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition. The Group's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall. The impairment losses and reversals are recognized in Statement of Profit and Loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are recognized when the group becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortized cost unless at initial recognition, they are classified as fair value through profit and loss. In case of trade payables, they are initially recognized at fair value and subsequently, these liabilities are held at amortized cost, using the effective interest method.

Subsequent measurement

Financial liabilities are subsequently measured at amortized cost using the EIR method. Financial liabilities carried at fair value through Statement of Profit and Loss are measured at fair value with all changes in fair value recognized in the Statement of Profit and Loss.

Derecognition

A financial liability is derecognized when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet date if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle them on net basis or to realize the assets and settle the liabilities simultaneously.

i) **Income taxes**

Income tax comprises of current and deferred tax. It is recognized in the Statement of Profit and Loss except to the extent that it is relates to an item recognized directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes.

It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognized amounts, and it is intended to realize the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available.

Minimum Alternate Tax (MAT) eligible for set off in subsequent years (as per tax laws), is recognized as an asset by way of credit to the restated standalone summary Statement of Profit and Loss only if there is convincing evidence that sufficient taxable profit will be available against which the unused tax losses or unused tax credits can be utilized by the group. At each balance sheet date, the carrying amount of deferred tax in relation to MAT credit entitlement receivable is reviewed to reassure realization.

j) Inventories

Inventory comprises of land and transferable development rights. Land and transferable development rights are valued at lower of cost or net realizable value. Cost includes cost of land, land development rights, acquisition of tenancy rights, materials, services, borrowing cost and other related overhead as the case may be. In the case of acquisition of land for development and construction, the rights are acquired from the owners of the land and the conveyance and registration thereof will be executed between the original owners and the ultimate purchasers as per trade practice. As a result, in the immediate period, generally, the land is not registered in the name of the group.

Project inventories

Inventories of project materials are valued at cost or net realizable value whichever is less. Cost is arrived at on weighted average method (WAM) basis.

Work-in-progress

Construction and development of real-estateproject:

Cost incurred for the contract that relate to future activity of the contract, such contract cost are recognized as an asset provided it is probable that they will be recovered. Such costs represent an amount due from the customer and are often classified as Contract work in progress which is valued at cost or net realizable value whichever is less.

k) Provisions and contingencies

A provision is recognized if, as a result of past events, the group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax that reflects current market assessments of the time value of money and the risks specific to the liability.

The unwinding of the discount is recognized as finance cost. Expected future operating losses are not provided for.

Contingent liabilities are disclosed in the Notes to the Standalone Financial Statements. Contingent liabilities are disclosed for:

i. possible obligations which will be confirmed only by future events not wholly within the control of the group, or

ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

i) Borrowing Cost

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings to the extent they are regarded as an adjustment to the interest cost.

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

Borrowing costs, if any, directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready

for its intended use or sale are capitalized, if any. All other borrowing costs are expensed in the period in which they occur.

j) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM) of the group. The CODM is responsible for allocating resources and assessing performance of the operating segments of the group. For the disclosure on reportable segments see Note 35.

k) Cash and cash equivalents

Cash and Cash equivalents for the purpose of Cash Flow Statement comprise cash and cheques in hand, bank balances, demand deposits with banks where the original maturity is three months or less and other short term highly liquid.

l) Investments in subsidiaries, joint venture and associates

The group has elected to recognise its investments in subsidiary and associate and joint venture companies at cost in accordance with the option available in Ind AS 27, Separate Financial Statements.

m) Leases

Asset given under lease

In respect of assets provided on finance leases, amount due from lesseesare recorded as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases. In respect of assets given on operating lease, lease rentals are accounted on accrual basis in accordance with the respective lease agreements.

Asset held under lease

Leases of property, plant and equipment that transfer substantially all the risks and rewards of ownership are classified as finance leases. All the other leases are classified as operating leases. For finance lease, the leased assets are measured initially at an amount equal to the lower of their fair value and the present value of minimum lease payments. Subsequent to the initial recognition, the assets are accounted for in accordance with the accounting policy applicable to similar owned assets.

Assets held under operating leases are neither recognized in (in case the Group is lessee) nor derecognized (in case the Group is lessor) from the Group's balance sheet.

Lease payments

Payments made under operating leases are generally recognized in the Statement of Profit and Loss on a straight line basis over the term of lease unless such payments are structured to increase in line with the expected general inflation to compensate for the lessor's expected inflationary cost increases. Lease incentives received are recognized as an integral part of the total lease expense over the term of lease.

n) **Earnings per share**

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Group by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events such as bonus shares, other than conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

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

In a capitalization or bonus issue or share split, ordinary shares are issued to equity shareholders for no additional consideration. The number of ordinary shares outstanding before the event is adjusted for the proportionate change in the number of ordinary shares outstanding as if the event had occurred at the beginning of the earliest period presented.

o) **Recent accounting pronouncement**

Ind AS 115- Revenue from Contract with Customers: Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It replaces existing revenue recognition guidance, including Ind AS 18 Revenue and Ins AS 11 Construction Contracts. The core principle of the new standard that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further, the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers. This Standard permits two possible methods of transition i.e. retrospective approach and modified retrospective method.

Based on the preliminary assessment, the Group does not expect any significant impacts on transition to Ind AS 115. This assessment is based on currently available information and may be subject to changes arising from further reasonable and supportable information when the standard will be adopted. The quantitative impacts would be finalized based on a detailed assessment which has been initiated to identify the key impacts along with evaluation of appropriate transition options to be considered.

Amendments to existing Ind AS

- Ind AS 40 - Investment Property – The amendment lays down the principle regarding the transfer of asset to, or from, investment property.
- Ind AS 12 – Income Taxes – The amendments explains that determining temporary differences and estimating probable future taxable profit against which deductible temporary differences are assessed for utilization are two separate steps.

Note-4

Investment in associate and joint venture

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Unquoted:			
Investments in joint venture			
Fangdi Land Developers LLP	204.48	204.56	204.64
Nilsan Realty LLP	102.87	151.81	8.07
Nila Projects LLP	2,212.61	1,975.65	1,738.96
	2,519.96	**2,332.02**	**1,951.67**
Investments in asociate (at cost)			
2,33,750 (31 March 2017 : 2,33,750; 1 April 2016 : 2,33,750) equity shares of Mega City Cinemall Pvt. Ltd. of Rs. 10/- each	87.11	114.56	174.59
	87.11	**114.56**	**174.59**
Total	**2,607.07**	**2,446.58**	**2,126.26**

Note-5
Investments

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Investments in quoted shares of other companies - (Fair value through profit and loss)			
Atlanta Devkon Ltd (4325 No. of Equity of F.V. Rs. 10/- each)	-	2.08	2.08
IDFC Bank Ltd	-	0.14	-
Kansai Nerolac Paints Ltd	-	0.19	-
Roselab Ltd (10000 No. of Equity of F.V. Rs. 10/- each)	-	0.53	0.53
Typhoon Financial Services Ltd (100 No. of Equity of F.V. Rs. 10/- each)	-	-	-
Eseel Pro Equity	-	-	0.14
Shivalik Bimetal Controls Ltd. (800 No. of Equity of F.V. Rs. 10/- each)	-	-	0.31
Total	**-**	**2.94**	**3.06**

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Aggregate value of unquoted investment	-	-	-
Aggregate value of quoted investment	-	2.94	3.06
	-	**2.94**	**3.06**

