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 Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying Standalone Ind AS financial statements of Sobha City ("the firm"), which comprise the Balance sheet as at March 31, 2019, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Firm as at March 31, 2019, its Loss including other comprehensive income and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Ind AS financial statements in accordance with the applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Ind AS financial statements.

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

Our opinion on the Standalone Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Standalone Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the Standalone Ind AS Financial Statements

The partners of the Firma are responsible for preparation of these Standalone 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). This responsibility also includes maintenance of adequate accounting records for safeguarding of the assets of the Firm 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 the design, implementation and maintenance of adequate internal financial

S. Janardhan & Associates * Chartered Accountants * Bangalore 560001 controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. We are also responsible for expressing our opinion on whether the Firm has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Firm's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Firm to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Ind AS financial statements, including the disclosures, and whether the Standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant

Bangalore 560 041. Chartered Accountants ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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;

(b) In our opinion, proper books of account as required by law have been kept by the Firm so far as it appears from our examination of those books;

(c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss and the Standalone Cash Flow Statement dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid Standalone Ind AS financial statements comply with the Accounting Standards, pronouncements issued by the Institute of Chartered Accountants 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:

i. The Firm has disclosed the impact of pending litigations on its financial position in its Standalone Ind AS financial statements – Refer Note 25 to the Standalone Ind AS financial statements;

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

For S Janardhan and Associates
Chartered Accountants
ICAI Firm Registration Number: 005310S

B Anand
Partner
Membership Number: 029146

Place: Bengaluru
Date: May 15, 2019

Sobha City
Balance sheet as at March 31, 2019

	Notes	As at 31-Mar-19 ₹ million	As at 31-Mar-18 ₹ million
Assets			
Non- current assets			
Investment property	4	1,962.719	1,899.986
Financial assets			
Investments	5	0.600	0.600
Other non-current financials assets	9	8.505	7.713
Current tax assets (net)		53.581	29.901
		2,025.405	**1,938.200**
Current assets			
Inventories	6	756.198	592.974
Financial assets			
Trade receivables	7	256.636	192.629
Cash and cash equivalents	8	20.103	20.510
Other current assets	10	305.866	303.322
		1,338.803	**1,109.435**
Total assets		**3,364.208**	**3,047.635**
Equity and liabilities			
Equity			
Partners capital	11	400.000	400.000
Partners Current account and Other equity	12	1,039.885	858.310
Total equity		**1,439.885**	**1,258.310**
Non-current liabilities			
Financial liabilities			
Borrowings	16	627.211	677.580
Deferred tax liabilities (net)		74.010	66.898
		701.221	**744.478**
Current liabilities			
Financial liabilities			
Trade payables	13		
- Total outstanding dues of micro enterprises and small enterprises;and		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		28.148	19.715
Other current financial liabilities	14	137.452	132.966
Other current liabilities	15	1,057.502	892.166
		1,223.102	1,044.847
Total liabilities		1,924.323	1,789.325
Total equity and liabilities		3,364.208	3,047.635
Summary of significant accounting policies	2		

The accompanying notes are an integral part of the 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
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of
Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019

Sobha City
Statement of profit and loss for the year ended March 31, 2019

	Notes	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Revenue from operations	17	360.756	347.766
Other income	18	0.004	0.000
Finance income	19	0.704	42.104
Total income		**361.464**	**389.870**
Expenses			
(Increase)/ decrease in inventories of land stock and work-in-progress	20	(112.897)	12.062
Subcontractor and other charges		163.224	-
Depreciation and amortization	21	40.863	40.031
Other expenses	22	201.141	164.780
Finance cost	23	63.189	62.110
Total expenses		**355.520**	**278.983**
Profit/(Loss) before tax		**5.944**	**110.887**
Tax expenses			
Current tax		-	-
Deferred tax charge/ (credit)		14.848	(15.764)
Income tax expense		**14.848**	**(15.764)**
Profit/(Loss) for the year		**(8.904)**	**126.651**
Total comprehensive income for the year attributable to partners of the firm		**(8.904)**	**126.651**
Total comprehensive income for the period attributable to :			
Partners of the Firm		(8.904)	126.651
		(8.904)	**126.651**

