
INDEPENDENT AUDITOR'S REPORT

To,
The Members of,
Powai Real Estate Developers Limited

Report on the Financial Statements

We have audited the accompanying financial statements of **Powai Real Estate Developers Limited** ("the Company") which comprise the Balance Sheet as at March 31, 2017, and the Statement of Profit and Loss (including Other Comprehensive Income) and the cash flow statement and the Statement of Changes in Equity for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the Act) with respect to the preparation of these standalone IND AS financial Statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with accounting principles generally accepted in India, including the Accounting Standards (IND AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone IND AS financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under. We conducted our audit in accordance with the Standards on Auditing, issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the IND AS financial statements is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the 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

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G.D. Apte & Co.
Chartered Accountants

internal financial control relevant to the Company's preparation of the IND AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the IND AS financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone IND AS financial statements.

Opinion

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

Other Matters

The comparative financial information of the Company for the year ended 31st March 2016 and the transition date opening balance sheet as at 1st April 2015 included in these standalone Ind AS financial statements, are based on the previously issued statutory financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 audited by the predecessor auditor whose report for the year ended 31st March 2016 and 31st March 2015 dated 25th April, 2016 and 27th April 2015 respectively expressed an unmodified opinion on those standalone financial statements, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us.

Our opinion is not modified in respect of these matters.

Report on Other Legal and Regulatory Requirements

- I. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act we give in the Annexure A, a statement on the matters specified in paragraphs 4 and 5 of the Order.
- II. As required by section 143(3) of the Act, we report that:
 - a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.

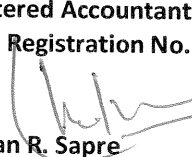
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- c) The Balance Sheet, the Statement of Profit and Loss, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, we state that the Company has not undertaken any major activities during the year. However, based on the representation received from Management, in our opinion the internal financial controls were operating effectively during the period.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company does not have any material foreseeable losses on long-term contracts including derivative contracts.
 - iii. There are no amounts required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. The company did not have any holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016.

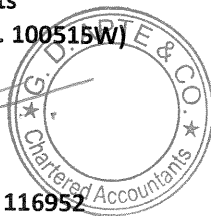
For G. D. Apte & Co.
Chartered Accountants
(Firm Registration No. 100515W)


Chetan R. Sapre
(Partner)

ICAI Membership No. 116952

Place: Mumbai

Date: 24th April, 2017



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Annexure A to Independent Auditors' Report

Referred to in paragraph 1 under the heading Report on Other Legal and Regulatory Requirements of our Report of even date of Powai Real Estate Developers Ltd. (the Company)

- i. The Company does not have any Fixed Assets and accordingly, the provisions of sub clauses (a), (b), (c) of clause (i) of the order are not applicable to the company.
- ii. The Company does not have any inventories and, accordingly clause (ii) is not applicable to the Company.
- iii. According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of sub clauses (a), (b), (c) of clause (iii) of the order are not applicable to the company.
- iv. The company has not provided any loans, investments, guarantees and security; accordingly provisions of section 185 and 186 of companies Act, 2013 are not applicable.
- v. In respect of deposits accepted, in our opinion and according to the information and explanations given to us, directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013, and the rules framed there under, are not applicable and hence not commented upon.
- vi. To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under clause 148(1) of the Companies Act, 2013, for the services of the Company.
- vii. a) During the year there were no employees in the company. Accordingly, the directions relating to Provident Fund and Employee's State Insurance are not applicable to the company. Further, based on our examination of the records maintained during the year, the company is not liable to make any payments towards custom duty, excise duty, cess, sales tax and value added tax. The company has been generally regular in depositing income tax and service tax dues along with cess thereon with appropriate authority and there are no undisputed amounts payable there of which are outstanding, as at 31st March 2017 for a period of more than six months from the date they become payable.

b) According to the information and explanations given to us, there are no disputed statutory due in respect of income tax, sales tax, service tax, duty of customs, duty of excise and value added tax .
- viii. According to the information and explanations given to us, the company has not taken any loans or borrowing from a financial institution, bank, Government or dues to debenture holders.