Note-6
Loans

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Non-current loans			
Loans to related party (refer note 26)			
- Unsecured, considered good	244.68	-	169.41
Security and other deposits	2.95	0.32	0.32
	247.63	**0.32**	**169.73**
Current loans			
Loans to related party (refer note 26)			
- Unsecured, considered good	487.97	1,319.01	1,052.72
Loans to others			
- Unsecured, considered good	2,075.08	4,515.90	5,027.28
	2,563.05	**5,834.91**	**6,080.00**
Total	**2,810.68**	**5,835.23**	**6,249.73**

Note-7
Other financial assets

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Other current financial assets			
Other advances (refer note 30 (A))	-	2,908.09	-
Total	**-**	**2,908.09**	**-**

Note-8
Other assets

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Advance to vendors	1,629.90	1,844.23	1,929.11
Prepaid expenses	0.03	0.02	0.02
Balances with government authorities			
- Service tax receivable	-	9.42	9.22
Total	**1,629.93**	**1,853.67**	**1,938.35**

Note-9
Inventories

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Construction material on hand	14.53	5.70	6.65
Work in progress	968.24	1,751.42	2,027.10
Land and land development rights	10,863.80	5,708.43	3,675.60
Flat	-	754.82	1,899.74
Total	**11,846.57**	**8,220.37**	**7,609.09**

Refer note 3 (l) for accounting policy on inventories.

During the year ended 31 March 2018, the company has inventorised borrowing cost of ₹ 194.65 lakhs and on 31 March 2017 of ₹ 270.21 lakhs and on 1 April 2016 Nil

Note-10
Trade receivables

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
To other than related parties			
Unsecured, considered good	39.36	235.06	1,650.48
Total	**39.36**	**235.06**	**1,650.48**

Note-11
Cash and bank balances

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Cash and cash equivalents			
Balance in current account	-	0.12	0.14
Cash on hand	0.65	0.01	0.01
Total	**0.65**	**0.13**	**0.15**

Note-12
Equity share capital

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Authorised share capital			
450,000,000 (31 March 2017 : 150,000 ; 1 April 2016 : 150,000) Equity shares of Rs.1/- each	4,500.00	15.00	15.00
Issued, Subscribed and Paid-up Capital			
393,889,200 Equity Shares of Rs. 1/- each (31 March 2017 : 79,000; 1 April 2016 : 79,000 Equity shares of Rs.10/- each fully paid) (pending for allottment)*	3,938.89	7.90	7.90
Total	**3,938.89**	**7.90**	**7.90**

*393,889,200 Equity Shares of ₹ 1/- each are pending for issue and allotment persuant to the scehme of de-merger to the sharholders of Nila Infrastructures Limited, with appointed date of 01 April 2017.

A. Reconciliation of number of equity shares

(₹ in lakhs)

Particulars	As at 31 March 2018		As at 31 March 2017		As at 1 April 2016	
	Numbers	Amount in Rs.	Numbers	Amount in Rs.	Numbers	₹ in lakhs
Balance as at the beginning of the year	79,000	7.90	79,000.00	7.90	79,000.00	7.90
Less Cancelation during the year	(79,000)	(7.90)				
Addition during the year	39,38,89,200	3,938.89	-	-	-	-
Balance as at the end of the year	39,38,89,200	3,938.89	79,000.00	7.90	79,000.00	7.90

B. Terms / rights attached to equity shares

The company has single class of equity shares having a par value of ₹1 per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

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

Shareholders holding more than 5% shares of the Company comprises of only Nila Infrastrucutres Limited which otherwise shall be sharholders of Nila Spaces Limited holding more than 5% shares as on the record date pursuant to the scheme of de-merger.

Note-13
Other Equity

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Reserves & Surplus			
(i) Retained earnings	79.03	(61.04)	(61.11)
(ii) Equity security premium	5.80	5.80	5.80
(iii) Capital reserve	7,547.55	14,394.53	13,665.61
(iv) General reserve	7.90	-	-
Total	**7,640.28**	**14,339.29**	**13,610.30**

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
(i) Retained earnings			
Profit & loss opening balance	(61.03)	(61.11)	(10.94)
Profit during the year	140.06	0.07	(50.17)
	79.03	**(61.04)**	**(61.11)**
(ii) Equity security premium			
Opening balance	5.80	5.80	5.80
Addition during the year	-	-	-
	5.80	**5.80**	**5.80**
(iii) Capital reserve (refer note 30 (A))	**7,547.55**	**14,394.53**	**13,665.61**
(iv) General reserve	**7.90**	**-**	**-**
Total reserves and surplus	**7,640.28**	**14,339.29**	**13,610.30**

General Reserve - The General Reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. As the General Reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve is not reclassified subsequently to the Statement of Profit and Loss.

"Equity Security Premium - Securities premium reserve is used to record the premium on issue of equity shares. The reserve is utilised in accordance with the provisions of the Act."

Note-14
Borrowings

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Non current borrowings			
Secured loans			
Indian rupee loan from			
Financial institution(1)(2)	4,758.41	6,584.03	4,515.99
Total	**4,758.41**	**6,584.03**	**4,515.99**

(1) Borrowing from Financial institution is secured by way of:

a) Equitable Mortgage of Vejalpur land owned by Company

b) Personal Guarantee of promoter family members

c) Escrow of revenue of certain infrastructure projects of Nila Infrastructures Limited"

To implement the Scheme of Arrangement for Demerger (the "Scheme") of Real Estate (RE) Undertaking of Nila Infrastructures Ltd (the "Demerged Company") into Nila Spaces Ltd (the "Resultant Company") under section 230 to 232 and other applicable provisions of the Companies Act, 2013 with Appointed Date of 1 April 2017; GRUH Finance Ltd (GRUH) has to reassess the total/combined (i.e. Nila Infrastructures Ltd + Nila Spaces Ltd) sanctioned limit of Rs. 9,500.00 lakhs, wherein the total/combined outstanding at 31 March 2018 is Rs. 6,871.65 lakhs. As per the letter received from GRUH dated 19 March 2018; the said total/combined exposure is to be bifurcated amongst Nila Infrastructures Ltd and Nila Spaces Ltd as Rs. 3,000.00 lakhs and Rs. 6,500.00 lakhs respectively. Accordingly, the corresponding outstanding Rs. 4,758.41 lakhs is considered for Nila Spaces Ltd and the rest for Nila Infrastructures Ltd.

