Walker Chandiok &Co LLP

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Independent Auditor's Report

To the Members of HCC Realty Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of HCC Realty Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2019, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs (financial position) of the Company as at 31 March 2019, and its loss (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information other than the Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

5. Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Responsibilities of Management for the Financial Statements

6. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

8. Our objectives are to obtain reasonable assurance about whether the 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 Standards on Auditing 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 financial statements.

9. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

   - Identify and assess the risks of material misstatement of the 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. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

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- 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 Company'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 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 Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

10. 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.

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

12. The Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.

13. As required by the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the Annexure A a statement on the matters specified in paragraphs 3 and 4 of the Order.

14. Further to our comments in Annexure A, as required by Section 143(3) of the Act, we report that:

   a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the 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 it appears from our examination of those books;

   c) the financial statements dealt with by this report are in agreement with the books of account;

   d) in our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act;

   e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as at 31 March 2019 from being appointed as a director in terms of Section 164(2) of the Act;

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f) we have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as at 31 March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated 8 May 2019 as per Annexure B expressed an unmodified opinion;

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 (as amended), 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 litigation which would impact its financial position as at 31 March 2019;

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

   iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;

   iv. the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016 which are not relevant to these financial statements. Hence, reporting under this clause is not applicable.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Vijay. D Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

Annexure A to the Independent Auditor's Report of even date to the members of HCC Realty Limited, on the financial statements for the year ended 31 March 2019

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) The Company does not have any fixed assets. Accordingly, the provisions of clause 3(i) of the Order are not applicable.

(ii) The Company does not have any inventory. Accordingly, the provisions of clause 3(ii) of the Order are not applicable.

(iii) The Company has not granted any loan, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii)(a), 3(iii)(b) and 3(iii)(c) of the Order are not applicable.

(iv) In our opinion, the Company has not entered into any transaction covered under Sections 185 and 186 of the Act. Accordingly, the provisions of clause 3(iv) of the Order are not applicable.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(vii)(a) The Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities, though there has been a slight delay in a few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

(b) There are no dues in respect of income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax and goods and service tax that have not been deposited with the appropriate authorities on account of any dispute.

(viii) The Company has no loans or borrowings payable to a financial institution or a bank or government and no dues payable to debenture-holders during the year. Accordingly, the provisions of clause 3(viii) of the Order are not applicable.

(ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments) and did not have any term loans outstanding during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable.

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Annexure A (Contd)

(x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.

(xi) The Company has not paid or provided for any managerial remuneration. Accordingly, the provisions of Clause 3(xi) of the Order are not applicable.

(xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.

(xiii) In our opinion, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements, as required by the applicable Ind AS. Further, in our opinion, the Company is not required to constitute an audit committee under Section 177 of the Act.

(xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.

(xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Vijay. D Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

Annexure B to the Independent Auditor's Report of even date to the members of HCC Realty Limited on the financial statements for the year ended 31 March 2019

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

1. In conjunction with our audit of the financial statements of HCC Realty Limited ("the Company") as at and for the year ended 31 March 2019, we have audited the internal financial controls over financial reporting (IFCoFR) of the Company as at that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

3. Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate IFCoFR were established and maintained and if such controls operated effectively in all material respects.

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

5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's IFCoFR.

Meaning of Internal Financial Controls over Financial Reporting

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

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Annexure B (Contd)

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Vijay D Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

HCC Realty Limited

Balance Sheet as at 31 March 2019

PARTICULARS	Note No.	As at 31 March 2019 (Rs. in lakhs)	As at 31 March 2018 (Rs. in lakhs)
ASSETS			
Current Assets			
Financial Assets			
Cash and Cash Equivalents	3	2.69	2.41
Total Current Assets		**2.69**	**2.41**
TOTAL ASSETS		**2.69**	**2.41**
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	4	5.00	5.00
Other Equity		(4.08)	(3.28)
Total Equity		**0.92**	**1.72**
Liabilities			
Current Liabilities			
Financial Liabilities			
Borrowings	5	0.69	-
Trade Payable	6	1.01	0.54
Other Current Liabilities	7	0.07	0.15
Total current liabilities		**1.77**	**0.69**
TOTAL EQUITY AND LIABILITIES		**2.69**	**2.41**