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- ix. The company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and term loans during the year.
- x. According to the information and explanation provided by the management, there were no frauds on or by the company noticed or reported during the course of our audit
- xi. In absence of managerial personnel, no managerial remuneration is paid and therefore provisions of clause 3 (xi) of the order is not applicable to the company.
- xii. In our opinion the company is not a Nidhi Company. Therefore provisions of clause 3 (xii) of the order is not applicable to the company.
- xiii. All transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements etc., as required by the applicable accounting standards.
- xiv. The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and therefore provisions of clause 3 (xiv) of the order is not applicable to the company.
- xv. The company has not entered into any non cash transactions with the directors or persons connected with him and hence clause 3 (xv) of the order is not applicable to the company.
- xvi. According to the information and explanation provided by the management, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For G. D. Apte & Co.
Chartered Accountants
(Firm Registration No. 100515W)




Chetan R. Sapre
(Partner)
ICAI Membership No. 116952
Place: Mumbai
Date: 24th April, 2017

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Powai Real Estate Developers Limited
BALANCE SHEET as at 31st March, 2017

	Note No.	As at 31 March 2017 In ₹	As at 31 March 2016 In ₹	As at 1 April 2015 In ₹
ASSETS				
CURRENT ASSETS				
Financial Assets	2			
Cash and cash equivalents	2.1	22,478	56,738	90,898
Total Current Assets		<u>22,478</u>	<u>56,738</u>	<u>90,898</u>
TOTAL ASSETS		<u>22,478</u>	<u>56,738</u>	<u>90,898</u>
EQUITY AND LIABILITIES				
EQUITY				
Equity Share capital	3	500,000	500,000	500,000
Other Equity	4	(489,022)	(454,712)	(429,177)
		<u>10,978</u>	<u>45,288</u>	<u>70,823</u>
LIABILITIES				
CURRENT LIABILITIES				
Other current liabilities	5	11,500	11,450	20,075
Total Current Liabilities		<u>11,500</u>	<u>11,450</u>	<u>20,075</u>
TOTAL EQUITY AND LIABILITIES		<u>22,478</u>	<u>56,738</u>	<u>90,898</u>

Significant Accounting Policies 1
Notes to the Accounts 7 to 20

The accompanying notes are integral part of the financial statements

This is the Balance Sheet referred to in our audit report of even date

For G.D.Apte & Co.
Chartered Accountants
Registration No. 100 515W

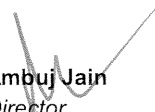


Chetan R. Sapre
Partner
Membership No.: 128355

For and on behalf of the Board of Directors



Sureshkumar Pendharkar
Director
DIN No.: 02284028



Ambuj Jain
Director
DIN No.: 02290842

Vinayak Jadhav
Director
DIN No.: 02312072

Place: Mumbai
Date: 24th April, 2017



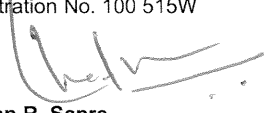
Powai Real Estate Developers Limited
STATEMENT OF PROFIT AND LOSS for the period ended 31 March, 2017

	Note No.	Period ended 31 March 2017 In ₹	Year ended 31 March 2016 In ₹
INCOME			
Revenue from operations		-	-
Other Income		-	-
TOTAL INCOME		-	-
EXPENSES			
Other expenses	6	34,310	25,535
TOTAL EXPENSES		34,310	25,535
PROFIT BEFORE EXCEPTIONAL ITEM AND TAX		(34,310)	(25,535)
Exceptional items		-	-
PROFIT BEFORE TAX		(34,310)	(25,535)
TAX EXPENSE			
Current tax		-	-
Less : MAT credit entitlement		-	-
Tax expenses of earlier year		-	-
Deferred tax charge		-	-
TAX EXPENSE		-	-
Add Tax reversal of earlier year		-	-
PROFIT FOR THE PERIOD/YEAR		(34,310)	(25,535)
Other Comprehensive Income			
(a) Items that will not be reclassified subsequently to profit or loss			
- Re-measurement gains on defined benefit plans		-	-
- Income tax effect		-	-
- Re-measurement gains on equity instruments		-	-
- Income tax effect		-	-
(b) Items that will be reclassified subsequently to profit or loss			
		-	-
TOTAL COMPREHENSIVE INCOME		(34,310)	(25,535)
Earnings per equity share of nominal value ₹ 1 each			
Basic and diluted (in ₹)	9	(0.69)	(0.51)
Significant Accounting Policies	1		
Notes to the Accounts	7 to 20		


The accompanying notes are integral part of the financial statements


This is the statement of Profit & Loss referred to in our audit report of even date

For G.D.Apte & Co.
Chartered Accountants
Registration No. 100 515W


Chetan R. Sapre
Partner
Membership No.: 128355

For and on behalf of the Board of Directors


Sureshkumar Pendharkar
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DIN No.: 02284028