(2) Corporate Loan amounting to Nil (31 March 2017 : ₹ 127.13lakhs, 1 April 2016 : ₹ 1299.85 lakhs) is secured by way of

1) First Charge on the unsold inventory at "Atuulyam" project othe Borrower.
2) Excluslive charge and escrow of receiveable from AMC for "Multi Storied Parking- Navrangpura" Project.
3) Exclusive charge and escrow of receivables arising out of the sale of unsold inventory at "Atuulyam" Project of the Borrower.
4) PDCs for interest & principal repayment.
5) Personal Guarantee of Manojbhai Vadodaria & Kiran Vadodaria
6) Corporate Guarantee of M/s. Texraj Realty Pvt. Ltd. Current maturities amount on 31 March 2017 ₹ 127.13 lakhs 1 April 2016 is ₹ 556.35 lakhs

Note-15
Other financial liabilities (₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Other non current financial liabilities			
Security deposits	2.16	1.84	1.84
	2.16	**1.84**	**1.84**
Other current financial liabilities			
Current maturities of long term borrowings	-	128.83	564.90
	-	**128.83**	**564.90**
Total	**2.16**	**130.67**	**566.74**

Note-16
Trade payables (₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Dues to Micro & Small Enterprises (as per the intimation received from vendors)			
A. Principal and interest amount remaining unpaid	-	-	-
B. Interest due thereon remaining unpaid	-	-	-
C. Interest paid by the Company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of payment made to supplier beyond the appointed day	-	-	-
D. Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-	-
E. Interest accrued and remaining unpaid	-	-	-
F. Interest remaining due and payable even in the suceeding years, until such date when the interest dues as above are actually paid to the small enterprises.	-	-	-
Dues to others			
Trade payables[1]	47.61	305.84	393.22
Total	**47.61**	**305.84**	**393.22**

(1) Includes retention money payable amounting to ₹ 20.92 lakhs (31 March 2017: ₹ 20.92 lakhs; 1 April 2016: ₹ 20.96 lakhs)

Note-17
Other current liabilities

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Loans from others	984.37	-	0.65
Advance from customer	1,470.89	83.19	475.25
Statutory dues payable			
Service tax payable	-	0.17	0.21
TDS payable	6.50	50.98	6.35
Other statutory obligations	-	-	0.51
Total	**2,461.76**	**134.34**	**482.97**

Note-18
Current tax liabilities

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Current tax liabilities	85.15	-	-
Total	**85.15**	**-**	**-**

Note-19
Revenue from operations

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
A. Sales		
Construction and Development of Real Estate Projects	849.40	1,155.44
Construction and Development of Real Estate Projects without construction	1,128.40	1,538.65
	1,977.80	**2,694.09**
B. Other operating revenue		
Share of profit from LLP	-	161.52
	-	**161.52**
Total	**1,977.80**	**2,855.61**

Note-20
Other income

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Interest from others	901.71	1,046.06
Other non-operating income	0.35	0.19
Total	**902.06**	**1,046.25**

Note-21
Cost of material consumed and project expenses

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Consumption of materials	1,782.07	1,633.62
Repair and maintenance expense	-	0.06
Civil, electrical, contracting, labour work etc.	0.30	3.48
Electricity expenses	0.01	0.57
Insurance expenses	0.10	0.26
Sales , promotion and marketing expense	20.67	5.07
Legal and professional expenses	-	4.26
Other direct expense	-	23.25
Total	**1,803.15**	**1,670.57**

Note-22
Employee benefits expense

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Salaries, allowances and bonus	56.50	62.03
Contribution to provident and other fund	0.55	0.92
Gratuity expenses	2.51	1.43
Leave encashment expenses	1.39	1.98
Remuneration and perquisites to directors	5.13	5.75
Employee benefit (ESOP) expenses	9.53	7.69
Staff welfare expenses	0.05	0.53
Total	**75.66**	**80.33**

Note-23
Finance costs

(₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Interest on Borrowings		
- To banks and financial institution	826.59	1,155.64
	826.59	**1,155.64**
Less:- transfer to work-in-progress (inventories)	(194.65)	(270.21)
	631.94	**885.43**
Other Borrowing Costs (includes bank charges, etc.)		
- Processing fees	6.25	-
Total	**638.19**	**885.43**

Note-24
Other expenses (₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Legal and professional charges	39.45	20.74
Office rent	1.22	2.10
Repairs and maintenance expenses	1.20	2.06
Insurance	1.57	1.76
Power and fuel expenses	4.10	13.32
Travelling and conveyance	3.80	5.70
Printing and stationery	0.62	2.79
Rates and taxes	-	0.11
Municipal tax	-	0.96
Payment to auditors (exclusive of service tax / GST)		
- Audit fees	1.00	0.24
Loss on sale of shares	2.28	-
Advertisement and business promotion expenses	1.95	1.26
Director's Sitting Fees	0.07	0.06
Miscellaneous expenses	3.11	6.32
Donation expense	-	0.48
Postage and courier expenses	0.03	0.12
Telephone expense	0.39	0.82
Demate charges	0.01	0.02
Total	**60.80**	**58.86**

Note-25
Earnings per share (₹ in lakhs)

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Profit attributable to equity share holders :		
Basic earnings (₹ in lakhs)	140.06	729.00
Adjusted for the effect of dilution (₹ in lakhs)	140.06	729.00
Weighted average number of equity shares for:		
Basic (refer note 26(B))	39,38,89,200	79,000
Adjusted for the effect of dilution (refer note 30 (B))	39,38,89,200	79,000
Earning per share		
Basic*	0.04	922.78
Diluted*	0.04	922.78

* EPS has been calculated considering the shares of 79000 of ₹ 10 /- each, which othewise would be ₹ 0.20 considering pending allotment of 393889200 equity shares of ₹ 1/- each pursant to the scheme of de-merger and cancellation of existing 79000 equity shares of ₹ 10/- each.

Note-26
Earnings per share

(A)Joint ventures :	Fangadi Land Developers LLP
	Nila Projects LLP
	Nilsan Realty LLP
(B)Associate	Megacity Cinemall Pvt Ltd

Disclosure of transactions between the Company and Related Parties (Other than Key - managerial personnel) (₹ in lakhs)

Particulars	Transaction Value	
	31 March 2018	31 March 2017
Loans given		
Nila Projects LLP	241.20	4.30
Nilsan Realty LLP	77.00	107.15
Megacity Cinemall Pvt Ltd	-	18.50
Interest received	-	-
Megacity Cinemall Pvt Ltd	44.82	119.64
Nila Projects LLP (capital)	237.33	208.93
Nila Projects LLP (loan)	3.86	25.65
Share of profit		
Nila projects LLP	-	27.76
Nilsan realty LLP	-	133.76
Re-payment of loans given		
Nila Projects LLP	-	199.36
Nilsan Realty LLP	487.97	-
Megacity Cinemall Pvt Ltd	952.86	11.96
Capital introduce/Investment made	-	-
Nilsan Realty LLP	-	9.98

Disclosure of the status of outstanding balances between the Company and Related Parties (Other than Key - managerial personnel) as at 31 March 2018 (₹ in lakhs)

Particulars	Outstanding Balance		
	31 March 2018	31 March 2017	1 April 2016
Loans given to associate and joint venture			
Nila Projects LLP	244.68	-	169.41
Nilsan Realty LLP	487.97	410.97	270.85
Megacity Cinemall Pvt Ltd	-	908.04	781.87

Disclosure of transactions between the Company and Key - managerial personnel and the status of outstanding balances.
(₹ in lakhs)

Particulars	Outstanding Balance		
	31 March 2018	31 March 2017	1 April 2016
Director's sitting fees (refer note 24)	0.07	0.06	

Note-27

(A) Transition to Ind AS

"The group has adopted Ind AS with effect from 1 April 2016 being the transition date (""transition date""). These financial statements, for the year ended 31 March 2018, are the first the group has prepared in accordance with Ind AS. For periods up to and including the year ended 31 March 2017, the group prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended).The accounting policies set out in note 3 have been applied in preparing the financial statements for the year ended 31 March 2018, the comparative information presented in these financial statements for the year ended 31 March 2017 and in the preparation of an opening Ind AS balance sheet at 1 April, 2016.In preparing the opening Ind AS balance sheet, the group has adjusted amounts reported in financial statements prepared in accordance with IGAAP. An explanation of how the transition from IGAAP to Ind AS has affected our financial performance, cash flows and financial position is set out in the following tables and the notes that accompany the tables. On transition, estimates previously made under IGAAP have not been revised."