Notes 1 to 15 form an integral part of the financial statements

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

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No. 001076N / N500013

Vijay D. Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

WALKER CHANDIOK & Co LLP * CHARTERED ACCOUNTANTS * MUMBAI

For and on behalf of the Board of Directors

Rahul Shukla
Director
DIN No.: 07835056

Place: Mumbai
Date: 8 May 2019

Arunkumar Singh
Director
DIN No.: 06982134

Place: Mumbai
Date: 8 May 2019

HCC Realty Limited

HCC Realty Limited
Statement of Profit and Loss account for the year ended 31 March 2019

Particulars	Note No.	Year ended 31 March 2019 (Rs. in lakhs)	Year ended 31 March 2018 (Rs. in lakhs)
Income			
Revenue from operations		-	-
Total income		-	-
Expenses			
Other expenses	8	0.80	0.82
Total expenses		**0.80**	**0.82**
Loss before tax		**(0.80)**	**(0.82)**
Tax expense			
- Current tax		-	-
- Deferred tax		-	-
Loss after tax (A)		**(0.80)**	**(0.82)**
Other comprehensive income/ (loss) for the year, net of tax (B)		-	-
Total comprehensive loss for the year, net of tax (A+B)		**(0.80)**	**(0.82)**
Earnings per equity share having face value of Rs.10 each			
Basic and diluted (in Rs.)	11	(1.60)	(1.64)

Notes 1 to 15 form an integral part of the financial statements

This is the Statement of Profit and Loss referred to in ouraudit report of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No. 001076N / N500013

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

For and on behalf of the Board of Directors

Rahul Shukla
Director
DIN No.: 07835056

Place: Mumbai
Date: 8 May 2019

ArunKumar Singh
Director
DIN No.: 06982134

Place: Mumbai
Date: 8 May 2019

HCC Realty Limited
Cash Flow Statement for the year ended 31 March 2019

Particulars		Year ended 31 March 2019 (Rs. in lakhs)	Year ended 31 March 2018 (Rs. in lakhs)
Cash flow from operating activities			
Loss before tax		(0.80)	(0.82)
Operating loss before working capital changes		**(0.80)**	**(0.82)**
Changes in working capital:			
Increase in trade payables		0.47	0.54
Increase/ (decrease) in other current liabilities		(0.08)	-
Operating loss after working capital changes		**(0.41)**	**(0.28)**
Taxes paid (net of refund)		-	-
Net cash used in operating activities	**(A)**	**(0.41)**	**(0.28)**
Cash flow from investing activities		-	-
Net cash generated from/(used in) investing activities	**(B)**	-	-
Cash flow from financing activities			
Loan taken during the year		0.69	-
Net cash generated from financing activities	**(C)**	**0.69**	-
Net increase/(decrease) in cash and cash equivalents during the year (A+B+C)		**0.28**	**(0.28)**
Cash and cash equivalents at the beginning of the year		2.41	2.69
Cash and cash equivalents at the end of the year (Refer note 3)		**2.69**	**2.41**

Note:
The cash flow statement has been prepared under the indirect method set out in Indian Accounting Standard (Ind AS 7) "Statement of Cash Flows".

Notes 1 to 15 form an integral part of the financial statements

This is the Cash Flow Statement referred to in our audit report of even date

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm Registration No. 001076N / N500013

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

For and on behalf of the Board of Directors

Rahul Shukla
Director
DIN No.: 07835056

Place: Mumbai
Date: 8 May 2019

Arunkumar Singh
Director
DIN No.: 06982134

Place: Mumbai
Date: 8 May 2019

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS * MUMBAI

HCC Realty Limited

HCC Realty Limited
Statement of Changes in Equity for the year ended 31 March 2019

