S. JANARDHAN & ASSOCIATES
CHARTERED ACCOUNTANTS

VIJAY BHATIA, B.com., F.C.A.,
BALAKRISHNA S.BHAT, B.com., F.C.A.,
B. ANAND, B.Sc.,F.C.A.,

Apt. No.103 & 106
Embassy Centre
No.11, Crescent Road
Bangalore - 560 001

Phone :22265438, 22260055
22202709 Fax: 22265572
E-mail : ca.sjassociates@gmail.com

INDEPENDENT AUDITOR'S REPORT

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of M/s Sobha City (hereinafter referred to as "the firm") which comprise the consolidated balance sheet as at 31st March 2018, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of cash flows and the statement of changes in equity of Partners for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements

The partners of the holding firm are responsible for the preparation of these consolidated Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Firm in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS).

The respective partners of the holding firm and the Board of Directors of the subsidiary companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding of the assets of the Group 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 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 preparation of the Consolidated Ind AS Financial Statements by the Partners of the Holding Firm, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. We have taken into account the accounting and auditing standards and matters which are required to be included in the audit report.

We conducted our audit in accordance with the applicable authoritative pronouncements issued by the Institute of Chartered Accountant of India. Those Standards and pronouncement require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the 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 Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Firm's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an

S. Janardhan & Associates
Bangalore
560 001
Chartered Accountants

opinion on whether the firm has in place adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the partners, as well as evaluating the overall presentation of the Ind AS financial statements.

We believe that the audit evidence obtained by us and audit evidence obtained by other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matter 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, the aforesaid consolidated Ind AS financial statements give the information in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, including the Ind AS, of the consolidated state of affairs of the Group as at 31st March 2018, their consolidated profit, and their consolidated cash flows for the year ended on that date.

Other Matter

We did not audit the financial statements/ financial information of 6subsidiaries, whose financial statements/ financial information reflect total assets of Rs.22.28 millions as at 31st March 2018, total revenue of Rs. 0.06 million for the year ended on that date as considered in the consolidated Ind AS financial statements. 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, insofar as it relates to the amounts and disclosures included in respect of these subsidiaries, insofar as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

Our opinion on the consolidated 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 and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

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 of the aforesaid consolidated Ind AS financial statements.

b. In our opinion, proper books of account as required by law relating to 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 reports of the other auditors.

c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement, and the statement of changes in equity of Partners 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 Accounting Standards pronouncements issued by the Institute of Chartered Accountant of India.

e. With respect to the other matters to be included in the Auditor's Report, in our opinion and to the best of our information and according to the explanations given to us:

S. Janardhan & Associates Bangalore 560 065 Chartered Accountants

i) The Consolidated Ind AS financial statements disclose the impact of pending litigations on the consolidated financial position of the Group–Refer Note 25 to the Consolidated Ind AS financial statements.

ii) The firm did not have any long-term contracts including derivative contract for which there were any material foreseeable losses;

For S Janardhan and Associates
Chartered Accountants
Firm's Registration No. 005310S

B Anand
Partner
Membership No. 29146

S. Janardhan & Associates * Chartered Accountants * Bangalore 560 001.

Bangalore
16.05.2018

Sobha City
Consolidated Balance sheet as at March 31, 2018

	Note	As at 31-Mar-18 ₹ million	As at 31-Mar-17 ₹ million
Assets			
Non- current assets			
Investment property	4	1,899.986	1,918.622
Financial assets			
Other non-current financials assets	8	7.713	5.709
Other non-current assets	9	3.413	747.413
		1,911.112	**2,671.744**
Current assets			
Inventories	5	597.332	609.394
Financial assets			
Trade receivables	6	192.629	131.983
Cash and cash equivalents	7	20.605	19.864
Bank balance other than cash and cash equivalents	7	1.016	-
Other current financials assets	8	-	51.119
Other current assets	9	300.696	502.317
Current tax assets (net)		29.907	11.979
		1,142.185	**1,326.656**
Total assets		**3,053.297**	**3,998.400**
Equity and liabilities			
Equity			
Partners capital	10	400.000	400.000
Partners Current account and Other equity	11	877.328	1,945.322
Non Controlling Interest		0.001	0.001
Total equity		**1,277.329**	**2,345.323**
Non-current liabilities			
Financial liabilities			
Borrowings	15	677.580	732.000
Deferred tax liabilities (net)	23	66.898	82.662
		744.478	**814.662**
Current liabilities			
Financial liabilities			
Trade payables	12	6.358	7.954
Other current financial liabilities	13	132.966	121.074
Other current liabilities	14	892.166	709.387
		1,031.490	**838.415**
Total liabilities		**1,775.968**	**1,653.077**
Total equity and liabilities		**3,053.297**	**3,998.400**

Summary of significant accounting policies 2.4

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

For S.Janardhan & Associates
Firms' Registration No.0055S
Chartered Accountants

S. Janardhan & Associates Chartered Accountants Bangalore 560 001.

B.Anand
Partner
Member Ship No.29146

Place: Bengaluru, India
Date: 16th May,2018

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 16th May,2018

Sobha City

Consolidated Statement of profit and loss for the year ended March 31, 2018

	Note	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Revenue from operations	16	347.766	206.780
Other income	17	0.000	0.010
Finance income	18	42.167	41.743
Total income		**389.933**	**248.533**
Expenses			
(Increase)/ decrease in inventories of land stock and work-in-progress	19	12.062	(9.648)
Subcontractor and other charges		-	103.507
Depreciation and amortization	20	40.031	39.482
Other expenses	21	164.896	163.032
Finance cost	22	62.114	50.853
Total expenses		**279.103**	**347.226**
Profit/(Loss) before tax		**110.830**	**(98.693)**
Tax expenses	23		
Current tax		0.002	0.002
Deferred tax charge/ (credit)		(15.764)	11.380
Tax relating to prior year		0.005	0.002
Income tax expense		**(15.757)**	**11.384**
Profit/(Loss) for the year		**126.587**	**(110.077)**
Total comprehensive income for the year attributable to owners of the Company and Firm		**126.587**	**(110.077)**
Total comprehensive income for the period attributable to :			
Owners of the Company and Firm		126.587	(110.077)
Non-controlling interests		-	-
		126.587	**(110.077)**

Summary of significant accounting policies 2.4

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

For S.Janardhan & Associates
Firms' Registration No.005310S
Chartered Accountants