Exemption Applied

Mandatory Exceptions

Estimates:

"An estimates in accordance with Ind ASs at the transition date to Ind AS and end of the comparative period shall be consistent with estimates made Under the Previous GAAP unless there is objective evidence that those estimates were in error.Accordingly, the group's Ind AS estimates as on the transition date as well as end of the comparative period are consistent with the estimates made Under the Previous GAAP on the respective dates. "

Classification and measurement of financial assets:

Ind AS 101 requires a group to assess classification of financial assets on the basis of facts and circumstances existing as on the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on facts and circumstances existing at the date of transition if retrospective application is impracticable. Accordingly, the group has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortised cost has been done retrospectively except where the same is impracticable.

Optional Exemptions

Deemed cost for property, plant and equipment (PPE), intangible assets and investment properties

"Ind AS 101 permits a first-time adopter to elect to continue with the previous GAAP carrying value for all of its property, plant and equipment as recognised in the financial statements as at the transition date to Ind AS and use that as the deemed cost after making necessary adjustments for de-commissioning liabilities (if any). This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets and investment property covered by Ind AS 40 Investment Properties.Accordingly, the group has elected to carry forward the IGAAP carrying value of all its property, plant and equipment and investment properties as the deemed cost on transition to Ind AS."

Deemed cost for Investment in subsidiaries, associate and arrangements

Ind AS 101 permits a first time adopter to determine the value of investments in subsidiaries, associate and joint arrangement as either of the below:

(i) Cost determined in accordance with Ind AS 27 (i.e. retrospective application of Ind AS 27)

(ii) Fair Value at the entity's date of transition to Ind AS

(iii) Previous GAAP carrying amount

A first-time adopter may choose either (i) or (ii) above to measure its investment in each subsidiary, joint venture or associate that it elects to measure using a deemed cost."

If an entity chooses to measure its investment at fair value at the date of transition than that is deemed cost of such investment for the group and, therefore, it shall carry its investment in at that amount (i.e. fair value at the date of transition) after the date of transition.

Accordingly, the group has opted to measure its investments in subsidiaries, joint ventures and associates at deemed cost, i.e. previous GAAP carrying amount.

Business Combination

"Ind AS 101 permits an entity to apply the requirements of Ind AS 103 - Business combinations (Ind AS 103) prospectively from the transition date or opt for retrospective application of Ind AS 103. Retrospective application could be either done since inception or from a date determined by the management. Accordingly, the Group has elected not to restate past business combinations with an acquisition date prior to the transition date. However, any consequential deferred tax adjustments as required by Ind AS have been duly considered."

Reconciliation of Equity as at the date of transition - 1 April 2016

(₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
ASSETS			
Non-current assets			
(a) Investment in joint venture & associate	1,976.28	149.98	2,126.26
(b) Financial assets			
(i) Investments	3.06	-	3.06
(ii) Loans	169.73	-	169.73
Total non-current assets	**2,149.07**	**149.98**	**2,299.05**
Current assets			
(a) Inventories	7,609.09	-	7,609.09
(b) Financial assets			
(i) Trade receivables	1,650.48	-	1,650.48
(ii) Cash and cash equivalents	0.15		0.15
(iv) Loans	6,280.00	(200.00)	6,080.00
(c) Other current assets	1,938.35	-	1,938.35
Total current assets	**17,478.07**	**(200.00)**	**17,278.07**
Total assets	**19,627.14**	**(50.02)**	**19,577.12**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	7.90	-	7.90
(b) Other equity	13,660.32	(50.02)	13,610.30
Total equity	**13,668.22**	**(50.02)**	**13,618.20**
LIABILITIES			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	4,515.99	-	4,515.99
(ii) Other financial liabilities	1.84	-	1.84
Total non-current liabilities	**4,517.83**	**-**	**4,517.83**
Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	393.22		393.22
(ii) Other financial liabilities	564.90	-	564.90
(b) Other current liabilities	482.97	-	482.97
Total current liabilities	**1,441.09**	**-**	**1,441.09**
Total liabilities	**5,958.92**	**-**	**5,958.92**
Total equity and liabilities	**19,627.14**	**(50.02)**	**19,577.12**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement (refer note 41 for more details).

Reconciliation of Equity as at 31 March 2017 (₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
ASSETS			
Non-current assets			
(a) Investment in associate and joint venture	2,356.70	89.88	2,446.58
(b) Financial assets			
(i) Investments	2.94	-	2.94
(ii) Loans	0.32	-	0.32
Total non-current assets	**2,359.96**	**89.88**	**2,449.84**
Current assets			
(a) Inventories	8,220.37	-	8,220.37
(b) Financial assets		-	
(i) Trade receivables	235.06		235.06
(ii) Cash and cash equivalents	0.13		0.13
(iv) Loans	6,034.91	(200.00)	5,834.91
(v) Other financial assets	2,908.09	-	2,908.09
(c) Other current assets	1,853.67	-	1,853.67
Total current assets	**19,252.23**	**(200.00)**	**19,052.23**
Total assets	**21,612.19**	**(110.12)**	**21,502.07**
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	7.90	-	7.90
(b) Other equity	14,449.41	(110.12)	14,339.29
Total equity	**14,457.31**	**(110.12)**	**14,347.19**
LIABILITIES			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	6,584.03	-	6,584.03
(ii) Other financial liabilities	1.84	-	1.84
Total non-current liabilities	**6,585.87**	**-**	**6,585.87**
Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	305.84		305.84
(ii) Other financial liabilities	128.83	-	128.83
(b) Other current liabilities	134.34	-	134.34
Total current liabilities	**569.01**	**-**	**569.01**
Total liabilities	**7,154.88**	**-**	**7,154.88**
Total equity and liabilities	**21,612.19**	**(110.12)**	**21,502.07**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement (refer note 41 for more details).

Reconciliation of total comprehensive income for the year ended 31 March 2017 (₹ in lakhs)

Particulars	Previous GAAP*	Adjustment	Ind AS
Income			
Revenue from operations	2,855.61		2,855.61
Other income	1,046.25	-	1,046.25
Total Income	**3,901.86**	**-**	**3,901.86**
Expenses			
Cost of material consumed and project expenses	1,670.57	-	1,670.57
Employee benefits expense	80.33	-	80.33
Finance costs	885.43	-	885.43
Other expenses	58.86	-	58.86
Total expenses	**2,695.19**	**-**	**2,695.19**
Profit before tax	1,206.67	-	1,206.67
Share of profit/(loss) from joint venture and associate		(60.11)	(60.11)
Total Profit before tax	**1,206.67**	**(60.11)**	**1,146.56**
Tax expense:			
Current tax	417.56	-	417.56
Profit for the year	789.11	(60.11)	729.00
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive income for the period	**789.11**	**(60.11)**	**729.00**

*The previous GAAP figures have been reclassified to conform Ind AS presentation requirements for the purpose of this note. Further, Previous GAAP figures are after taking into impact on accoune of scheme of arrangement. (refer note 41 for more details).