Ambuj Jain
Director
DIN No.: 02290842

Place: Mumbai
Date: 24th April, 2017

Vinayak Jadhav
Director
DIN No.: 02312072

Powai Real Estate Developers Limited

CIN No:- U70102MH2009PLC189760

Cash Flow Statement For The Period Ended 31st March, 2017

	For The Period Ended 31.03.2017 (₹)	For The Year Ended 31.03.2016 (₹)
A. <u>Cash Flow From Operating Activities</u>		
Net Profit before tax and extraordinary items	(34,310)	(25,535)
Increase / (Decrease) in other current liabilities	50	(8,625)
Net Cash Flow From Operating Activities	(34,260)	(34,160)
B. <u>Cash Flow From Investing Activities</u>	-	-
C. <u>Cash Flow From Financing Activities</u>		
Proceeds/(Repayments) of Long term borrowings	-	-
Net Cash Used In Financing Activities	-	-
Net Increase/(Decrease) In Cash And Cash Equivalents (A+B+C)	(34,260)	(34,160)
Cash And Cash Equivalents Opening Balance	56,738	90,898
Cash And Cash Equivalents Closing Balance	22,478	56,738

As per our report of even date

For G.D.Apte & Co.

Chartered Accountants

Registration No. 100 515W



Chetan R. Sapre

Partner

Membership No.: 128355

For and on behalf of the Board of Directors



Sureshkumar Pendharkar

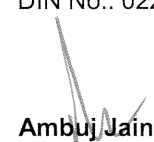
Director

DIN No.: 02284028



Director

DIN No.: 02290842



Director

DIN No.: 02312072

Place : Mumbai

Date: 24th April, 2017

Powai Real Estate Developers Limited
CIN No:- U70102MH2009PLC189760

Summary of significant accounting policies and other explanatory information to the financial statements as at and for the period ended 31st March, 2017

Note No 1 : Significant Accounting Policies

1.1 Basis of Preparation of Financial Statements

The financial statements ("the financial statements") of Powai Real Estate Developers Limited ("the Company") have been prepared to comply in all material respects with the Indian Accounting Standards ("Ind AS") notified by the Companies (Accounting Standards) Rules, 2015 in respect of Section 133 of the Companies Act, 2013 ("the Act").

The financial statements upto year ended 31 March 2016 were prepared in accordance with the Accounting Standards notified by the Companies (Accounting Standards) Rules, read with rule 7 to the Companies (Accounts) Rules, 2014 (as amended) in respect of Section 133 of the Act ("previous GAAP"). These financial statements are the first financial statements of the Company under Ind AS. Refer note no 1.3, for an explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flow.

The financial statements have been prepared under the historical cost convention with the exception of certain financial assets and liabilities, share based payments and contingent consideration that are measured at fair values, on an accrual basis of accounting.

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act.

These financial statements are reported in Indian Rupees, which is also the Company's functional currency, and all values are rounded to the nearest rupees, except when otherwise indicated.

1.2 Accounting Estimates

The preparation of the financial statements, in conformity with the recognition and measurement principles of Ind AS, requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities as at the date of financial statements and the results of operation during the reported period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates which are recognised in the period in which they are determined.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of impairment of investments, useful lives of property, plant and equipment, valuation of deferred tax assets and provisions and contingent liabilities.

1.3 First-time adoption of Ind-AS

These are the Company's First Financial Statements prepared in accordance with Ind AS.

These financial statements of the Company for the financial year ended March 31, 2017 have been prepared in accordance with Ind AS. For the purposes of transition to Ind AS, the Company has followed the guidance prescribed in Ind AS 101-First Time adoption of Indian Accounting Standard, with April 1, 2015 as the transition date and IGAAP as the previous GAAP. The transition to Ind AS has resulted in changes in the presentation of the financial statements, disclosures in the notes there to and accounting policies and principles.

1.4 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.

(a) Financial Assets

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 Company commits to purchase or sell the asset.

i) Financial Assets at Amortised Cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate method.

ii) Financial Assets Measured at Fair Value

Financial assets are measured at fair value through other comprehensive income ("OCI") if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss.

Financial asset not measured at amortised cost or at fair value through OCI is carried at fair value through profit or loss.

iii) Impairment of Financial Assets

The Company 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 Company 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.

iv) De-recognition of Financial Assets

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity.