Summary of significant accounting policies 2

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

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

S. Janardhan & Associates Chartered Accountants Bangalore 560 001.

B.Anand
Partner
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019

Sobha City
Statement of profit and loss for the year ended March 31, 2019

	Notes	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Revenue from operations	17	360.756	347.766
Other income	18	0.004	0.000
Finance income	19	0.704	42.104
Total income		**361.464**	**389.870**
Expenses			
(Increase)/ decrease in inventories of land stock and work-in-progress	20	(112.897)	12.062
Subcontractor and other charges		163.224	-
Depreciation and amortization	21	40.863	40.031
Other expenses	22	201.141	164.780
Finance cost	23	63.189	62.110
Total expenses		**355.520**	**278.983**
Profit/(Loss) before tax		**5.944**	**110.887**
Tax expenses			
Current tax		-	-
Deferred tax charge/ (credit)		14.848	(15.764)
Income tax expense		**14.848**	**(15.764)**
Profit/(Loss) for the year		**(8.904)**	**126.651**
Total comprehensive income for the year attributable to partners of the firm		**(8.904)**	**126.651**
Total comprehensive income for the period attributable to :			
Partners of the Firm		(8.904)	126.651
		(8.904)	**126.651**

Summary of significant accounting policies 2

The accompanying notes are an integral part of the 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
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of
Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019

Sobha City

Statement of Changes in Equity of Partners for the year ended March 31, 2019

a. Partners Capital

	Amount in ₹million
Partners Capital	
At March 31, 2018	400.000
At March 31, 2019	**400.000**

b.Other equity

For the year ended March 31, 2018

₹ million

Attributable to the Partners	Other equity Partners Current Account	Total
As at April 1, 2018	858.310	858.310
Profit/ (Loss) for the year	(8.904)	(8.904)
Restatement of profit as per Ind AS 115	(14.402)	(14.402)
Additional contribution to Partner's current account	204.881	204.881
As at April 1, 2019	**1,039.885**	**1,039.885**

For the year ended March 31, 2018

₹ million

Attributable to the Partners	Other equity Partners Current Account	Total
As at April 1, 2017	1,931.516	1,931.516
Profit/ (Loss) for the year	126.651	126.651
Additional contribution to Partner's current account	(1,199.857)	(1,199.857)
As at April 1, 2018	**858.310**	**858.310**

Summary of significant accounting policies 2

The accompanying notes are an integral part of the 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
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of
Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019

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 Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below. Specifically, the Firm applied Ind AS 115 for the first time. The nature and effect of the changes as a result of adoption of the new accounting standards are described below.

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.

Effective April 1, 2018, the Firm has applied Ind AS 115 which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, Ind AS 18 Revenue and Ind AS 11 Construction Contracts. The application of Ind AS 115 has impacted the Firm's accounting for recognition of revenue from real estate projects.

The Firm has applied the modified retrospective method to all contracts as of 1 April 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date. Accordingly the comparatives have not been restated and hence not comparable with previous year figures.

The Firm has adopted Ind AS 115 using the modified retrospective method. The effect of initially applying this standard is recognised at the date of initial application (i.e. April 1, 2018). The standard is applied retrospectively to all contracts as at the date of initial application and the comparative information in the statement of profit and loss is not restated. The effect of adopting Ind AS 115 as at 1 April 2018 is described in Note 32

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

2.3 Summary of significant accounting policies

a) Revenue recognition

i. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Firm expects to be entitled in exchange for those goods or services. The Firm has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Firm presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Firm considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Firm considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

Recognition of revenue from real estate developments

Revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -
a) on transfer of legal title of the residential or commercial unit to the customer; or
b) on transfer of physical procession of the residential or commercial unit to the customer and collection of complete

ii. 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.

iii. Interest income

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

b) Property, plant and equipment

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 Firmdepreciates 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.

Bangalore 560 001. Chartered Accountants

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.

c) Investment properties

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 Firm 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 Firm 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.

d) 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.

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

Depreciation is calculated on straight line 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	
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
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
Computer equipment	3
Furniture and fixtures	10

S. Janardhan & Associates
Bangalore
560 001
Chartered Accountants

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.

f) Impairment of non financial assets

The Firm 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 Firm 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.

g) Impairment of financial assets

The Firm 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 Firm 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.

h) Current versus non-current classification

The Firm 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 Firm 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 Firm 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.

i) Fair value measurement

The Firm 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 Firm.