Reconciliation of total equity as at 31 March 2017 and 1 April 2016 (₹ in lakhs)

Particulars	As at 31 March 2016	As at 31 March 2017
Total equity (Shareholder's funds) under previous GAAP	13,668.24	14,457.32
Entities accounted under equity method	(50.04)	(110.13)
Total equity (Shareholder's funds) as per Ind AS	**13,618.20**	**14,347.19**

Reconciliation of total comprehensive income for the year ended 31 March 2017 (₹ in lakhs)

Particulars	31 March 2017
Net profit after tax for the year ended 31 March 2017 as per previous GAAP	789.11
Entities accounted under equity method	(60.11)
Net profit before other comprehensive income for the year ended 31 March 2017 as per Ind AS	729.00
Total comprehensive income (net of tax)	**729.00**

Notes to reconciliation:

1 **First time adoption for consolidation of Joint Venture**

Under previous GAAP, where one entity controls another entity when it has the ownership of more than one-half of voting power of the other entity or control the composition of the board of directors so as to obtain the economic benefits from its activities. Since the group hold 99.97% of the voting power in Nila Projects LLP it was consolidated as subsidiary. However based on control assessment carried out by the group under IndAS 110 (refer note 34-Interest in other entities), Nila Projects LLP has been assessed as joint venture of the group. Accordingly the assets, liabilities, incomes and expenses of Nila Projects LLP which was previously consolidated on line-by-line consolidated basis under previous GAAP have now been consolidated under equity method. The parties to the arrangement do not have direct rights to the assets and liabiities of Nila Projects LLP

Under previous GAAP, Nilsan Projects LLP & Fangdi Developers LLP was classified as jointly controlled entity and accounted for using the proportionate consolidation method. Under IndAS, Nilsan Projects LLP & Fangadi Developers LLP has been classified as a joint venture and accounted for using the equity method. The parties to the arrangement do not have direct rights to the assets and liabiities of Nilsan Projects LLP & Fangdi Developers LLP

For the purposes of applying the equity method, the investment in Nila Projects LLP, Nilsan Projects LLP and Fangdi Developers LLP at the date of transition has been measured as the aggregate of the carrying amounts of the assets and liabilitites that the group had previously line-by-line consolidation or proportionately consolidated. An impariment assessment has been performed as at 1 April 2016 and no impairment provision is considered necessary

(i). The following assets and liabilities of Nila Projects LLP was previously consolidated on line-by-line basis and for Nilsan Projects LLP and Fangdi Developers LLP was previously consolidated under proportionate consolidation basis under previous GAAP

Particulars	Nila Projects LLP		Nilsan Projects LLP		Fangdi Developers LLP	
	31 March 2017 Proportionate share of assets and liabilities	1 April 2016 Proportionate share of assets and liabilities	31 March 2017 Proportionate share of assets and liabilities	1 April 2016 Proportionate share of assets and liabilities	31 March 2017 Proportionate share of assets and liabilities	1 April 2016 Proportionate share of assets and liabilities
Non current assets						
Property, plant and equipment				0.74		
Other non current assets	(200.45)	(264.46)	(48.21)	54.14	887.31	870.42
Total non-current assets	**(200.45)**	**(264.46)**	**(48.21)**	**54.88**	**887.31**	**870.42**
Current assets						
Inventories	226.77		114.57	925.81		
Trade receivable						
Cash and cash equivalents	0.52	0.17	3.79	0.38	0.02	7.08
Other current assets						(20.00)
Total current assets	**227.29**	**0.17**	**118.36**	**926.19**	**0.02**	**(12.92)**
Total assets	**26.84**	**(264.29)**	**70.15**	**981.07**	**887.33**	**857.50**
Non current liabilities						
Borrowings				(151.91)	1,058.29	673.30
Total Non current liabilities	**-**	**-**	**-**	**(151.91)**	**1,058.29**	**673.30**
Current liabilities						
Borrowings	-	-	-	-	-	-
Trade payables	0.34	0.23				
Other current liabilities	25.83	2.23			0.10	0.10
Total Current liabilities	**26.17**	**2.45**	**-**	**-**	**0.10**	**0.10**
Total liabilities	**26.17**	**2.45**	**-**	**(151.91)**	**1,058.39**	**673.40**
Net assets derecognised	**0.67**	**(266.74)**	**70.15**	**1,132.98**	**(171.06)**	**184.10**
Share of assets recongnised under equity method	**1,975.66**	**1,738.96**	**151.82**	**8.07**	**204.57**	**204.64**

(ii) The following items of income and expenditure were previously consolidated on line-by-line basis or proportionately consolidated under previous

(₹ in lakhs)

Particulars	Nila Projects LLP 31 March 2017	Nilsan Realty LLP 31 March 2017	Fangdi Developers LLP 31 March 2017
Revenue	56.67	347.42	
Expense			
Project exp		259.88	
Employee benefit expense	2.39		
Depreciation and amortisation expense			
Finance cost	(226.69)		
Other expenses	0.15	0.53	0.17
Current tax expenses	13.49	87.00	
Profit after tax	**267.33**	**-**	**(0.17)**

(iii) Summarised statement of cash flows for the year ended 31 March 2017 not considered under Ind AS in the consolidated statement of cash flows

(₹ in lakhs)

Particulars	Nila Projects LLP 31 March 2017	Nilsan Realty LLP 31 March 2017	Fangdi Developers LLP 31 March 2017
Opening cash and cash equivalents 1 April 2016	0.17	0.75	7.08
Cash flow from operating activities	53.89	(637.37)	(0.17)
Cash flow from investing activities	(93.12)	404.70	(211.89)
Cash flow from financing activities	39.58	250.89	204.99
Closing cash and cash equivalents 31 March 2017	**0.52**	**18.97**	**0.01**

(B) Financial Instruments - Fair Value And Risk Measurements

I. Accounting classification and fair values

The carrying amounts and fair values of financial instruments by class are as follows:-

As at 31 March 2018	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	247.63	247.63	-	-	-	-
- Current	-	-	2,563.05	2,563.05	-	-	-	-
Investment (note 1)	-	-	2,607.07	2,607.07	-	-	-	-
Trade receivables	-	-	39.36	39.36	-	-	-	-
Cash and cash equivalent	-	-	0.65	0.65	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								
- Non-current	-	-		-	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**5,457.76**	**5,457.76**	**-**	**-**	**-**	**-**

As at 31 March 2018	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial liabilities								
Borrowings								
- Non-current	-	-	4,758.41	4,758.41	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	47.61	47.61	-	-	-	-
Other financial liability								
- Non-current	-	-	2.16	2.16	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**4,808.18**	**4,808.18**	**-**	**-**	**-**	**-**

As at 31 March 2017	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	0.32	0.32	-	-	-	-
- Current	-	-	5,834.91	5,834.91	-	-	-	-
Investment (note 1)	-	-	2,449.52	2,449.52	-	-	-	-
Trade receivables	-	-	235.06	235.06	-	-	-	-
Cash and cash equivalent	-	-	0.13	0.13	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	2,908.09	2,908.09	-	-	-	-
	-	**-**	**11,428.03**	**11,428.03**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	6,584.03	6,584.03	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	305.84	305.84	-	-	-	-
Other financial liability								
- Non-current	-	-	1.84	1.84	-	-	-	-
- Current	-	-	128.83	128.83	-	-	-	-
	-	**-**	**7,020.54**	**7,020.54**	**-**	**-**	**-**	**-**