If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

(b) Equity Instruments and Financial Liabilities

Financial liabilities and equity instruments issued by the Group are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

i) Equity Instruments and Financial Liabilities

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii) Financial Liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

1 De-recognition of Financial Liabilities

Financial liabilities are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non cash assets transferred or liabilities assumed, is recognised in the Statement of Profit and Loss as other gains/ (losses).

2 Offsetting Financial Instruments

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

1.5 Cash & Cash Equivalents

Cash and cash equivalents comprise of cash at bank and cash on hand. The Company considers all highly liquid investments with an original maturity of three month or less from date of purchase, to be cash equivalents.

1.6 Provisions, Contingent Liabilities and Contingent Assets

- (a)** A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions (excluding gratuity and compensated absences) are determined based on management's estimate required to settle the obligation at the Balance Sheet date. When appropriate, 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. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.
- (b)** Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.
- (c)** Contingent assets are neither recognised nor disclosed in the financial statements.

1.7 Revenue Recognition

(a) Revenue from operations

The Company follows the percentage completion method, based on the stage of completion at the Balance Sheet date, taking into account the contractual price and revision thereto by estimating total revenue including claims/variations as per Ind AS 11 and total cost till completion of the contract and the profit so determined proportionate to the percentage of the actual work done.

(b) Interest and Other Income

Interest income is accrued on a time proportion basis, by reference to the principal outstanding and the effective interest rate applicable.

Other income is accounted for on accrual basis. Where the receipt of income is uncertain it is accounted for on receipt basis.

1.8 Taxation

Tax on Income for the current year is computed in accordance with the provisions of the Income Tax Act, 1961.

The deferred tax charge or credit is recognized using the tax rates and tax laws that have been enacted on the Balance sheet date. Where there is unabsorbed depreciation or carry forward losses, deferred tax assets are recognized only if there is virtual certainty of realization of such assets. Other deferred tax assets are recognized only to the extent there is reasonable certainty of realization in future. At each balance sheet date, recognized and unrecognized deferred tax assets are reviewed.

1.9 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to the equity shareholders (after deducting preference dividends and attributable taxes, if any) by the weighted average number of shares outstanding during the year. For the purpose of calculating diluted earning per share, net profit or loss for the year attributable to equity shareholders and weighted number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

1.10 Segment Reporting

The Company's operation is considered under one segment "Real-Estate Development" for internal reporting provided to the chief operating decision maker. Therefore, the Company's business does not fall under different operational segments as defined by Ind AS 108 - "Operating Segments" referred to in Section 133 of the Companies Act, 2013.

Powai Real Estate Developers Limited

CIN No:- U70102MH2009PLC189760

Notes Forming Part of Financial Statements As On 31st March, 2017

	As at 31.03.2017 (₹)	As at 31.03.2016 (₹)	As at 01.04.2015 (₹)
<u>CURRENT ASSETS</u>			
2 <u>Financial Assets</u>			
2.1 Cash & Cash Equivalents			
Balance with Banks	22,478	56,738	90,898
	<u>22,478</u>	<u>56,738</u>	<u>90,898</u>
3 <u>Share Capital</u>			
Authorised			
200,000 Equity Shares ₹ 10 each (Previous year 2,00,000 Equity Shares of ₹10 each)	2,000,000	2,000,000	2,000,000
	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>
Issued , Subscribed & Paid-Up			
50,000 Equity Shares ₹ 10 each fully Paid up (Previous year 50,000 Equity Shares of ₹ 10 each)	500,000	500,000	500,000
	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>

Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year

Particulars	31.03.2017		31.03.2016		01.04.2015	
	Numbers	(₹)	Numbers	(₹)	Numbers	(₹)
At the beginning of the year	50,000	500,000	50,000	500,000	50,000	500,000
Issued during the year	-	-	-	-	-	-
Outstanding at the end of the year	50,000	500,000	50,000	500,000	50,000	500,000

Details of Shareholders holding more than 5% shares.

HCC Real Estate Limited , Holding Company & its nominees hold all the Shares of the Company

Rights and restriction attached to equity shareholders.

The Company has only one class of equity shares having face value as ₹ 10/- each. Every holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company. Any Dividend proposed by Board Of Directors is subject to the approval of shareholders in ensuing Annual General Meeting.