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 Firmuses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.
All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Firmdetermines 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.

j) 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 Firmcommits 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)

S. Janardhan & Associates
Bangalore 560 001.
Chartered Accountants

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 Firm. 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 Firmmay 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 Firmhas not designated any debt instrument as at FVTPL.

Equity investments in subsidiaries and joint ventures
The Firm 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 Firm of similar financial assets) is primarily derecognised when:
▶ The rights to receive cash flows from the asset have expired, or
▶ The Firm 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 Firm has transferred substantially all the risks and rewards of the asset, or (b) the Firm has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Firm 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 Firm continues to recognise the transferred asset to the extent of the Firm's continuing involvement. In that case, the Firm 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 Firm 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 Firm'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:

Bangalore 560
Chartered Accountants

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 Firm. 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 Firm 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 Firm 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.

k) 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.

l) 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 Firm's cash management.

m) 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.

n) 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 Firm 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 Firm does not recognize a contingent liability but discloses its existence in the financial statements.

o) Taxes

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 not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

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 differences will not reverse in the foreseeable future

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 probable that future taxable profits will allow the deferred tax asset to be recovered.

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.

p) Inventories

Related to 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 - 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.

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

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

iv. 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.

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

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

q) Leases

Where the Firm is lessor

Leases in which the Firm 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.

3 Significant accounting estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the acFirming 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) 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 Firm based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Firm. Such changes are reflected in the assumptions when they occur.

i) Revenue recognition

-Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.2).

-Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.2).

ii) Estimation of net realisable value for inventory property

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 Firm, based on comparable transactions identified by the Firm 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.

Sobha City
Statement of Cash Flows for the year ended March 31, 2019

	Notes	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Operating activities			
Profit/(Loss) before tax		**5.944**	**110.887**
Adjustments to reconcile profit before tax to net cash flows:			
Depreciation of Investment property, plant and equipment		40.863	40.031
Finance income (including fair value change in financial instruments)		(0.704)	(42.104)
Finance costs (including fair value change in financial instruments)		63.189	62.110
Restatement of profit as per Ind AS 115		(22.138)	-
Working capital adjustments:			
(Increase)/ decrease in trade receivables		(64.007)	(60.646)
(Increase)/ decrease in inventories		(163.224)	12.062
(Increase)/ decrease in other financial and non-financial assets		(3.337)	249.777
Increase/ (decrease) in trade payables and other financial liabilities		12.930	13.927
Increase/ (decrease) in other non-financial liabilities		165.336	182.816
		34.852	568.860
Income tax paid (net of refund)		(23.679)	(17.927)
Net cash flows from/ (used in) operating activities (A)		**11.173**	**550.933**
Investing activities			
Purchase of property, plant and equipment (including capital work-in-progress and capital advances)		(103.595)	(21.395)
Investment /Capital advances		-	744.000
Interest received		0.704	42.104
Net cash flows from/ (used in) investing activities (B)		**(102.891)**	**764.709**
Financing activities			
Proceeds from long-term borrowings(net)		(50.370)	(54.420)
Contribution to Partner's current account		204.881	(1,199.857)
Interest paid (gross)		(63.200)	(60.622)
Net cash flows from/ (used in) financing activities (C)		**91.311**	**(1,314.899)**
Net increase/ (decrease) in cash and cash equivalents **(A+B+C)**		(0.407)	0.743
Cash and cash equivalents at the beginning of the year	8	20.510	19.767
Cash and cash equivalents at the end of the year	**8**	**20.103**	**20.510**

Summary of significant accounting policies 2

The accompanying notes are an integral part of the 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
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019

4 Investment Property

₹ million

			Other assets forming part of Building			
	Freehold land	Other buildings	Plant and machinery	Furniture and fixtures	Equipments	Total
Cost or valuation						
At 1 April 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
Additions		92.540	6.932	1.284	2.840	103.596
Disposals						-
At 31 March 2019	132.471	1,773.263	116.956	24.311	47.492	2,094.493
Depreciation and impairment						
At 1 April 2017		33.551	8.935	2.727	5.667	50.880
Charge for the year		26.504	6.958	2.161	4.408	40.031
Disposals						-
Other adjustments	-	-	-	-	-	-
At 31 March 2018	-	60.055	15.893	4.888	10.075	90.911
Charge for the year		26.973	7.076	2.221	4.593	40.863
Disposals						-
At 31 March 2019	-	87.028	22.969	7.109	14.668	131.774
Net Book value						
At 31 March 2019	132.471	1,686.235	93.987	17.202	32.824	1,962.719
At 31 March 2018	132.471	1,620.667	94.132	18.139	34.577	1,899.986