S. Janardhan & Associates Bangalore 560 001 Chartered Accountants

B.Anand
Partner
Member Ship No.29146

Place: Bengaluru, India
Date: 16th May,2018

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 16th May,2018

Sobha City

Consolidated Statement of Changes in Equity of Partners for the year ended March 31, 2018

a. Partners Capital

	Amount in ₹million
Partners Capital	
At March 31, 2017	400.000
At March 31, 2018	**400.000**

b.Other equity
For the year ended March 31, 2018

₹ million

Attributable to the equity shareholders and Partners	Other equity		Total
	Partners Current Account	Retained earnings	
As at April 1, 2017	1,931.516	13.806	1,945.322
Profit/ (Loss) for the year	-	126.587	126.587
Additional contribution to Partner's current account	(1,194.581)	-	(1,194.581)
Transfer to other reserves			
Share of profit/ (loss)	126.652	(126.652)	-
31-Mar-18	**863.587**	**13.742**	**877.328**

For the year ended March 31, 2017

₹ million

Attributable to the equity shareholders and Partners	Other equity		Total
	Partners Current Account	Retained earnings	
As at April 1, 2016	1,742.492	13.827	1,756.319
Profit/ (Loss) for the year	-	(110.077)	(110.077)
Additional contribution to Partner's current account	299.080	-	299.080
Transfer to other reserves			
Share of profit/ (loss)	(110.056)	110.056	-
31-Mar-17	**1,931.516**	**13.806**	**1,945.322**

Summary of significant accounting policies 2.4

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

For S.Janardhan & Associates
Firms' Registration No.005310S
Chartered Accountants

S. Janardhan & Associates Bangalore 560 001. Chartered Accountants

B.Anand
Partner
Member Ship No.29146

Place: Bengaluru, India
Date: 16th May,2018

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 16th May,2018

Sobha City

Consolidated Statement of Cash Flows for the year ended March 31, 2018

	Note	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Operating activities			
Profit/(Loss) before tax		**110.830**	(98.693)
Adjustments to reconcile profit before tax to net cash flows:			
Depreciation of Investment property, plant and equipment		40.031	39.482
Finance income (including fair value change in financial instruments)		(42.167)	(41.743)
Finance costs (including fair value change in financial instruments)		62.114	50.853
Working capital adjustments:			
(Increase)/ decrease in trade receivables		(60.646)	(37.793)
(Increase)/ decrease in inventories		12.062	(9.649)
(Increase)/ decrease in other financial and non-financial assets		249.776	(16.829)
Increase/ (decrease) in trade payables and other financial liabilities		8.809	47.693
Increase/ (decrease) in other non-financial liabilities		182.779	100.677
		563.588	33.998
Income tax paid (net of refund)		(17.934)	(12.764)
Net cash flows from/ (used in) operating activities (A)		**545.654**	**21.234**
Investing activities			
Purchase of property, plant and equipment (including capital work-in-progress and capital advances)		(21.395)	(20.199)
Investment /Capital advances		744.000	(744.000)
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net		(0.058)	(0.060)
Interest received		42.167	41.743
Net cash flows from/ (used in) investing activities (B)		**764.714**	**(722.516)**
Financing activities			
Proceeds from long-term borrowings		677.580	732.000
Contribution to Partner's current account		(1,194.581)	299.080
Repayment of long-term borrowings		(732.000)	-
Repayment of short-term borrowings		-	(291.667)
Interest paid (gross)		(60.626)	(49.196)
Net cash flows from/ (used in) financing activities (C)		**(1,309.627)**	**690.217**
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		0.741	(11.065)
Cash and cash equivalents at the beginning of the year	7	19.864	30.929
Cash and cash equivalents at the end of the year	7	**20.605**	**19.864**

Summary of significant accounting policies 2.4

As per our report of even date

For S.Janardhan & Associates
Firms' Registration No.005310S
Chartered Accountants

S. Janardhan & Associates Bangalore 560 001. Chartered Accountants

B.Anand
Partner
Member Ship No.29146

Place: Bengaluru, India
Date: 16th May,2018

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 16th May,2018

1 Corporate Information

Sobha City a registered Partnership Firm('Firm') was incorporated on June 11, 2007. The Firm is primarily engaged in procurement, sale and development of lands into a residential, commercial complex and plotted development.

The Firm is domiciled in India and registered under the provisions of the Indian Partnership Act. The registered office is located at Bengaluru, Karnataka and having a branch at Thrissur, Kerala.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements are separate financial statements prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015.

The financial statements have been prepared on the historical cost basis, except for the following assets and liabilities which have been measured at fair value:

► Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

The financial statements are presented in INR, and all values are rounded to nearest millions, except when otherwise indicated.

2.2 Group Information

The consolidated financial statements of the Group includes subsidiaries listed in the table below:

Name of investee	Principal activities	Country of incorporation	Percentage of ownership/voting rights	
			31-Mar-18	31-Mar-17
Subsidiaries				
Vayaloor Properties Private Limited	Real Estate Development	India	100%	100%
Vayaloor Builders Private Limited	Real Estate Development	India	100%	100%
Vayaloor Developers Private Limited	Real Estate Development	India	100%	100%
Vayaloor Real Estate Private Limited	Real Estate Development	India	100%	100%
Vayaloor Realtors Private Limited	Real Estate Development	India	100%	100%
Valasai Vettikadu Realtors Private Limited	Real Estate Development	India	100%	100%

2.3 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Firm and its subsidiaries as at March 31, 2018. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

► Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
► Exposure, or rights, to variable returns from its involvement with the investee, and
► The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

► The contractual arrangement with the other vote holders of the investee
► Rights arising from other contractual arrangements
► The Group's voting rights and potential voting rights
► The size of the group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders

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The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the group uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that group member's financial statements in preparing the consolidated financial statements to ensure conformity with the group's accounting policies.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on 31 March.

Consolidation procedure:
(a) Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the financial statements at the acquisition date.
(b) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. Business combinations policy explains how to account for any related goodwill.
(c) Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.
A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- ► Derecognises the assets (including goodwill) and liabilities of the subsidiary
- ► Derecognises the carrying amount of any non-controlling interests
- ► Derecognises the cumulative translation differences recorded in equity
- ► Recognises the fair value of the consideration received
- ► Recognises the fair value of any investment retained
- ► Recognises any surplus or deficit in profit or loss
- ► Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings,

as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

2.4 Summary of significant accounting policies

a) Business combinations and goodwill

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 April 2015. As such, Indian GAAP balances relating to business combinations entered into before that date, including goodwill, have been carried forward with minimal adjustment. The same first time adoption exemption is also used for associates and joint ventures.