4 Other Equity

Particulars	Reserve & Surplus	
	Retained Earnings	Total
Balance at the beginning of the reporting period 01.04.2016	(454,712)	(454,712)
Addition during the year	(34,310)	(34,310)
Other Comprehensive Income	-	-
Fair value on FVOCI financial assets	-	-
Balance at the end of 31.03.2017	<u>(489,022)</u>	<u>(489,022)</u>
Balance at the beginning of the reporting period 01.04.2015	(429,177)	(429,177)
Addition during the year	(25,535)	(25,535)
Other Comprehensive Income	-	-
Fair value on FVOCI financial assets	-	-
Balance at the end of 31.03.2016	<u>(454,712)</u>	<u>(454,712)</u>

5 Other Current Liabilities

Other Payable	11,500	11,450	20,075
	<u>11,500</u>	<u>11,450</u>	<u>20,075</u>

Powai Real Estate Developers Limited

CIN No:- U70102MH2009PLC189760

Notes Forming Part of Financial Statements As On 31st March, 2017

	For The Period Ended 31.03.2017 (₹)	For The Year Ended 31.03.2016 (₹)
6 Other Expenses		
Rates & Taxes	2,500	2,500
Auditors Remuneration - For Statutory Audit	11,550	11,450
- For Other Services	-	-
- Service Tax	-	-
Legal, Professional & Consultancy Charges	20,200	11,556
Miscellaneous Expenses	60	29
	34,310	25,535

Powai Real Estate Developers Limited

Note No 7: Disclosure as required by IND AS 101 First time adoption of Indian Accounting standards

I. Reconciliation of Equity as at March 31, 2015

		IGAAP		IND-AS
	Note No.	As at 01 April 2015 In ₹	Adjustment	As at 01 April 2015 In ₹
ASSETS				
CURRENT ASSETS				
Financial Assets	2			
Cash and cash equivalents	2.1	90,898	-	90,898
TOTAL ASSETS		90,898	-	90,898
EQUITY AND LIABILITIES				
EQUITY				
Equity Share capital	3	500,000	-	500,000
Other Equity	4	(429,177)	-	(429,177)
		70,823	-	70,823
LIABILITIES				
CURRENT LIABILITIES				
Other current liabilities	5	20,075	-	20,075
		20,075	-	20,075
TOTAL EQUITY AND LIABILITIES		90,898	-	90,898

II. Reconciliation of Equity as at March 31, 2016

		IGAAP		IND-AS
	Note No.	As at 31 March 2016 In ₹	Adjustment	As at 31 March 2016 In ₹
ASSETS				
CURRENT ASSETS				
Financial Assets	2			
Cash and cash equivalents	2.1	56,738	-	56,738
TOTAL ASSETS		56,738	-	56,738
EQUITY AND LIABILITIES				
EQUITY				
Equity Share capital	3	500,000	-	500,000
Other Equity	4	(454,712)	-	(454,712)
		45,288	-	45,288
LIABILITIES				
CURRENT LIABILITIES				
Other current liabilities	5	11,450	-	11,450
		11,450	-	11,450
TOTAL EQUITY AND LIABILITIES		56,738	-	56,738

III. Reconciliation of Statement of Profit & Loss for the year ended March 31, 2016

	Note No.	Year ended 31 March 2016 In ₹	Adjustment	Year ended 31 March 2016 In ₹
INCOME				
Revenue from operations		-	-	-
Other income		-	-	-
TOTAL INCOME		-	-	-
EXPENSES				
Other expenses	6	25,535	-	25,535
TOTAL EXPENSES		25,535	-	25,535
PROFIT BEFORE EXCEPTIONAL ITEM AND TAX		(25,535)	-	(25,535)
Exceptional items		-	-	-
PROFIT BEFORE TAX		(25,535)	-	(25,535)
TAX EXPENSE				
Current tax		-	-	-
Less : MAT credit entitlement		-	-	-
Net current tax		-	-	-
Deferred tax charge		-	-	-
Add Tax reversal of earlier year		-	-	-
PROFIT FOR THE PERIOD/YEAR		(25,535)	-	(25,535)
OTHER COMPREHENSIVE INCOME				
(a) Items that will not be reclassified subsequently to profit or loss		-	-	-
- Re-measurement gains on defined benefit plans		-	-	-
- Income tax effect		-	-	-
- Re-measurement gains on equity instruments		-	-	-
- Income tax effect		-	-	-
(b) Items that will be reclassified subsequently to profit or loss		-	-	-
TOTAL COMPREHENSIVE INCOME		(25,535)	-	(25,535)

Powai Real Estate Developers Limited

CIN No:- U70102MH2009PLC189760

Notes Forming Part of Financial Statements As On 31st March, 2017

8 Contingent Liabilities not provided for

Sr. No	Particulars	As at 31.03.2017	As at 31.03.2016	As at 01.04.2015
1	Contingent Liabilities	Nil	Nil	Nil