₹ million

Information regarding income and expenditure of investment property	31-Mar-19	31-Mar-18
Rental income derived from investment properties	268.758	251.113
Direct operating expenses (including repairs and maintenance) generating rental income	(155.859)	(142.377)
Profit arising from investment properties before depreciation and indirect expenses	112.899	108.736
Less:- Depreciation	37.757	36.905
Profit arising from investment properties before indirect expenses	75.142	71.831

The fair value of Investment property is ₹ 2,805 million (March 31, 2018 - ₹ 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 31

5 Investments

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Non-current investments:		
Investments carried at cost		
Trade investments (valued at cost unless stated otherwise)		
Unquoted equity shares		
Investment in subsidiaries		
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Vayaloor Builders Private Limited.	0.100	0.100
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Vayaloor Developers Private Limited.	0.100	0.100
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Vayaloor Properties Private Limited.	0.100	0.100
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Vayaloor Realtors Private Limited.	0.100	0.100
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Vayaloor Real Esate Private Limited.	0.100	0.100
9,999 (March 31, 2018 - 9,999) Class A equity shares of ₹10 each fully paid-up in Valasai Vettikadu Realtors Private Limited.	0.100	0.100
Total investments carried at cost	**0.600**	**0.600**
Total investments	**0.600**	**0.600**

Details of investments in partnership firms
Investment in Sobha City

Name of Partner	Share of partner in profits (%)	
	31-Mar-19	31-Mar-18
Sobha Limited	99%	99%
Sobha Developers (Pune) Limited	1%	1%
Total capital of the firm (₹ million)	**400**	**400**

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

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Land stock	570.686	570.686
Work-in-progress	185.512	22.288
	756.198	**592.974**

S. Jain & Associates * Chartered Accountants

7 Trade receivables

₹ million

	Current		Non-current	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
Trade receivables	256.636	192.629	-	-
Total Trade receivables	**256.636**	**192.629**	-	-
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	201.404	101.180	-	-
	201.404	101.180	-	-
Other receivables				
Unsecured, considered good	55.232	91.449	-	-
	55.232	91.449	-	-
Total Trade receivables	**256.636**	**192.629**	-	-

8 Cash and cash equivalents

₹ million

	Current		Non-current	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
Balances with banks:				
– On current accounts	20.049	20.483	-	-
Cash on hand	0.054	0.027		
	20.103	**20.510**	-	-
	20.103	**20.510**	-	-

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

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Balances with banks:		
– On current accounts	20.049	20.483
Cash on hand	0.054	0.027
	20.103	**20.510**

Sobha City

Notes to the financial statements for the year ended March 31, 2019

9 Other financial assets

₹ million

	Current		Non-current	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
Security deposit				
Unsecured, considered good				
Security deposit - Others	-	-	8.505	7.713
	-	-	8.505	7.713
	-	**-**	**8.505**	**7.713**

10 Other assets

₹ million

	Current		Non-current	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
Advances recoverable in cash or kind				
Unsecured considered good	7.298	7.136	-	-
Others				
Prepaid expenses	1.522	1.844	-	-
Balances with statutory/ government authorities	297.046	294.342	-	-
	305.866	**303.322**	**-**	**-**

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

Sobha City

Notes to the financial statements for the year ended March 31, 2019

11 Partners Capital

	31-Mar-19 ₹ million	31-Mar-18 ₹ 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-19	31-Mar-18
Sobha Limited	99	99
Sobha Developers (Pune) Limited	1	1

12 Partners Current Account and Other equity

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Partners Current account : Sobha Limited		
Balance at the beginning of the year	852.654	1,927.127
Share of Profit transferred during the year	(8.815)	125.384
Share of Profit - Restatement as per Ind AS 115	(14.258)	-
Transfers during the year	204.881	(1,199.857)
Closing balance	**1,034.462**	**852.654**
Partners Current account : Sobha Developers Pune Limited		
Balance at the beginning of the year	5.656	4.389
Share of Profit transferred during the year	(0.089)	1.267
Share of Profit - Restatement as per Ind AS 115	(0.144)	-
Closing balance	**5.423**	**5.656**
Total other equity	**1,039.885**	**858.310**