A) Equity share capital

Particulars	Number	Rs. in lakhs
Equity shares of Rs.10 each, issued, subscribed and paid up		
As at 1 April 2017	50,000	5.00
Changes in equity share capital during 2017-18	-	-
As at 31 March 2018	50,000	5.00
Changes in equity share capital during 2018-19	-	-
As at 31 March 2019	50,000	5.00

B) Other equity

(Rs. in lakhs)

Particulars	Reserve and Surplus	Total equity attributable to equity holders
	Retained earnings	
Balance as at 1 April 2017	(2.46)	(2.46)
Total comprehensive loss for the year	(0.82)	(0.82)
Balance as at 31 March 2018	(3.28)	(3.28)
Total comprehensive loss for the year	(0.80)	(0.80)
Balance as at 31 March 2019	(4.08)	(4.08)

Nature and purpose of reserves

Retained earnings
Retained earnings represents the profits/ losses that the Company has earned/ incurred till date as reduced by dividends or other distributions paid to the shareholders.

Notes 1 to 15 form an integral part of the financial statements

This is the Statement of Changes in Equity referred to in our audireport of even date

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No. 001076N / N500013

Vijay. D. Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

For and on behalf of the Board of Directors

Rahul Shukla
Director
DIN No.: 07835056

Place: Mumbai
Date: 8 May 2019

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Place: Mumbai
Date: 8 May 2019

WALKER CHANDIOK & Co LLP
MUMBAI
CHARTERED ACCOUNTANTS

HCC Realty Limited

HCC Realty Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019

1 Corporate information

HCC Realty Limited ('the Company') a public limited company domiciled in India. The Company was incorporated on 18 February 2010 (CIN : U70102MH2010PLC200209). The company is in Real estate activities with own or leased property. It includes buying, selling, renting and operating of self-owned or leased real estate such as apartment building and dwellings, non-residential buildings, developing and subdividing real estate into lots etc. The registered office of the Company is located at Hincon House, LBS Marg, Vikhroli (West), Mumbai - 400 083, India. The financial statements were authorised for issue in accordance with resolution of the Board of Director on 8 May 2019

2 Significant Accounting Policies

i) Basis of preparation of financial statements

The financial statements of 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.

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

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

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 Companies Act, 2013 ("the Act"). Operating cycle for the business activities of the Company covers the duration of the project/ contract, and extends upto the realisation of receivables (including retention monies) within the credit period normally applicable to the respective project.

These financial statements are reported in Indian Rupees, which is also the Company's functional currency, and all values are rounded to the nearest lakhs (00,000), except when otherwise indicated.

ii) 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.

Estimates and assumptions

The Company has based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

Deferred tax assets

In assessing the realisability of deferred income tax assets including Minimum Alternate Tax, management considers whether some portion or all of the deferred income tax assets will not be realised. The ultimate realisation of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible. Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income, and tax planning strategies in making this assessment. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realise the benefits of those deductible differences. The amount of the deferred income tax assets considered realisable, however, could be reduced in the near term, if estimates of future taxable income during the carry forward period are reduced.

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iii) 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

Initial recognition:
In the case of financial assets, not recorded at fair value through profit or loss (FVTPL), financial assets are recognised initially at fair value plus transaction costs that are directly 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.

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

Financial assets measured 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 (EIR) method. Impairment gains or losses arising on these assets are recognised in the statement of profit and loss.

Financial assets measured at fair value through other comprehensive income (FVTOCI) :
Financial assets are measured at FVTOCI, 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 assets measured at fair value through profit or loss (FVTPL) :

Financial assets are measured at fair value through profit and loss if these does not meet the criteria for classification as measured at amortised cost or at fair value through other comprehensive income.All fair value changes are recognised in the Statement of Profit and Loss.

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.

Impairment of financial assets
In accordance with Ind AS 109, the Company applies the Expected Credit Loss ("ECL") model for measurement and recognition of impairment loss on financial assets and credit risk exposures.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECL at each reporting date, right from its initial recognition.

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

ECL is the difference between all contractual cash flows that are due to the group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/ expense in the Statement of Profit and Loss.