As at 1 April 2016	Carrying amount				Fair value			
	Fair Value Through Profit and Loss	Fair Value through Other Comprehensive Income	Amortized Cost*	Total	Level 1 - Quoted price in active markets	Level 2 - Significant observable inputs	Level 3 - Significant unobservable inputs	Total
Financial asset								
Loan								
- Non-current	-	-	169.73	169.73	-	-	-	-
- Current	-	-	6,080.00	6,080.00	-	-	-	-
Investment (note 1)		-	2,129.32	2,129.32	-	-	-	-
Trade receivables	-	-	1,650.48	1,650.48	-	-	-	-
Cash and cash equivalent	-	-	0.15	0.15	-	-	-	-
Other bank balance	-	-	-	-	-	-	-	-
Other financial assets								-
- Non-current	-	-	-	-	-	-	-	-
- Current	-	-	-	-	-	-	-	-
	-	**-**	**10,029.68**	**10,029.68**	**-**	**-**	**-**	**-**
Financial liabilities								
Borrowings								
- Non-current	-	-	4,515.99	4,515.99	-	-	-	-
- Current	-	-	-	-	-	-	-	-
Trade payable	-	-	393.22	393.22	-	-	-	-
Other financial liability				-				
- Non-current	-	-	1.84	1.84	-	-	-	-
- Current	-	-	564.90	564.90	-	-	-	-
	-	**-**	**5,475.95**	**5,475.95**	**-**	**-**	**-**	**-**

* Fair value of financial assets and liabilities measured at amortised cost is not materially different from the amortised cost. Further, impact of time value of money is not significant for the financial instruments classified as current. Accordingly, the fair value has not been disclosed separately.

Note 1: The Company has opted to measure its investments in joint ventures and associate at deemed cost, i.e. previous GAAP carrying amount

Fair value hierarchy

The fair value of financial instruments as referred above have been classified into three categories depending on the inputs used in valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level I measurements) and lowest priority to unobservable inputs (Level III measurments).

The categories used are as follows

Input Level I (Directly Observable) : which includes quoted prices in active markets for identical assets such as quoted price for an equity security on Security Exchanges.

Input Level II (Indirectly Observable) : which includes prices in active markets for similar assets such as quoted price for similar assets in active markets, valuation multiple derived from prices in observed transactions involving similar businesses, etc.

Input Level III (Unobservable): which includes management's own assumptions for arriving at a fair value such as projected cash flows used to value a business, etc.

(ii) Financial risk management

The Company has a well-defined risk management framework. The Board of Directors of the Company has adopted a Risk Management Policy. The Company has exposure to the following risks arising from financial instruments:

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

Risk management framework

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors evaluate and exercise independent control over the entire process of risk management. The board also recommends risk management objectives and policies.

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

The audit committee oversees how management monitors compliance with the company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

a) **Credit risk**

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or fail to pay amounts due causing financial loss to the company. The potential activities where credit risks may arise include from cash and cash equivalents and security deposits or other deposits and principally from credit exposures to customers relating to outstanding receivables. The maximum credit exposure associated with financial assets is equal to the carrying amount. Details of the credit risk specific to the company along with relevant mitigation procedures adopted have been enumerated below:

Trade and other receivable

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base. As per Company's policy only well established institution/corporates are approved as counterparties. Exposure per counterparty is continuously monitored.

An impairment analysis is performed at each reporting date based on the facts and circumstances existing on that date to identify expected losses on account of time value of money and credit risk. The company reviews the receivables in light of their historical payment patterns and adjusts the same to estimate the expected loss on account of credit worthiness of the customer or delay in payments leading to loss of time value of money.

The Company does not have any concentration of credit risk as the customers / dealers are widely dispersed. Receivables from any single customer / dealer does not exceed 10% of the total sales.

Impairment

As at the end of the reporting periods, the ageing of trade and other receivables that were not impaired was as follows:

Age of receivables **(₹ in lakhs)**

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Not Due			
0-3 Months			
3-6 Months			
6-12 Months			
1-3 years	39.36	235.06	1,650.48
> 3 years			

The above receivables which are past due but not impaired are assessed on case-to-case basis. Management is of the view that these financial assets are not impaired as there has not been any adverse change in credit quality and are envisaged as recoverable based on the historical payment behaviour and extensive analysis of customer credit risk, including underlying customers' credit ratings, if they are available. Consequently, no additional provision has been created on account of expected credit loss on the receivables. There are no other classes of financial assets that are past due but not impaired.

Cash and bank balances

The Company is also exposed to credit risks arising on cash and cash equivalents and term deposits with banks. The Company believes that its credit risk in respect to cash and cash equivalents and term deposits is insignificant as funds are invested in term deposits at pre-determined interest rates for specified period of time. For cash and cash equivalents and other bank balances, only high rated banks are accepted.

Other financial assets

Other financial assets includes loan to employees and related parties, security deposits, etc. Credit risk arising from these financial assets is limited and there is no collateral held against these because the counterparties are group companies, banks. Banks have high credit ratings assigned by the international credit rating agencies.

b) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are proposed to be settled by delivering cash or other financial asset. The Company's financial planning has ensured, as far as possible, that there is sufficient liquidity to meet the liabilities whenever due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation. In addition to the Company's own liquidity, it enjoys credit facilities with the reputed bank and financial institutions.

Management monitors the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company's liquidity management policy involves periodic reviews of cash flow projections and considering the level of liquid assets necessary, monitoring balance sheet, liquidity ratios against internal and external regulatory requirements.

Exposure to liquidity risk

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

31 March 2018	Carrying	Contractual maturities				
	amount	Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	4,758.41	-	-	4,758.41	-	-
- Current	-	-	-	-	-	-
Trade payable	47.61	-	47.61	-	-	-
Other financial liability						
- Non-current	2.16	2.16	-	-	-	-
- Current	-	-	-	-	-	-

(b) Liquidity Risk

31 March 2017	Carrying	Contractual maturities				
	amount	Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	6,584.03	-	-	6,584.03	-	-
- Current	-	-	-	-	-	-
Trade payable	305.84	-	305.84	-	-	-
Other financial liability						
- Non-current	1.84	1.84	-	-	-	-
- Current	128.83	-	128.83	-	-	-

1 April 2016	Carrying amount	Contractual maturities				
		Not Due	Less than 12 months	1-2 years	2-5 years	More than 5 years
Borrowings						
- Non-current	4,515.99	-	-	4,515.99	-	-
- Current	-					
Trade payable	393.22	-	393.22	-	-	-
Other financial liability						
- Non-current	1.84	1.84	-	-	-	-
- Current	564.90	-	564.90	-	-	-

(iii) Market risk

Market risk is the risk that changes in market prices – such as foreign exchange rates and interest rates – will affect the Company's income. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and debt. The company does not have any transactions in foreign currency. And accordingly, company does not have currency risk.

(iv) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's liquidity and borrowing are managed by professional at senior management level. The interest rate exposure of the Company is reduced by matching the duration of investments and borrowings. The interest rate profile of the Company's interest - bearing financial instrument as reported to management is as follows:

(₹ in lakhs)

Particulars	As at 31 March 2018	As at 31 March 2017	As at 1 April 2016
Fixed-rate instrument			
Financial asset	732.65	1,319.01	1,222.13
Financial liability			
Floating-rate instrument			
Financial asset			
Financial liability	4,758.41	6,712.86	5,080.89

Interest rate sensitivity

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of change in interest rates. The following table demonstrates the sensitivity of floating rate financial instruments to a reasonably possible change in interest rates. The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average debt outstanding during the period.