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

13 Trade payables

	31-Mar-19 ₹ million	31-Mar-18 ₹ 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	28.148	19.715
	28.148	**19.715**

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 28
For explanations on the Firm's credit risk management processes, refer to note 30

14 Other financial liabilities

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Current		
Current maturities of long-term borrowings (refer note 16)	50.369	50.198
Interest accrued but not due on borrowings	5.151	5.161
Lease deposit	68.819	64.494
Others		
Payable to related parties (refer note 28)	13.113	13.113
Total current other financial liabilities	**137.452**	**132.966**
Total other financial liabilities	**137.452**	**132.966**

15 Other liabilities

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Advance from customers	1,030.520	860.777
Withholding taxes payable	0.875	0.789
Others	26.107	30.600
Total Other liabilities	**1,057.502**	**892.166**

S. Janardhan & Associates Chartered Accountants Bangalore 560 001.

16 Borrowings

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Non-current Borrowings		
Secured loans		
Term loans from bank	677.580	727.778
Less : Amount disclosed under the head "other current financial liabilities" (refer note 14)	50.369	50.198
Net Amount	627.211	677.580
Total non-current Borrowings	**627.211**	**677.580**

Non-current Borrowings

(i) **Secured loans**

Particulars	Amount outstanding (₹ million) 31-Mar-19	Amount outstanding (₹ million) 31-Mar-18	Effective Interest rate	Security details	Repayment terms
Term loan from bank	677.580	727.778	8%-9%	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 January,2018

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

Sobha City

Notes to the financial statements for the year ended March 31, 2019

17 Revenue from operations

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Revenue from operations		
Sale of products/ finished goods		
Income from property development	91.998	96.653
Other operating revenue		
Income from maintenance services	126.126	112.519
Income from Rental services	142.632	138.594
Total	**360.756**	**347.766**

18 Other income

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Other non-operating income	0.004	0.000
	0.004	**0.000**

19 Finance income

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Interest income on		
Long term investments	-	41.742
Others	0.704	0.362
	0.704	**42.104**

20 (Increase)/ decrease in inventories

	₹ million 31-Mar-19	₹ million 31-Mar-18
Inventories at the end of the year		
Land stock	570.686	570.686
Work-in-progress	185.512	22.288
	756.198	592.974
Inventories at the beginning of the year		
Land stock	570.686	570.686
Work-in-progress - Re statement as per Ind AS 115	50.327	-
Work-in-progress	22.288	34.350
	643.301	605.036
(Increase)/ decrease	**(112.897)**	**12.062**

21 Depreciation and amortization expense

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Depreciation of investment properties	37.757	40.031
Depreciation of Other assets	3.106	-
	40.863	**40.031**

22 Other expenses

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Power and fuel	73.232	66.103
Rates and taxes	5.343	3.190
Insurance	1.240	1.231
Property maintenance expenses	55.100	53.438
Advertising and sales promotion consultancy fees	6.819	5.804
Brokerage and discounts	5.547	1.501
Donation	15.200	-
Travelling and conveyance	0.164	0.017
Communication costs	0.211	0.193
Printing and stationery	0.275	0.239
Legal and professional fees	27.021	22.914
Registration expenses	0.113	1.462
Payment to auditor (Refer details below)	0.100	0.060
Repurchase cost of the unit	103.596	13.512
Miscellaneous expenses	10.776	8.628
Less : Amount transferred to fixed asset	(103.596)	(13.512)
	201.141	**164.780**

Payment to auditor

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
As auditor:		
Audit fee	0.060	0.060
In other capacity:		
Taxation matters	0.040	-
	0.100	**0.060**

23 Finance costs

	31-Mar-19 ₹ million	31-Mar-18 ₹ million
Interest		
- On borrowings	59.715	55.934
- Others	3.355	6.082
Bank charges	0.119	0.094
	63.189	62.110
Total finance costs	**63.189**	**62.110**