HCC Realty Limited

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(b) Equity instruments and financial liabilities

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

Equity Instruments

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.

Financial Liabilities

Initial Recognition

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.

Subsequent measurement:

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

Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss.

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.

Where the terms of a financial liability is re-negotiated and the company issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognised in the Statement of Profit and Loss, measured as a difference between the carrying amount of the financial liability and the fair value of equity instrument issued.

Financial liabilities at fair value through profit or loss (FVPL)

Financial liabilities at FVPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVPL. 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 Statement of Profit and Loss.

De-recognition of financial liabilities

Financial liabilities are de-recognised 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).

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.

iv) Income tax

Income tax comprises of current and deferred income tax. Income tax is recognised as an expense or income in the Statement of Profit and Loss, except to the extent it relates to items directly recognised in equity or in OCI.

a) Current income tax

Current income tax is recognised based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

b) Deferred income tax

Deferred tax is determined by applying the Balance Sheet approach. Deferred tax assets and liabilities are recognised for all deductible temporary differences between the financial statements' carrying amount of existing assets and liabilities and their respective tax base. Deferred tax assets and liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognised in the period that includes the enactment date. Deferred tax assets are only recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Such assets are reviewed at each Balance Sheet date to reassess realisation.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.
Minimum Alternative Tax ("MAT") credit is recognised as an asset only when and to the extent it is probable that the Company will pay normal income tax during the specified period.

v) Revenue recognition

(a) Revenue from operations

Effective April 1, 2018, the Company adopted Ind AS 115 "Revenue from Contracts with Customers" using the cumulative catch-up transition method, applied to contracts that were not completed as of April 1, 2018. In accordance with the cumulative catch-up transition method , the comparatives have not been retrospectively adjusted. The following is a summary of new and/or revised significant accounting policies related to revenue recognition.

Revenue is recognised at an amount that reflects the consideration to which the Company expects to be entitled when a performance obligation is satisfied, which occurs when control of goods or services gets transfer to the customer.

Contract modifications are accounted for when additions, deletions or changes are approved either to the contract scope or contract price. The accounting for modifications of contracts involves assessing whether the services added to an existing contract are distinct and whether the pricing is at the standalone selling price. Services added that are not distinct are accounted for on a cumulative catch up basis, while those that are distinct are accounted for prospectively, either as a separate contract, if the additional services are priced at the standalone selling price, or as a termination of the existing contract and creation of a new contract if not priced at the standalone selling price.

The impact on account of applying the erstwhile Ind AS 18 Revenue instead of Ind AS 115 Revenue from contract with customers on the financials statements of the Company for the year ended and as at 31 March 2019 is insignificant.

(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.

HCC Realty Limited

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vi) 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 asset is recognised where the economic benefits are probable.

vii) 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.

viii) Foreign exchange translation and accounting of foreign exchange transactions

(a) Initial recognition

Foreign currency transactions are initially recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. However, for practical reasons, the Company uses a monthly average rate if the average rate approximate the actual rate at the date of the transactions.

(b) Conversion

Monetary assets and liabilities denominated in foreign currencies are reported using the closing rate at the reporting date. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction.

(c) Treatment of Exchange Difference

Exchange differences arising on settlement/ restatement of short-term foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

ix) Impairment of non-financial assets

As at each Balance Sheet date, the company assesses whether there is any indication that a non-financial asset may be impaired and also whether there is any indication of reversal of impairment loss recognised in the previous periods.If any indication exists, or when annual impairment testing for any asset is required, the company determines the recoverable amount and impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount.

Recoverable amount is determined:
-In case of an individual asset, at the higher of assets' fair value less cost to sell and value in use; and
-in case of cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of cash generating unit's fair value less cost to sell and value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-discount rate that reflects current market assessments of the time value of money and risk specified to the asset.In determining fair value less cost to sell, recent market transaction re taken account.If no such transaction can be identified, an appropriate valuation model is used.

Impairment losses of continuing operations, including impairment of inventories, are recognised in the Statement of Profit and Loss, except for properties previously revalued with the revaluation taken to OCI.For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation.