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable.
Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the date of acquisition, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

b) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. Revenue includes excise duty, since the recovery of excise duty flows to the Group on its own account.
However, sales tax/ value added tax (VAT) is not received by the Group on its own account. Rather, it is tax collected on value added to the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

The specific recognition criteria described below must also be met before revenue is recognised.

i. Recognition of revenue from contractual projects

If the outcome of contractual contract can be reliably measured, revenue associated with the construction contract is recognised by reference to the stage of completion of the contract activity at 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 its customers.

ii. Recognition of revenue from real estate projects

Revenue from real estate projects is recognised when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment. The following specific recognition criteria must also be met before revenue is recognized:

a. Recognition of revenue from property development

Revenue from real estate projects including revenue from sale of undivided share of land [group housing] is recognised upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements. Where the Group still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is recognised by applying the percentage of completion method only if the following thresholds have been met:

(a) all critical approvals necessary for the commencement of the project have been obtained;
(b) the expenditure incurred on construction and development costs (excluding land cost) is not less than 25 % of the total estimated construction and development costs;
(c) at least 25 % of the saleable project area is secured by contracts/agreements with buyers; and
(d) at least 10 % of the contracts/agreements value are realised at the reporting date in respect of such contracts/agreements.

When the outcome of a real estate project can be estimated reliably and the conditions above are satisfied, project revenue (including from sale of undivided share of land) and project costs associated with the real estate project should be recognised as revenue and expenses by reference to the stage of completion of the project activity at the reporting date arrived at with reference to the entire project costs incurred (including land costs).

Further, for projects executed through joint development arrangements, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

b. Recognition of revenue from sale of land and development rights

Revenue from sale of land and development rights is recognised upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements. Revenue from sale of land and development rights is only recognised when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

S. Janardhan & Associates * Chartered Accountants * Bangalore 560 001.

iii. Rental income from operating leases

Rental income receivable under operating leases (excluding variable rental income) is recognized in the income statement on a straight-line basis over the term of the lease including lease income on fair value of refundable security deposits. Rental income under operating leases having variable rental income is recognized as per the terms of the contract.

iv. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method.

Property, plant and equipment

Since there is no change in the functional currency, the Group has elected to continue with the carrying value for all of its property, plant and equipment as recognised in its Indian GAAP financial statements as deemed cost at the transition date, viz., 1 April 2015.
Property, plant & equipment are stated at their cost of acquisition/construction, net of accumulated depreciation and impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met, directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

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

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

S. Janardhan & Associates
Bengaluru
Chartered Accountants

d) Investment properties

Since there is no change in the functional currency, the Group has elected to continue with the carrying value for all of its investment property as recognized in its Previous GAAP financial statements as deemed cost at the transition date, viz., 1 April 2015.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

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

e) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software and intellectual property rights are amortized on a straight line basis over a period of 3 years, which is estimated to be the useful life of the asset and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period.

f) Depreciation on property, plant and equipment and Investment property

Depreciation is calculated on written down value basis using the following useful lives prescribed under Schedule II, except where specified.

Particulars	Useful lives estimated by the management (in years)
Property, plant and equipment	
Factory buildings	30
Buildings - other than factory buildings	60
Buildings - Temporary structure	3
Plant and machinery	
i. General plant and machinery	15
ii. Plant and machinery - Civil construction	12
iii. Plant and Machinery - Electrical installations	10
Furniture and fixtures	10
Motor vehicles	8
Computers	
i. Computer equipment	3
ii. Servers and network equipment	6
Office equipments	5
Investment property	
Buildings - other than factory buildings	60
Plant and machinery	
i. General plant and machinery	15
ii. Plant and machinery - Civil construction	12
iii. Plant and Machinery - Electrical installations	10
Furniture and fixtures	10

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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.

g) Impairment of non financial assets

The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

h) Impairment of financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

i) Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Group classifies all other liabilities as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Group generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short-term (i.e. current) since they are payable over the term of the respective projects.
Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

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

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j) **Fair value measurement**

The Group measures financial instruments, such as investments at fair value at each balance sheet date.

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

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

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

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

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

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

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

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

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

k) **Financial instruments**

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

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement

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

Debt instruments at amortised cost
Debt instruments at fair value through other comprehensive income (FVTOCI)
Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
Equity instruments measured at fair value through other comprehensive income (FVTOCI)

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Debt instruments at amortised cost
A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Group. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Debt instrument at FVTOCI
A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:
a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI).

Debt instrument at FVTPL
FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.
In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Group has not designated any debt instrument as at FVTPL.

Equity investments in subsidiaries and joint ventures
The Group has availed the option available in Ind AS 27 to carry its investment in subsidiaries and joint ventures at cost. Impairment recognized, if any, is reduced from the carrying value.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a Group of similar financial assets) is primarily derecognised when:
► The rights to receive cash flows from the asset have expired, or
► The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

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

Financial liabilities
Initial recognition and measurement
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.
The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

Subsequent measurement
The measurement of financial liabilities depends on their classification, as described below:

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Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.
Gains or losses on liabilities held for trading are recognised in the profit or loss.

Loans and borrowings

This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.
Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

Financial guarantee contracts

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

Derecognition

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

l) Borrowing costs

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

m) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less , which are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

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n) Retirement and other employee benefits

Retirement benefit in the form of provident fund is a defined contribution scheme and the contributions are charged to the statement of profit and loss of the year when the contributions to the provident fund are due. There are no other obligations other than the contribution payable to the government administered provident fund.

The Group makes contributions to Sobha Developers Employees Gratuity Trust ('the trust') to discharge the gratuity liability to employees. Provision towards gratuity, a defined benefit plan, is made for the difference between actuarial valuation by an independent actuary and the fund balance, as at the year-end. The cost of providing benefits under gratuity is determined on the basis of actuarial valuation using the projected unit credit method at each year end.

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

Past service costs are recognised in profit or loss on the earlier of:
► The date of the plan amendment or curtailment, and
► The date that the Group recognises related restructuring costs
Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Group recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:
► Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
► Net interest expense or income

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Group measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. The Group presents the entire leave as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

Expense in respect of other short term benefits is recognised on the basis of the amount paid or payable for the period for which the services are rendered by the employee.

o) Provisions

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

p) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses its existence in the consolidated financial statements.

q) Earnings per share

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

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

r) Taxes

Tax expense comprises of current and deferred tax.