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

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

25 **Commitments and contingencies**

a. Leases

Operating lease commitments - Firm as lessor

The Firm 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 Firm has recognised ₹142.632 million (March 31, 2018 - ₹ 138.594 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-19 ₹ million	31-Mar-18 ₹ million
Within one year	34.542	41.334
After one year but not more than five years	42.888	73.168
Total	**77.430**	**114.502**

b. Contingent Liability:

i) Tax Disputes

Particulars	31-Mar-19	31-Mar-18
	₹ million	
Service tax matters in dispute	147.287	129.279
Value added tax matters in dispute	143.348	143.348
Income tax matters in dispute	103.048	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 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)

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
Nasarapet Developers Private Limited
Nasarapet Properties Private Limited
Nasarapet Realtors Private Limited
Navabhusan Properties And Developers Private Limited
Objective Systems Integrators India 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 :

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
Thiruchour Builders Private Limited
Valasai Vettikadu Builders Private Limited
Valasai Vettikadu Properties Private Limited
Valasai Vettikadu Real Estate Private Limited

Oman Builders Private Limited
Padma Lochana Enterprises Private Limited
Palani Properties Private Limited
C V S Tech Park 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-19 ₹ million	31-Mar-18 ₹ million
Balance Receivable	Other Related Parties	Technobuild Developers Private Limited	6.283	6.283
Purchase of goods and services	Partner	Sobha Limited	145.750	11.823
Donation	Other Related Parties	Sri Kurumba Trust	15.200	-
Balance Payable	Other Related Parties	Sobha Projects and Trade Private Limited	13.113	13.113
	Subsidiaries	Valasai Vettikadu Realtors Private Limited	1.374	1.378
		Vayaloor Builders Private Limited	3.146	3.152
		Vayaloor Developers Private Limited	3.087	3.091
		Vayaloor Properties Private Limited	1.910	1.914
		Vayaloor Real Estate Private Limited	3.169	3.172
		Vayaloor Realtors Private Limited	0.685	0.689
Investment in Equity Shares of Rs.10/-each	Subsidiaries	Valasai Vettikadu Realtors Private Limited	0.100	0.100
		Vayaloor Builders Private Limited	0.100	0.100
		Vayaloor Developers Private Limited	0.100	0.100
		Vayaloor Properties Private Limited	0.100	0.100
		Vayaloor Real Estate Private Limited	0.100	0.100
		Vayaloor Realtors Private Limited	0.100	0.100
Rent & Maintenance charges Received	Partner	Sobha Limited	1.090	0.993
Reimbursements	Partner	Sobha Limited	-	0.314
Interest Cross charged	Partner	Sobha Limited	-	37.894
Inter-corporate Deposit repaid	Partner	Sobha Limited	-	744.000
Current Account amount Received	Partner	Sobha Limited	204.881	-
Current Account amount drawn	Partner	Sobha Limited	-	1,199.857
Share of Profit	Partner	Sobha Limited	-	125.384
		Sobha Developers Pune Limited	-	1.267
Share of Loss	Partner	Sobha Limited	23.073	-
		Sobha Developers Pune Limited	0.233	-
Current account Balance Payable	Partner	Sobha Limited	1,034.462	852.654
		Sobha Developers Pune Limited	5.423	5.656
Guarantees Received	Partner	Sobha Limited	677.580	727.778
		Sobha Developers Pune Limited		
	Subsidiaries	Vayloor Builders Private Limited		
		Vayloor Developers Private Limited		
	Partner	Sobha Limited	8.775	-

29 Fair value measurements

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

₹ million

Particulars	As at March 31, 2019			As at March 31, 2018		
	At Cost	Fair value through profit or loss	At Amortised Cost	At Cost	Fair value through profit or loss	At Amortised Cost
Financial assets						
Investments	0.600	-	-	0.600	-	-
Trade receivables	-	-	256.636	-	-	192.629
Cash and cash equivalents	-	-	20.103	-	-	20.510
Other non current financial asset	-	-	8.505	-	-	-
Total	**0.600**	**-**	**285.244**	**0.600**	**-**	**213.139**
Financial liabilities						
Borrowings	-	-	627.211	-	-	-
Trade payables	-	-	28.148	-	-	19.715
Other financial liabilities	-	-	137.452	-	-	132.966
Total	**-**	**-**	**792.811**	**-**	**-**	**152.681**

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

b) Fair value hierarchy

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

₹ million

Particulars	As at March 31, 2019				As at March 31, 2018			
	Carrying amount	Fair value			Carrying amount	Fair value		
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3
Assets for which fair value are disclosed								
Investment properties	1,962.719	-	-	2,805.000	1,899.986	-	-	2,805.000
	1,962.719	**-**	**-**	**2,805.000**	**1,899.986**	**-**	**-**	**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.