When the company considers there is no realistic prospects of recovery of the asset, the relevant amounts are written off.If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, then the previously recognised impairment loss is reversed through the Statement of Profit and Loss.

x) Cash and cash equivalents

Cash and cash equivalents in the Balance Sheet comprises of cash at banks and on hand and short-term deposits with an original maturity of three month or less, which are subject to an insignificant risk of changes in value.

xi) 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.

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HCC Realty Limited

		As at 31 March 2019 (Rs. in lakhs)	As at 31 March 2018 (Rs. in lakhs)
3	**Cash and cash equivalents**		
	Balances with banks		
	On current accounts	2.69	2.41
	Total cash and cash equivalents	**2.69**	**2.41**

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HCC Realty Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019

		As at 31 March 2019 (Rs. in lakhs)	As at 31 March 2018 (Rs. in lakhs)
4	**Equity share capital**		
A)	**Authorised share capital**		
	50,000 (31 March 2018: 50,000) equity shares of Rs.10 each	5.00	5.00
	Total	**5.00**	**5.00**
	Issued, subscribed & paid-Up		
	50,000 (31 March 2018: 50,000) equity shares of Rs.10 each fully paid up	5.00	5.00
	Total	**5.00**	**5.00**

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

Particulars	31 March 2019		31 March 2018	
	Number of shares	Rs. in lakhs	Number of shares	Rs. in lakhs
At the beginning of the year	50,000	5.00	50,000	5.00
Movement during the year	-	-	-	-
Outstanding at the end of the year	50,000	5.00	50,000	5.00

C) Details of Shareholders holding more than 5% shares of the Company and shares held by Holding Company

Particulars	31 March 2019		31 March 2018	
	Number of shares	% Holding	Number of shares	% Holding
Equity shares of Rs.10 each fully paid				
HCC Real Estate Limited (Holding Company)	50,000	100%	50,000	100%

D) Rights and restriction attached to equity shareholders

The Company has only one class of equity shares having face value as Rs.10 per share. 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 the ensuing Annual Gereral Meeting.

E) Bonus shares/ buy back/shares for consideration other than cash issued during past five years

The Company has neither issued any bonus shares, shares issued for consideration other than cash nor has there been any buy back of shares during past 5 years from reporting date.

		As at 31 March 2019 (Rs. in lakhs)	As at 31 March 2018 (Rs. in lakhs)
5	**Borrowings**		
	Current		
	Unsecured		
	Inter corporate deposits (Refer note 10)	0.69	-
	Total Borrowings	**0.69**	**-**
	* Inter corporate deposits carries 12.50% effective interest rate per annum and is repayable on 31 March 2020.		
6	**Trade payables**		
	Total outstanding dues of Micro Enterprises and Small Enterprises (Refer note 14)	-	-
	Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	1.01	0.54
	Total trade payables	**1.01**	**0.54**
	Trade payables are non interest bearing and are normally settled as per the payment terms attached in the contract.		
7	**Other current liabilities**		
	Statutory dues payable	0.05	0.05
	Other liabilities	0.02	0.10
	Total other current liabilities	**0.07**	**0.15**

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HCC Realty Limited

HCC Realty Limited
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019

	Year ended 31 March 2019 (Rs. in lakhs)	Year ended 31 March 2018 (Rs. in lakhs)
8 Other expenses		
Rates and taxes	0.03	0.03
Payment to auditors		
Statutory audit fees	0.59	0.59
Legal and professional fees	0.02	0.13
Miscellaneous expenses	0.16	0.07
Total other expenses	**0.80**	**0.82**

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9 Contingent liability and commitment
There are no contingencies and commitments as at 31 March 2019 (31 March 2018: Nil).