Current income tax
Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Deferred income tax
Deferred income tax is recognised using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred tax assets and liabilities are recognised for all taxable temporary differences, except:
> In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary

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

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

Minimum Alternative Tax (MAT) may become payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular corporate tax payable in subsequent years, as per the provisions of Income Tax Act. MAT paid in a year is charged to the statement of profit and loss as current tax. The Group recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Group will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Group recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The Group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

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s) **Foreign currency translation**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Group at rates different from those at which they were initially recorded during the year, or reported in previous consolidated financial statements, are recognised as income or as expenses in the year in which they arise.

t) **Inventories**

Related to contractual and real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress - Contractual: Cost of work yet to be certified/ billed, as it pertains to contract costs that relate to future activity on the contract, are recognised as contract work-in-progress provided it is probable that they will be recovered. Contractual work-in-progress is valued at lower of cost and net realisable value.

ii. Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

iii. Finished goods - Flats: Valued at lower of cost and net realisable value.

iv. Finished goods - Plots: Valued at lower of cost and net realisable value.

v. Building materials purchased, not identified with any specific project are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

vi. Land inventory: Valued at lower of cost and net realisable value.

u) **Leases**

Where the Group is lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease, unless the lease agreement explicitly states that increase is on account of inflation. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

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3 Significant accounting judgements, estimates and assumptions

The preparation of consolidated financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

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

i) Classification of property

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

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

Inventory property comprises property that is held for sale in the ordinary course of business. Principally, this is residential property that the Group develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

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

i) Revenue recognition, contract costs and valuation of unbilled revenue

The Group uses the percentage-of-completion method for recognition of revenue, accounting for unbilled revenue and contract cost thereon for its real estate and contractual projects. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Use of the percentage-of-completion method requires the Group to estimate the efforts or costs expended to date as a proportion of the total efforts or costs to be expended. Significant assumptions are required in determining the stage of completion, the extent of the contract cost incurred, the estimated total contract revenue and contract cost and the recoverability of the contracts. These estimates are based on events existing at the end of each reporting date.

ii) Estimation of net realisable value for inventory property (including land advance)

Inventory property is stated at the lower of cost and net realisable value (NRV).
NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

S. Jayakumar & Associates
Bangalore
560 011
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4 **Investment Property**

₹ million

	Freehold land	Other buildings	Other assets forming part of Building: Plant and machinery	Furniture and fixtures	Equipments	Total
Cost or valuation						
At 1 April 2016	132.471	1,641.279	109.344	21.836	44.374	1,949.304
Additions		19.700	-	0.498	-	20.198
Disposals						-
At 31 March 2017	132.471	1,660.979	109.344	22.334	44.374	1,969.502
Additions		19.744	0.680	0.693	0.278	21.395
Disposals						-
At 31 March 2018	132.471	1,680.723	110.024	23.027	44.652	1,990.897
Depreciation and impairment						
At 1 April 2016		7.487	2.010	0.621	1.280	11.398
Charge for the year		26.064	6.925	2.106	4.387	39.482
Disposals						-
Other adjustments	-	-	-	-	-	-
At 31 March 2017	-	33.551	8.935	2.727	5.667	50.880
Charge for the year		26.504	6.957	2.161	4.408	40.031
Disposals						-
At 31 March 2018	-	60.056	15.892	4.888	10.075	90.911
Net Book value						
At 31 March 2018	132.471	1,620.667	94.132	18.139	34.577	1,899.986
At 31 March 2017	132.471	1,627.428	100.409	19.607	38.707	1,918.622

₹ million

Information regarding income and expenditure of investment property	31-Mar-18	31-Mar-17
Rental income derived from investment properties	251.113	178.790
Direct operating expenses (including repairs and maintenance) generating rental income	(142.377)	(126.660)
Profit arising from investment properties before depreciation and indirect expenses	108.736	52.130
Less:- Depreciation	36.905	39.482
Profit arising from investment properties before indirect expenses	71.831	12.648

The fair value of Investment property is ₹ 2805 million (March 31, 2017 - ₹ 2,805 million). These valuations are based on valuations performed by an independent valuer.
Fair value hierarchy for investment properties have been provided in Note 30

5 Inventories (valued at lower of cost and net realizable value)

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Land stock	575.044	575.044
Work-in-progress	22.288	34.350
	597.332	609.394

6 Trade receivables

₹ million

	Current 31-Mar-18	Current 31-Mar-17	Non-current 31-Mar-18	Non-current 31-Mar-17
Trade receivables	192.629	131.583	-	-
Receivables from a Partner (refer note 29)	-	0.400		
Total Trade receivables	**192.629**	**131.983**	-	-
Break up of security details and more than 6 months overdue:				
Outstanding for a period exceeding six months from the date they are due for payment				
Unsecured, considered good	101.180	101.181	-	-
	101.180	101.181	-	-
Other receivables				
Unsecured, considered good	91.449	30.802	-	-
	91.449	30.802	-	-
Total Trade receivables	**192.629**	**131.983**	-	-

7 Cash and bank balances

₹ million

	Current 31-Mar-18	Current 31-Mar-17	Non-current 31-Mar-18	Non-current 31-Mar-17
Cash and cash equivalents				
Balances with banks:				
– On current accounts	20.578	19.791	-	-
Cash on hand	0.027	0.073		
	20.605	**19.864**	-	-
Bank balance other than cash and cash equivalents				
– Deposits with maturity for more than 3 months but less than 12 months	1.016	0.958		
	1.016	**0.958**	-	-
Less: Amount disclosed under non current financial assets (refer note 8)	-	0.958	-	-
	21.621	**19.864**	-	-

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Balances with banks:		
– On current accounts	20.578	19.791
Cash on hand	0.027	0.073
	20.605	**19.864**

8 Other financial assets

	Current		Non-current ₹ million	
	31-Mar-18	31-Mar-17	31-Mar-18	31-Mar-17
Security deposit				
Unsecured, considered good				
Security deposit - Others	-	-	7.713	4.751
	-	-	7.713	4.751
Others				
Unbilled revenue	-	51.119	-	-
Non-current bank balances (refer note 7)	-	-	-	0.958
	-	**51.119**	**7.713**	**5.709**

9 Other assets

	Current		Non-current ₹ million	
	31-Mar-18	31-Mar-17	31-Mar-18	31-Mar-17
Capital advances				
Unsecured, considered good	-	-	-	744.000
Advances recoverable in cash or kind				
Unsecured considered good	4.511	201.666	3.413	3.413
Others				
Prepaid expenses	1.844	0.193	-	-
Balances with statutory/ government authorities	294.341	300.458	-	-
	300.696	**502.317**	**3.413**	**747.413**

Loans and advances due by directors or other officers, etc.