9 Earnings per share

Sr.	Particulars	As at 31.03.2017	As at 31.03.2016
1	Net Profit / (Loss) available for Equity Shareholders	(34,310)	(25,535)
2	Weighted Average number of Equity Shares	50,000	50,000
3	Earnings Per Share (Basic & Diluted)	(0.69)	(0.51)

10 Related Party Disclosure

Names of Related Party & Nature of Relationship

1 HCC Real Estate Ltd. - Holding Company

Transactions with Related Parties

Sr. No.	Nature of Transactions with Holding Company	As at 31.03.2017	As at 31.03.2016	As at 01.04.2015
1	Outstanding balances in unsecured loans HCC Real Estate Limited	-	-	-
2	Share Capital Outstanding at Face Value HCC Real Estate Limited	500,000	500,000	500,000
3	Loans & Advances Taken HCC Real Estate Limited	-	-	-

Figures in brackets indicate previous year figures

11 Disclosure required by Micro, Small and Medium Enterprises (Development) Act, 2006.

As per requirement of Section of 22 of Micro, Small & Medium Enterprises Development Act, 2006 following information is disclosed:

Sr.No	Particulars	As at 31.03.2017	As at 31.03.2016	01st April 2015
(i)	Principal amount remaining unpaid to any supplier as at the end of each accounting year.	Nil	Nil	Nil
(ii)	Interest due on (i) above remaining unpaid	Nil	Nil	Nil
(iii)	Amounts paid beyond the appointed day during the accounting year	Nil	Nil	Nil
(iv)	Interest paid on (iii) above	Nil	Nil	Nil
(v)	Interest due and payable on (iii) above	Nil	Nil	Nil
(vi)	Interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil	Nil
(vii)	Interest remaining unpaid of the previous years for the purpose of disallowance under the Income Tax Act, 1961	Nil	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors

12 Adjustments to Statement of Cash Flows

There were no material differences between the Statement of Cash Flow, presented under Ind AS and the previous GAAP.

I. Summary of Equity :

Sr	Particulars	As at 31.03.2016	As at 01.04.2015
1	Equity Share Capital	500,000	500,000
2	(+) Securities Premium	-	-
3	(+) Retained Earning	(454,712)	(429,177)
4	Share Application Money	-	-
5	Total Equity under local GAAP (1+2+3+4)	45,288	70,823
6	Transition cost on ICD amortised, using fair valuation method of Interest-free	-	-

7	Finance Cost (Interest) due to amortisation of ICD received from HREL	-	-
8	Total Ind AS Adjustments (6+7)	-	-
9	Total Equity under Ind AS (5+8)	45,288	70,823
10	Total Equity under Ind AS (As Per Financials)	45,288	70,823
11	Difference (9-10)	-	-

II. Profit Before Tax :

Sr	Particulars	As at 31.03.2016
1	PBT as per I-GAAP	(25,535)
2	Finance Cost (Interest) due to amortisation of ICD received from HREL	-
3	PBT under Ind AS	(25,535)
4	PBT under Ind AS (As Per Financials)	(25,535)
5	Difference (3-4)	-

13 Disclosure on Specified Bank Notes (SBN) :

W.r.t. to the notification issued by the Ministry of Corporate Affairs, dated 30th March, 2017, The company did not have any holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016

14 Taxes On Income

No provision for current tax is made in view of business loss for the year.

15 Details of Foreign Currency Expenditure : NIL

16 The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses

17 The Company does not have any employees during the year.

18 Other additional information pursuant to the provisions of paragraph 5 of Schedule III to the Companies Act, 2013 is either nil or not applicable.

19 Considering the continuous financial support from HCC Real Estate Limited - Holding Company, the above financial results for the year ended 31st March, 2017 have been prepared on a "Going Concern" basis in spite of net worth of Company being negative.

20 Previous year figures have been regrouped / re-classified wherever necessary.


As per our report of even date

For G.D.Apte & Co.
Chartered Accountants
Registration No. 100 515W




Chetan R. Sapre
Partner
Membership No.: 128355

For and on behalf of the Board of Directors



Sureshkumar Pendharkar
Director
DIN No.: 02284028



Ambuj Jain
Director
DIN No.: 02290842

Place : Mumbai
Date: 24th April, 2017

Vinayak Jadhav
Director
DIN No.: 02312072