(₹ in lakhs)

Particulars	Increase on profit/(loss) after tax
31-Mar-18	
Increase in 100 basis point	(47.59)
Decrease in 100 basis point	47.57
31-Mar-17	
Increase in 100 basis point	(67.14)
Decrease in 100 basis point	67.12
01-Apr-16	
Increase in 100 basis point	(50.82)
Decrease in 100 basis point	50.80

(C) Operating segment

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. All operating segments' operating results are reviewed regularly by the Company's Chairman to make decisions about resources to be allocated to the segments and assess their performance. The Company's operations fall under single segment namely "RealEstate Business", taking into account the risks and returns, the organization structure and the internal reporting systems. Board of Directors are Chief Operating Decision Maker (CODM) of the Company. Further, there are no export sales and hence there is no reportable secondary segment. All assets are located in the company's country of domicile.

Note -28 Interest in other entities

Interest in associate & joint ventures

Below is the list of associate and joint ventures as at 31 March 2018. Their Share capital compriese solely of equity shares and/or as partners capital held by the group and proportion of ownership interest held equals the voting rights held by the group

Name of entity	% of ownership interest	Relation-ship	Method of Accounting	Quoted Fair value			Carrying Amount		
				31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016
Fangadi Land Developers LLP	51.00%	Joint Venture	Equity method	-	-	-	204.48	204.57	204.64
Nilsan Realty LLP	99.99% & 50.00%	Joint Venture	Equity method				102.87	151.82	8.07
Nila Projects LLP	99.97%	Joint Venture	Equity method	-	-	-	2,212.62	1,975.66	1,738.96
Megacity Cinemall Pvt Ltd	42.50%	Associate	Equity method	-	-	-	87.12	114.57	174.59

(a) Summarised financial statements of Joint ventures

1 The table below shows summarised financial statements for both joint ventures which are material to the group.

Name of entity	Fangadi Land Developers LLP			Nilsan Realty LLP			Nila Projects LLP			Megacity Cinemall Pvt Ltd		
	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016
Total Non-current assets	1,120.57	1,087.31	875.42	320.26	330.72	735.41	2,452.15	2,004.04	1,910.92	1,210.15	1,245.10	1,270.76
Current assets other than cash and cash equivalents	-	-	-	572.87	572.87	1,851.62	0.55	-	-	1.55	0.54	0.55
Cash and cash equivalents	1.41	0.02	7.08	3.25	18.96	0.75	8.06	0.52	0.17	11.65	11.60	18.86
(A)	**1,121.98**	**1,087.33**	**882.50**	**896.38**	**922.55**	**2,587.78**	**2,460.76**	**2,004.56**	**1,911.09**	**1,223.35**	**1,257.24**	**1,290.17**
Non-current financial liabilities	-	-	873.30	780.97	-	303.82	244.68	-	169.41	-	9.08	21.10
Current financial liabities (excluding trade payable and provisions)	0.10	0.10	0.10	-	750.42	2,299.93	0.66	26.17	2.23	1,617.50	1,576.12	1,456.05
Current liabilities other than current financial liabilities (including trade payables and provisions)	-	-	-	11.99	12.25	12.33	-	-	0.23	12.08	13.67	13.40
(B)	**0.10**	**0.10**	**873.40**	**792.96**	**762.67**	**2,616.08**	**245.34**	**26.17**	**171.87**	**1,629.58**	**1,598.87**	**1,490.55**
Net assets (A-B)	**1,121.88**	**1,087.23**	**9.10**	**103.42**	**159.88**	**(28.30)**	**2,215.42**	**1,978.38**	**1,739.20**	**(406.23)**	**(341.63)**	**(200.38)**
Group's share in %	51%	51%	51%	99.99%	50.00%	50.00%	99.97%	99.97%	99.97%	42.50%	42.50%	42.50%
Group's share in INR	572.16	554.49	4.64	103.41	79.94	(14.15)	2,214.76	1,977.79	1,738.70	(172.65)	(145.19)	(85.17)

Reconciliation to Carrying Amount

Particulars	Fangadi Land Developers LLP			Nilsan Realty LLP			Nila Projects LLP			Megacity Cinemall Pvt Ltd		
	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016
Group share in opening net assets	204.56	204.64	205.10	151.81	8.07	8.07	1,975.71	1,738.96	1,741.04	114.57	174.59	222.06
Profit for the year - share of group	(0.07)	(0.08)	(0.46)	(48.94)	143.74		240.83	236.75	(2.08)	(27.46)	(60.02)	(47.47)
Opening net assets Add:- Ind AS adjustment	204.49	204.56	204.64	102.87	151.81	8.07	2,216.54	1,975.71	1,738.96	87.11	114.57	174.59
Less:- Unrealised gain & losses eliminated against the investement accounted for using equity method							-	-	-			
Closing net assets	**204.49**	**204.56**	**204.64**	**102.87**	**151.81**	**8.07**	**2,216.54**	**1,975.71**	**1,738.96**	**87.11**	**114.57**	**174.59**

*Amount of ₹ 19.03 lakhs (31 March 2017 ₹4.51 lakhs and 31 March 2016 ₹ 8.55 lakhs) represents share of profit from Kent Residential & Industrial Park LLP - refer note 25 and also includes amount of ₹ 1.69 lakhs (31 March 2017 ₹ 1.03 lakhs and 31 March 2016 ₹ Nil) regarding interest on capital.

** The same includes amount of ₹ 58.80 lakhs (31 March 2017 ₹ 15.67 and 31 March 2016) as share of profit from Romanovia Industrial Park Private Limited and also includes amount of ₹ 0.04 lakhs (31 March 2017 ₹ 0.36 lakhs and 31 March 2016 ₹ Nil) as Ind AS adjustments.

Summarised statement of profit and loss of material joint venture

Summarised profit and loss	Fangadi Land Developers LLP			Nilsan Realty LLP			Nila Projects LLP			Megacity Cinemall Pvt Ltd		
	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016	31 March 2018	31 March 2017	1 April 2016
Revenue						1,269.25						
Other income			118.16	319.00		0.05	17.04	3.02				
Total income	**-**	**-**	**118.16**	**319.00**	**-**	**1,269.30**	**17.04**	**3.02**				
Employee benefit expense			4.80	2.39			1.77	2.77				
Finance cost			112.89	272.80	48.48		45.54	121.91				
Depreciation							34.36	25.66				
Project exp						20.67	9.06	5.94				
Other expense	0.14	0.17	0.26		0.46	2.67						
Total expense	**0.14**	**0.17**	**117.95**	**275.19**	**48.94**	**23.34**	**90.73**	**156.28**				
Profit before tax	**(0.14)**	**(0.17)**	**0.21**	**43.81**	**(48.94)**	**1,245.97**	**(73.68)**	**(153.26)**				
Tax expense			0.57	13.49		435.00	9.08	12.02				
Profit after tax	**(0.14)**	**(0.17)**	**(0.36)**	**30.32**	**(48.94)**	**810.97**	**(82.76)**	**(165.28)**				

Note-29
Earnings per share

(₹ in lakhs)