	Current		Non-current ₹ million	
	31-Mar-18	31-Mar-17	31-Mar-18	31-Mar-17
Land advance				
Dues from Sobha Limited, a Partner(refer Note 29)	-	191.867	-	-

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10 Partners Capital

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Sobha Limited	399.990	399.990
Sobha Developers (Pune) Limited	0.010	0.010
Total capital	400.000	400.000

Name of Partner	Share of partner in profits (%) 31-Mar-18	31-Mar-17
Sobha Limited	99	99
Sobha Developers (Pune) Limited	1	1

11 Partners Current Account and Other equity

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Partners Current account : Sobha Limited		
Balance at the beginning of the year	1,927.127	1,737.002
Share of Profit transferred during the year	125.385	(108.955)
Transfers during the year	(1,194.581)	299.080
Closing balance	**857.931**	**1,927.127**
Partners Current account : Sobha Developers Pune Limited		
Balance at the beginning of the year	4.389	5.490
Share of Profit transferred during the year	1.267	(1.101)
Closing balance	**5.656**	**4.389**
Surplus in the statement of profit and loss		
Balance at the beginning of the year	13.806	13.827
Add: Profit/(Loss) for the year	126.587	(110.077)
Less : Non Controlling Interest Payable	(0.000)	(0.000)
Less : Amount transferred to Partners Current Account	126.652	(110.056)
Net surplus in the statement of profit and loss	**13.741**	**13.806**
Total other equity	**877.328**	**1,945.322**

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12 Trade payables

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises (refer note 26 for details of dues to micro and small enterprises)	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	6.358	7.954
	6.358	7.954

Terms and conditions of the above financial liabilities:
-Trade payables are non-interest bearing and are normally settled on **60**-day terms
-Trade payables of related parties are disclosed in the note 29
For explanations on the Company's credit risk management processes, refer to note 31

13 Other financial liabilities

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Current		
Current maturities of long-term borrowings (refer note 15)	50.198	12.00
Interest accrued but not due on borrowings	5.161	3.673
Lease deposit	64.494	57.788
Others		
Payable to related parties (refer note 29)	13.113	47.613
Total current other financial liabilities	132.966	121.074
Total other financial liabilities	132.966	121.074

14 Other liabilities

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Advance from customers	860.777	688.314
Withholding taxes payable	0.789	1.798
Others	30.600	19.275
Total Other liabilities	892.166	709.387

15 **Borrowings**

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Non-current Borrowings		
Secured loans		
Term loans from bank	727.778	744.000
Less : Amount disclosed under the head "other current financial liabilities" (refer note 13)	50.198	12.00
Net Amount	677.580	732.000
Total non-current Borrowings	**677.580**	**732.000**

Non-current Borrowings
(i) **Secured loans**

Particulars	Amount outstanding (₹ million) 31-Mar-18	Amount outstanding (₹ million) 31-Mar-17	Effective Interest rate	Security details	Repayment terms
Term loan from bank	-	744.00	10%-12%	Secured by equitable mortgage of certain land of the group companies and Firm's Commercial Land and Building, equipments, plant and machinery and its receivables.	Repayable in 180 Monthly installments of multiple payment pattern starting from September 2016
Term loan from bank	727.778	-	10%-12%	Secured by equitable mortgage of certain land of the group companies and Firm's Commercial Land and Building, equipments, plant and machinery and its receivables.	Repayable in 126 Monthly installments of multiple payment pattern starting from 15th Jan 2018

16 Revenue from operations

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Revenue from operations		
Sale of products/ finished goods		
Income from property development	96.653	28.000
Other operating revenue		
Income from maintenance services	112.519	65.435
Income from Rental services	138.594	113.345
Total	**347.766**	**206.780**

17 **Other income**

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Other non-operating income	0.000	0.010
	0.000	**0.010**

18 **Finance income**

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Interest income on		
Bank deposits	0.063	0.064
Long term investments	41.742	41.679
Others	0.362	0.000
	42.167	**41.743**

19 **(Increase)/ decrease in inventories**

	₹ million 31-Mar-18	₹ million 31-Mar-17	Less: Transferred to Capital work-in-progress/ tangible assets/ advances	₹ million (Increase) / decrease
Inventories at the end of the year				**31-Mar-18**
Land stock	575.044	575.044		-
Work-in-progress	22.288	34.350		12.062
	597.332	609.394	-	12.062
Inventories at the beginning of the year				**31-Mar-17**
Land stock	575.044	555.820		(19.224)
Work-in-progress	34.350	43.926		9.576
	609.394	599.746	-	(9.648)
(Increase)/ decrease	**12.062**	**(9.648)**		

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20 Depreciation and amortization expense

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Depreciation of investment properties	40.031	39.482
	40.031	**39.482**

21 Other expenses

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Power and fuel	66.103	53.066
Rates and taxes	3.219	5.402
Insurance	1.231	0.655
Property maintenance expenses	53.438	50.222
Advertising and sales promotion consultancy fees	5.804	8.975
Brokerage and discounts	1.500	2.737
Travelling and conveyance	0.018	0.134
Communication costs	0.193	0.121
Printing and stationery	0.239	0.843
Legal and professional fees	22.980	32.517
Registration expenses	1.462	-
Payment to auditor (Refer details below)	0.081	0.126
Exchange difference	-	0.007
Repurchase cost of unit	13.512	-
Miscellaneous expenses	8.628	8.227
Less : Amount transferred to Fixed asset	(13.512)	-
	164.896	**163.032**

Payment to auditor

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
As auditor:		
Audit fee	0.081	0.071
In other capacity:		
Taxation matters	-	0.055
	0.081	**0.126**

22 Finance costs

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Interest		
- On borrowings	55.934	47.541
- Others	6.082	0.136
Bank charges	0.098	3.176
	62.114	50.853
Total finance costs	**62.114**	**50.853**

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23 Income tax

The major components of income tax expense for the years ended March 31, 2018 and March 31, 2017 are:

Statement of profit and loss:
Profit or loss section

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Current income tax:		
Current income tax charge	0.002	0.002
Adjustments in respect of current income tax of previous year	0.005	0.002
Deferred tax:		
Relating to origination and reversal of temporary differences	(15.764)	11.380
Income tax expense reported in the statement of profit or loss	**(15.757)**	**11.384**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2018 and March 31, 2017:

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Accounting profit before income tax	110.830	(98.693)
At India's statutory income tax rate of 30.90% (March 31, 2017: 30.90%)	34.246	0.000
Adjustments in respect of current income tax of previous years	0.005	0.002
Adjustments in respect of deferred tax of previous years	(15.764)	11.380
Adjustments in respect of depreciation	(34.609)	
Non-deductible expenses for tax purposes:		
Ineligible interest expense	0.345	-
Others	0.020	0.002
Effect of increase in surcharge		
At the effective income tax rate of 30.90% (March 31, 2017: 33.90%)	(15.757)	11.384
	(15.757)	**11.384**

Deferred tax
Deferred tax relates to the following:

	Balance sheet 31-Mar-18	Balance sheet 31-Mar-17	Statement of profit and loss 31-Mar-18	Statement of profit and loss 31-Mar-17
Accelerated depreciation for tax purposes	106.214	64.107	42.107	36.756
Interest U/S 36(1)(iii)-Interest Inventorised/Capitalised in the books but claimed as expense in Tax	37.554	37.184	0.370	(6.747)
Deferred tax on brought forward losses	(76.870)	(18.629)	(58.241)	(18.629)
Deferred tax expense / (income)			**(15.764)**	**11.380**
Net deferred tax assets / (liabilities)	**66.898**	**82.662**		

Reconciliation of deferred tax liabilities (net):

	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Opening balance as of 1 April	82.662	71.282
Tax income/(expense) during the period recognised in profit or loss	(15.764)	11.380
Closing balance as at 31 March	**66.898**	**82.662**

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

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24 There is no expenditure or earnings in Foreign exchange during the period.

25 **Commitments and contingencies**

a. Leases

Operating lease commitments - Group as lessor

The Group has entered into commercial property leases on its fixed assets. These operating leases have variable terms ranging from 12 months to 36 months upto eleven years. All leases include a clause to enable upward revision of the lease rental on periodical basis and includes variable rent determined based on percentage of sales of lessee.

The Group has recognised ₹ 138.594 million (March 31, 2017 - ₹113.35 million) during the year towards lease rental income.

Minimum lease payments receivable in respect of these leases for non-cancellable period are as follows:

Particulars	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Within one year	41.334	103.360
After one year but not more than five years	73.168	138.430
Total	**114.502**	**241.790**

b. Contingent Liability:

i) Tax Disputes

Particulars	31-Mar-18	31-Mar-17
	₹ million	
Service tax matters in dispute	129.279	129.279
Value added tax matters in dispute	143.348	143.348
Income tax matters in dispute	32.465	-

26 There are no dues to any party covered under Micro, Small and medium Enterprises Development Act, 2006, and hence information required under the said Act has not been furnished.

27 The provision of Gratuity and other related acts are not applicable and hence no such provisions are made.

28 **Construction Contracts:**

Particulars	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Contract Revenue recognized as revenue in the period	59.152	15.036
Contract Cost incurred and recognized Profits (less recognized Losses) upto the reporting date	6,587.939	6,533.059
Advances received	4,791.798	4,754.131
Amount of work-inprogress and value of inventories	22.288	35.061
Gross Amount due from customers for contract work	36.584	51.119

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29 The related parties and transactions with them during the year as identified by the management are given under:

a) List of Related Parties

Partner:

Sobha Limited
(formerly known as Sobha Developers Limited)
Sobha Developers (Pune) Limited

(formerly known as Sobha Developers Pune Private Limited)

Subsidiaries:

Valasai Vettikadu Realtors Private Limited
Vayaloor Builders Private Limited
Vayaloor Developers Private Limited
Vayaloor Properties Private Limited
Vayaloor Real Estate Private Limited
Vayaloor Realtors Private Limited

Other Related Parties :

Allapuzha Fine Real Estate Private Limited
Aluva Realtors Private Limited
Annalakshmi Land Developers Private Limited
Bikasa Properties Private Limited
Bikasa Realestates Private Limited
Bikasa Realtors Private Limited
Chennai Supercity Developers Private Limited
Chikmangaloor Builders Private Limited
Chikmangaloor Developers Private Limited
Chikmangaloor Properties Private Limited
Chikmangaloor Realtors Private Limited
Cochin Cyber City Private Limited
Cochin Cyber Estates Private Limited
Cochin Cyber Golden Properties Private Limited
Cochin Cyber Value Added Properties Private Limited
Cochin Realtors Private Limited
Daram Cyber Builders Private Limited
Daram Cyber Developers Private Limited
Daram Cyber Properties Private Limited
Daram Lands Real Estate Private Limited
Greater Cochin Cybercity Private Limited
Greater Cochin Developers Private Limited
Greater Cochin Properties Private Limited
Greater Cochin Realtors Private Limited
Hbr Consultants Private Limited
Hill And Menon Securities Private Limited
Ilupur Builders Private Limited
Ilupur Developers Private Limited
Ilupur Properties Private Limited
Ilupur Real Estate Private Limited
Ilupur Realtors Private Limited
Indeset Electromechanical Private Limited
Indeset Steel Private Limited
Kaloor Realtors Private Limited
Kaveripuram Developers Private Limited
Kilai Builders Private Limited
Kilai Properties Private Limited
Kilai Super Developers Private Limited
Kottaiyur Developers Private Limited
Kottaiyur Real Estates Private Limited
Kottaiyur Realtors Private Limited
Kuthavakkam Builders Private Limited
Kuthavakkam Developers Private Limited
Kuthavakkam Properties Private Limited
Kuthavakkam Realtors Private Limited
Lotus Manpower Consultants Services Private Limited
Mamballi Builders Private Limited
Mannur Builders Private Limited
Mannur Properties Private Limited
Mannur Real Estate Private Limited
Mapedu Builders Private Limited
Mapedu Real Estates Private Limited
Mapedu Realtors Private Limited
Marina Realtors Private Limited
Sobha Tambaram Developers Limited
(formerly known as Megatech Software Private Limited)
Moolamcode Traders Private Limited
Nagarapet Developers Private Limited

Other Related Parties :