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

30 Financial risk management objectives and policies

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

The Firm is exposed to market risk, credit risk and liquidity risk. The Firm's senior management oversees the management of these risks. The Management Comittee 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, 2019 and March 31, 2018.

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

The Firm manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Firm 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 Firm's profit before tax is affected through the impact on floating rate borrowings, as follows:

₹ million

	Increase/	Effect on profit before tax *
31 March 2019		
INR	+1%	6.567
INR	-1%	(6.567)
31 March 2018		
INR	+1%	7.048
INR	-1%	(7.048)

* 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 Firm 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 Firm's credit risk in this respect.

(b) Receivables resulting from leasing of properties: Firm 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.

Financial instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the frm's treasury department in accordance with the Firm'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 Firm's Management Committee 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 Firm's maximum exposure to credit risk for the components of the statement of financial position at 31 March 2019 and 2018 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 Firm'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 Firm'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, 2019						
Other financial liabilities	13.113	17.346	38.174	68.819	-	137.452
Trade payables	-	28.148	-	-	-	28.148
	13.113	**45.494**	**38.174**	**68.819**	**-**	**165.600**
Year ended March 31, 2018						
Other financial liabilities	13.113	17.645	37.714	64.494	-	132.966
Trade payables	-	19.715	-	-	-	19.715
	13.113	**37.360**	**37.714**	**64.494**	**-**	**152.681**

31 Capital management

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

The Firm 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 Firm may adjust the payment to partners, return capital to Partners or issue new shares. The Firm monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Firm includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

₹ million

	31-Mar-19	31-Mar-18
Borrowings (Note 16)	627.211	677.580
Trade payables (Note 13)	28.148	19.715
Other payables (Note 14 and Note 15)	1,194.954	1,025.132
Less: Cash and cash equivalents (Note 8)	(20.103)	(20.510)
Net debt	1,830.210	1,701.917
Partners Capital (Note 11)	400.000	400.000
Partners Current account and Other Equity(Note 12)	1,039.885	858.310
Total capital	1,439.885	1,258.310
Capital and net debt	**3,270.095**	**2,960.227**
Gearing ratio	55.97%	57.49%

In order to achieve this overall objective, the Firm'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, 2019 and March 31, 2018.

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

Sobha City
Notes to the financial statements for the year ended March 31, 2018

32 **Ind AS 115 - Revenue from Contracts with Customers**

The Firm has applied the modified retrospective approach to its real estate residential contracts that were not completed as of I April 2018 and has given impact of adoption of Ind AS 115 by debiting to retained earnings as at the said date by Rs14.402 million (net of tax). Accordingly the comparatives have not been restated and hence, the current year figures are not comparable to the previous year figures for the below mentioned accounts:

On account of adoption of Ind AS 115, the following accounts have an impact on their opening balance as at 1 April 2018

Particulars	in ₹ million
I. Partner's current account	
As at 31 March 2018	858.310
Revenue on account of adoption of Ind AS 115	(72.465)
Cost on account of adoption of Ind AS 115	50.327
Deferred tax asset recognised on loss made on account of Ind AS 115	7.736
As at 1 April 2018 (refer Note B below)	**843.908**
II. Inventories - Work in progress	
As at 31 March 2018	592.974
Cost on account of adoption of Ind AS 115	50.327
As at 1 April 2018 (refer Note A below)	**643.301**
III. Advance from customers	
As at 31 March 2018	860.777
On account of adoption of Ind AS 115	72.465
As at 1 April 2018	**933.242**

Note A
Out of the opening balance of ₹ 50.327, the Company recognised cost of ₹ 50.327 during the year ended 31 March 2019

Note B
Out of the opening balance of ₹ 72.465, the Company recognised revenue of ₹ 72.465 during the year ended 31 March 2019

The accompanying notes are an integral part of the 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
Membership No.29146

Place: Bengaluru, India
Date: 15th May, 2019

For and on behalf of the Management Committee of Sobha City

Jagadish Chandra Sharma
Partner

M Radhakrishnan
Partner

Place: Bengaluru, India
Date: 15th May, 2019