Name of Entity in the group	Net Assets (Total assets minus Total liabilities)		Share in profit or (loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated net assets	Amount	As % of consolidated net assets	Amount	As % of consolidated net assets	Amount
Parent								
Nila Spaces Limited								
31 March 2018	77.48%	8,972.10	134.11%	302.06	0.00%	-	134.11%	302.06
31 March 2017	82.95%	11,900.62	91.16%	1,045.16	0.00%	-	91.16%	1,045.16
1 April 2016	84.39%	11,491.94						
Joint Ventures								
Fangadi Land Developers LLP								
31 March 2018	1.77%	204.48	-0.03%	(0.07)	-	-	-0.03%	(0.07)
31 March 2017	1.43%	204.57	-0.01%	(0.08)	-	-	-0.01%	(0.08)
1 April 2016	1.50%	204.64	-		-	-		
Nilsan Realites LLP								
31 March 2018	0.89%	102.87	-21.73%	(48.94)	-	-	-21.73%	(48.94)
31 March 2017	1.06%	151.82	11.67%	133.76	-	-	11.67%	133.76
1 April 2016	0.06%	8.07	-		-	-		
Nila Projects LLP								
31 March 2018	19.11%	2,212.62	-0.16%	(0.36)	-	-	-0.16%	(0.36)
31 March 2017	13.77%	1,975.66	2.42%	27.75	-	-	2.42%	27.75
1 April 2016	12.77%	1,738.96			-	-		
Associate								
Megacity Cinemall Pvt Ltd								
31 March 2018	0.75%	87.12	-12.19%	(27.46)	-	-	-12.19%	(27.46)
31 March 2017	0.80%	114.57	-5.24%	(60.02)	-	-	-5.24%	(60.02)
1 April 2016	1.28%	174.59	0.00%				0.00%	
Total								
31 March 2018	100.00%	11,579.19	100%	225.23	0.00%	-	100.00%	225.23
31 March 2017	100.00%	14,347.22	100%	1,146.56	0.00%	-	100.00%	1,146.56
1 April 2016	100.00%	13,618.21						

Note: The above figures are after eliminating intra group transactions and intra group balances as at 31 March 2018, 31 March 2017 and 1 April 2016.

Note-30
Events Occuring after Balance sheet date

(A) Demerger of Nila Infrastructures Limited:

Discontinued operation on account of Demerger:

Pursuant to the approval of the Honorable National Company Law Tribunal ('NCLT') vide order dated 9 May 2018 to the Scheme of Arrangement ("the Scheme") under section 230-233 and other provisions of the Companies Act, 2013, the assets and liabilities pertaining to real estate undertaking of the Company, were transferred to and vested in the Nila Spaces Limited ('wholly owned subsidiary of the Company') with effect from the appointed date viz., 1 April 2017 in accordance with the Scheme so sanctioned. The Scheme has been filed with Registrar of the Companies ('ROC') on 17 May 2018 and has, accordingly, been given effect in these financials statements.

Following is the accounting treatment made in the books of the Resultant Company i.e. Nila Spaces Limited pursuant to the approved Scheme and in accordance with applicable accounting standard.

1) The assets and liabilities pertaining to the Real Estate Undertaking i.e Nila Spaces Limited the resultant Company being transferred from the Demerged Company i.e Nila Infrastructures Limited, at book value as on the Appointed Date since the shareholders before and after the scheme remain unchanged.

2) Upon the Scheme being effective, the inter-company balances, if any, appearing in the books of accounts of the Resultant Company from the Demerged Company pertaining to the Real Estate Undertaking shall stand cancelled as on 1 April 2017

3) The aggregate of excess assets over the liabilities of the Real Estate Undertaking transferred to the Resulting Company and the cancellation of the equity shares held by the Demerged Company in the paid-up share capital of the Resulting Company, shall be debited to equity in the sequence as mentioned in the approved scheme and hence the differential amount of ₹ 13,665.63 lakhs as at 1 April 2016 and ₹ 14,454.64 lakhs as at 31 March 2017, has been debited to securities premium and the surplus in the Statement of Profit and Loss account respectively of the Demerged Company.

4) The financial information in respect of prior periods have been restated as if the scheme has been given effect from the beginning of the preceding period in the financial statements, irrespective of the actual date as per the requirement of applicable accounting standard.

The assets and liabilities of the real estate undertakings as on respective dates are as follows:

Details of the assets and liabilities transferred from Demerged Company: **(₹ in lakhs)**

	Particulars	Real estate business	
		As at 31 March 2017	As at 1 April 2016
	ASSETS		
1	**Non-current assets**		
(a)	Investment in subsidiary, associate and a joint venture *	2,446.58	2,126.26
(b)	Financial assets		
	(i) Loans	0.32	169.73
	Total non current assets	**2,446.90**	**2,295.99**
	Current assets		
(a)	Inventories	8,220.37	7,609.09

(₹ in lakhs)

Particulars		Real estate business	
		As at 31 March 2017	As at 1 April 2016
(b)	Financial assets		
	(i) Trade receivables	235.06	1,650.05
	(ii) Loans	5,834.91	6,080.00
(c)	Other current assets	1,853.67	1,938.35
	Total current assets	**16,144.01**	**17,277.49**
	Total assets	**18,590.91**	**19,573.49**
	LIABILITIES		
	Non-Current liabilities		
(a)	Financial liabilities		
	(i) Borrowings	6,584.03	4,515.99
	(ii) Other financial liabilities	1.84	1.84
	Total non current liabilities	**6,585.87**	**4,517.83**
	Current liabilities		
(a)	Financial liabilities		
	(i) Trade payables	305.45	392.84
	(ii) Other financial liabilities	128.83	564.90
(b)	Other current liabilities	134.34	482.32
	Total current liabilities	**568.62**	**1,440.06**
	Total liabilities	**7,154.49**	**5,957.89**
	Net assets over liabilities transferred	**(11,436.42)**	**(13,615.60)**

Reconciliation of amount due to Nila Spaces Limited on 31 March 2017 (₹ in lakhs)

Particulars	Amount
Excess of assets transferred over liabilities as at 1 April 2016	13,615.60
Profit for the year transferred to Nila Spaces Limited	(0.08)
	13,615.52
Excess of assets transferred over liabilities as at 31 March 2017	11,436.42
Amount due from Nila Infrastructures Limited	2,179.10

Investment in following entities are transferred from Nila Infrastructures Limited on account of Scheme of Demerger: (₹ in lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016
Fangadi Land Developers LLP - Joint Venture	204.56	204.64
Nila Projects LLP - Subsidiary	1,975.65	1,738.96
Nilsan Realty LLP - Joint Venture	-	-
Megacity Cinemalls Private Limited - Associate	114.56	174.59
Total	**2,294.77**	**2,118.19**

(B) Allotment of Equaity shares in Resultant Company i.e. Nila Spaces Limted :

393,889,200 Equity Shares of ₹ 1/- each are pending for issue and allotment persuant to the scehme of de-merger to the sharholders of Nila Infrastructures Limited, with appointed date of 01 April 2017.

Note-31

Previous year figures have been regrouped/reclassified wherever necessary to confirm to current year presentation

The Financial Statements were approved for issue by the Board of Directors on 30 May 2018

J. S. Shah & Co.
Chartered Accountants
Firm's Registration No: 132059W

For and on behalf of the Board of Directors of
Nila Spaces Limited
CIN No. :U45100GJ2000PLC083204

Jaimin Shah
Partner
Membership No: 138488

Deep Vadodaria
Director
DIN: 01284293

Prashant Sarkhedi
Director
DIN: 00417386

Place : Ahmedabad
Date : 30 May 2018

Company Details

BOARD OF DIRECTORS

Mr. Deep S Vadodaria	Director
Mr. Prashant H Sarkhedi	Director
Mr. Jasvinder Singh Rana	Chairman

FINANCIAL INSTITUTIONS

Gruh Finance Ltd.

AUDITOR

M/s. J S Shah & Co.
Chartered Accountants
Ahmedabad

REGISTERED OFFICE AND CONTACT DETAILS

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CORPORATE IDENTIFICATION NUMBER

U45100GJ2000PLC083204

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