Pallavur Projects Private Limited
Paramakudi Properties Private Limited
Perambakkam Builders Private Limited
PNC Switchgears Private Limited
Perambakkam Properties Private Limited
Pillaipakkam Properties Private Limited
Pillaipakkam Builders Private Limited
PNC Lighting Solutions Private Limited
PNC Technologies Private Limited
Punkunnam Builders And Developers Private Limited
Puzhakkal Developers Private Limited
Red Lotus Facility Services Private Limited
Red Lotus Metal Works Facilities And Services Private Limited
Red Lotus Realtors Private Limited
Royal Interiors Private Limited
Rusoh Fine Builders Private Limited
Rusoh Home Developers Private Limited
Rusoh Marina Properties Private Limited
Rusoh Modern Builders Private Limited
Rusoh Modern Developers Private Limited
Rusoh Modern Properties Private Limited
S.B.G Housing Private Limited
Santhavellur Builders Private Limited
Santhavellur Developers Private Limited
Santhavellur Realtors Private Limited
Sengadu Builders Private Limited
Sengadu Developers Private Limited
Sengadu Properties Private Limited
Sengadu Realestates Private Limited
Sengadu Realtors Private Limited
Sobha Academy Private Limited
Sobha Assets Private Limited
Sobha Aviation And Engineering Services Private Limited
Sobha Contracting Private Limited
Sobha Electro Mechanical Private Limited
Sobha Glazing And Metal Works Private Limited
Sobha Highrise Ventures Private Limited
Sobha Hitechcity Developers Private Limited
Sobha Innercity Technopolis Private Limited
Sobha Interiors Private Limited
Sobha Jewellery Private Limited
Sobha Mapletree Developers Private Limited
Sobha Projects And Trade Private Limited
Sobha Puravankara Aviation Private Limited
Sobha Renaissance Information Technology Private Limited
Sobha Space Private Limited
Sobha Technocity Private Limited
Sri Durga Devi Property Management Private Limited
Sri Kanakadurga Property Developers Private Limited
Sri Parvathy Land Developers Private Limited
Sunbeam Projects Private Limited
Technobuild Developers Private Limited
Thakazhi Developers Private Limited
Thakazhi Realtors Private Limited
Sobha Nadambakkam Developers Limited
(formerly known as Tirur Cybercity Developers Private Limited)
Thiruchour Developers Private Limited
Tirur Cyber Real Estates Private Limited

Nasarapet Properties Private Limited
Nasarapet Realtors Private Limited
Navabhusan Properties And Developers Private Limited
Objective Systems Integrators India Private Limited
Oman Builders Private Limited
Padma Lochana Enterprises Private Limited
Palani Properties Private Limited
C V S Tech Park Private Limited
Thiruchour Builders Private Limited
Valasai Vettikadu Builders Private Limited
Valasai Vettikadu Properties Private Limited
Valasai Vettikadu Real Estate Private Limited
Sri Kurumba Trust
Lotus Manpower Services
Kondhwa Projects LLP

b) Transactions with Related Parties

Nature of transaction	Description of relationship	Name of the Related party	31-Mar-18 ₹ million	31-Mar-17 ₹ million
Balance Receivable	Other Related Parties	Technobuild Developers Private Limited	3.658	3.658
	Partner	Sobha Limited	-	192.267
Purchase of goods and services	Partner	Sobha Limited	11.823	140.081
Balance Payable	Partner	Sobha Limited	-	34.500
	Other Related Parties	Sobha Projects and Trade P Limited	13.113	13.113
Rent & Maintenance charges Received	Partner	Sobha Limited	0.993	1.978
Reimbursements	Partner	Sobha Limited	0.314	-
Interest Cross charged	Partner	Sobha Limited	37.894	41.679
Inter-corporate Deposit given	Partner	Sobha Limited	-	744.000
Inter-corporate Deposit repaid	Partner	Sobha Limited	744.000	-
Current Account amount Received	Partner	Sobha Limited	-	299.080
Current Account amount drawn	Partner	Sobha Limited	1,194.581	-
Share of Profit	Partner	Sobha Limited	125.385	(108.955)
		Sobha Developers Pune Limited	1.267	(1.101)
Current account Balance Payable	Partner	Sobha Limited	857.931	1,927.127
		Sobha Developers Pune Limited	5.656	4.389
Guarantees Received	Partner	Sobha Limited	727.778	744.000
		Sobha Developers Pune Limited		
	Subsidiaries	Vayloor Builders Private Limited		
		Vayloor Developers Private Limited		

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30 Fair value measurements

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

₹ million

Particulars	As at March 31, 2018			As at March 31, 2017		
	At Cost	Fair value through profit or loss	At Amortised Cost	At Cost	Fair value through profit or loss	At Amortised Cost
Financial assets						
Trade receivables	-	-	192.629	-	-	131.983
Cash and cash equivalents	-	-	20.605	-	-	19.864
Other current financials assets	-	-	-	-	-	51.119
Total	-	-	213.234	-	-	202.966
Financial liabilities						
Trade payables	-	-	6.358	-	-	7.954
Other financial liabilities	-	-	132.966	-	-	121.074
Total	-	-	139.324	-	-	129.028

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b) **Fair value hierarchy**

The following table provides the fair value measurement hierarchy of the Group's assets and liabilities

₹ million

Particulars	As at March 31, 2018				As at March 31, 2017				
	Carrying amount	Fair value			Carrying amount	Fair value			
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3	Level 3
Assets for which fair value are disclosed									
Investment properties	1,899.986	-	-	2,805.000	1,918.622	-	-	2,805.000	-
	1,899.986	**-**	**-**	**2,805.000**	**1,918.622**	**-**	**-**	**2,805.000**	**-**

Notes:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2 inputs are inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3 inputs are unobservable inputs for the asset or liability.

There have been no transfers between the levels during the period.

For financial assets & liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

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31 Financial risk management objectives and policies

The Group's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations to support its operations. The Group's principal financial assets include trade and other receivables and cash and cash equivalents that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The Management Comittee /Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

A Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Financial instruments affected by market risk include loans and borrowings.

The sensitivity analyses in the following section relate to the position as at March 31, 2018 and March 31, 2017.

The following assumptions have been made in calculating the sensitivity analyses:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2018 and March 31, 2017.

a. 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 Group's's exposure to the risk of changes in market interest rates relates primarily to the Group's short-term debt obligations with floating interest rates.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Group does not enter into any interest rate swaps.

Interest rate sensitivity

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

		₹ million
	Increase/	Effect on profit before tax *
31 March 2018		
INR	+1%	7.048
INR	-1%	(7.048)
31 March 2017		
INR	+1%	4.44
INR	-1%	(4.44)

* determined on gross basis i.e. with out considering inventorisation of such borrowing cost.

B Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and investing activities (short term bank deposits).

Trade receivables

(a) Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore, substantially eliminating the Group's credit risk in this respect.

(b) Receivables resulting from leasing of properties: Group has established credit limits for customers and monitors their balances on an on-going basis. Credit appraisal is performed by the management before lease agreements are entered into with customers. The risk is also mitigated due to customers placing significant amount of security deposits for lease and fit-out rentals.

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Financial instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Management Committee/Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.The Group's maximum exposure to credit risk for the components of the statement of financial position at 31 March 2018 and 2017 is the carrying amounts.

At the balance sheet date, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset in the balance sheet.

C Liquidity risk

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments.

₹ million

	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
Year ended March 31, 2018						
Other financial liabilities	13.113	17.645	37.714	64.494	-	132.966
Trade and other payables		6.358	-	-	-	6.358
	13.113	**24.003**	**37.714**	**64.494**	-	**139.324**
Year ended March 31, 2017						
Other financial liabilities	47.613	6.673	9.000	57.788	-	121.074
Trade and other payables		7.954	-	-	-	7.954
	47.613	**14.627**	**9.00**	**57.788**	-	**129.028**

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32 Capital management

For the purpose of the Group's capital management, capital includes issued partners capital, equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maximise the shareholder value.

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

₹ million

	31-Mar-18	31-Mar-17
Borrowings (Note 15)	677.580	732.000
Trade payables (Note 12)	6.358	7.954
Other payables (Note 13 and Note 14)	1,025.132	830.461
Less: Cash and cash equivalents (Note 7)	(21.621)	(19.864)
Net debt	1,687.449	1,550.551
Partners Capital (Note 10)	400.000	400.000
Partners Current account and Other Equity(Note 11)	877.328	1,945.322
Total capital	1,277.328	2,345.322
Capital and net debt	**2,964.777**	**3,895.873**
Gearing ratio	56.92%	39.80%

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2018 and March 31, 2017.

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33 **Standards issued but not effective**

The standards issued, but not effective up to the date of issuance of the Company's financial statements is disclosed below. The Company intends to adopt this standard when it becomes effective.
The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:

Ind AS 115 - Revenue from Contracts with Customers
On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers.
Ind AS 115 introduces a five-step model to revenue recognition:
Step 1: Identify the contract(s) with a customer
Step 2: Identify the performance obligations in the contract
Step 3: Determine the transaction price
Step 4: Allocate the transaction price to the performance obligations in the contract
Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation
Under Ind AS 115, revenue is recognised when (or as) the entity satisfies a performance obligation by transferring a promised good or service (i.e., an asset) to a customer (i.e., when (or as) the customer obtains control of that asset) at an amount that reflects the consideration to which the entity expects to be entitled in exchange for transferring goods or services to a customer.
The new revenue standard will supersede all current revenue recognition requirements under Ind AS. Either a full retrospective application or a modified retrospective application is required for accounting periods commencing on or after April 1, 2018.
The Company will adopt Ind AS 115 effective from April 1, 2018. Since the Company does not have any ongoing realestate project as on March 31, 2018, the Company does not expect any impact on its financial statements.

Amendments to Ind 112 Disclosure of Interests in Other Entities: Clarification of the scope of disclosure requirements in Ind AS 112
The amendments clarify that the disclosure requirements in Ind AS 112, other than those in paragraphs B10–B16, apply to an entity's interest in a subsidiary, a joint venture or an associate (or a portion of its interest in a joint venture or an associate) that is classified (or included in a disposal group that is classified) as held for sale. These amendments are not applicable to the Company.

Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses
The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.
Entities are required to apply the amendments retrospectively. However, on initial application of the amendments, the change in the opening equity of the earliest comparative period may be recognised in opening retained earnings (or in another component of equity, as appropriate), without allocating the change between opening retained earnings and other components of equity. Entities applying this relief must disclose that fact.
These amendments are effective for annual periods beginning on or after April 1, 2018. These amendments are not expected to have any impact on the Company as the Company has no deductible temporary differences or assets that are in the scope of the amendments.

Amendments to Ind AS 40 Transfers of Investment Property
The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use.
Entities should apply the amendments prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. An entity should reassess the classification of property held at that date and, if applicable, reclassify property to reflect the conditions that exist at that date. Retrospective application in accordance with Ind AS 8 is only permitted if it is possible without the use of hindsight.
The amendments are effective for annual periods beginning on or after April 1, 2018. These amendments are not applicable to the Company.

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Ind AS 28 Investments in Associates and Joint Ventures – Clarification that measuring investees at fair value through profit or loss is an investment-by-investment choice

The amendments clarify that:

• An entity that is a venture capital organisation, or other qualifying entity, may elect, at initial recognition on an investment-by-investment basis, to measure its investments in associates and joint ventures at fair value through profit or loss.

• If an entity, that is not itself an investment entity, has an interest in an associate or joint venture that is an investment entity, the entity may, when applying the equity method, elect to retain the fair value measurement applied by that investment entity associate or joint venture to the investment entity associate's or joint venture's interests in subsidiaries. This election is made separately for each investment entity associate or joint venture, at the later of the date on which: (a) the investment entity associate or joint venture is initially recognised; (b) the associate or joint venture becomes an investment entity; and (c) the investment entity associate or joint venture first becomes a parent.

The amendments should be applied retrospectively and are effective from 1 April 2018. These amendments are not applicable to the Company.

Appendix B to Ind AS 21 Foreign Currency Transactions and Advance Consideration

The Appendix clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the transaction date for each payment or receipt of advance consideration.

Entities may apply the Appendix requirements on a fully retrospective basis. Alternatively, an entity may apply these requirements prospectively to all assets, expenses and income in its scope that are initially recognised on or after:

(i) The beginning of the reporting period in which the entity first applies the Appendix, or

(ii) The beginning of a prior reporting period presented as comparative information in the financial statements of the reporting period in which the entity first applies the Appendix.

The Appendix is effective for annual periods beginning on or after 1 April 2018. However, these amendments are not applicable to the Company.

As per our report of even date

For S.Janardhan & Associates
Firms' Registration No.005310S
Chartered Accountants

S. Janardhan & Associates
Bangalore
560 001.
Chartered Accountants

B.Anand
Partner
Member Ship No.29146

Place: Bengaluru, India
Date: 16th May,2018

For and on behalf of the Management Committee of
Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 16th May,2018