10 Disclosure in accordance with IND AS 24 Related Party Transactions

Name of related parties and nature of transaction:

i) Holding company
HCC Real Estate Limited (HREL)

ii) Ultimate holding Company
Hindustan Construction Company Limited

iii) Key managerial personnel
Arunkumar Harimural Singh - Director
Arun Karambelkar - Director (upto 28 April 2018)
Devendra Manchekar - Director (upto 15 March 2019)
Dattatray Mendge - Director (from 28 April 2018)
Rahul Shukla - Director (from 15 March 2019)

iv) Transactions and balances with related parties

(Rs. in lakhs)

Particulars	31 March 2019	31 March 2018
Transactions during the year		
Expenses incurred on behalf of the Company by		
HCC Real Estate Limited	1.63	0.28
Expenses reimbursed to		
HCC Real Estate Limited	0.94	0.28
Balances at the year end		
Inter corporate deposits payable		
HCC Real Estate Limited	0.69	-

11 Loss per share:

Particulars	31 March 2019	31 March 2018
Loss after tax as per statement of profit and loss (Rs. in lakhs)	(0.80)	(0.82)
Weighted average number of equity shares	50,000	50,000
Loss per share (Basic and diluted) (in Rs.)	(1.60)	(1.64)

12 Financial instruments by category
The carrying value and the fair value of financial instruments by each category as at 31 March 2019 :

(Rs. in lakhs)

Particulars	Financial assets / liabilities at amortized costs	Financial assets / liabilities at FVTPL	Financial assets/ liabilities at FVTOCI	Total carrying value	Total fair Value
Assets					
Cash and cash equivalents	2.69	-	-	2.69	2.69
Liabilities					
Current borrowings	0.69	-	-	0.69	0.69
Trade payables	1.01	-	-	1.01	1.01

The carrying value and the fair value of financial instruments by each category as at 31 March 2018 :

(Rs. in lakhs)

Particulars	Financial assets / liabilities at amortized costs	Financial assets / liabilities at FVTPL	Financial assets/ liabilities at FVTOCI	Total carrying value	Total fair Value
Assets					
Cash and cash equivalents	2.41	-	-	2.41	2.41
Liabilities					
Current borrowings	-	-	-	-	-
Trade payables	0.54	-	-	0.54	0.54

13 Financial risk management objectives and policies
The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

(i) 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. Market risk comprises of three types of risks: interest rate risk, currency risk and other price risk, such as equity price risk. There are no such instruments in the Company which will be affected by market risk.

a Interest rate risk
Interest rate risk is a risk that an upward movement in interest rates would adversely affect the borrowing costs of the Company.
The Company has no interest rate bearing financial instuments.

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HCC Realty Limited

b Foreign currency risk
The Company has no outstanding balance in foreign currency and thus the Company is not exposed to foreign exchange risk.

(ii) Credit risk
Credit risk refers to the risk of default on its obligation by the counterparty resulting in a financial loss. The maximum exposure of the financial assets are contributed by cash and cash equivalents. Bank balances are held with only high rated banks.

(iii) Liquidity Risks
Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

Maturity analysis of financial instruments:
As at 31 March 2019

(Rs. in lakhs)

Particulars	Carrying amount	Contractual Cash flow			Total
		On demand	0-12 Months	Above 1 years	
Trade payables	1.01	-	1.01	-	**1.01**
Current borrowings	0.69	-	0.69	-	**0.69**

As at 31 March 2018

(Rs. in lakhs)

Particulars	Carrying amount	Contractual Cash flow			Total
		On demand	0-12 Months	Above 1 years	
Trade payables	0.54	-	0.54	-	**0.54**
Current borrowings	-	-	-	-	-

14 Details of dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006
There are no micro and small enterprises to whom the company owes dues and which are outstanding as at 31 March 2019. This information as required to be disclosed under the Micro Small and Medium Enterprises Development Act (MSMED) Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. There is no interest paid or payable during the year.

15 Recent accounting update
In March 2019, the Ministry of Corporate Affairs has notified Ind AS 116 "Leases" standard through the Companies (Indian Accounting Standards) First and Second Amendment Rules, 2019. The new lease standard is applicable to the Company from 1 April 2019. Based on management assessment, the adoption of Ind AS 116 will not have any material impact on the financial statements of the Company.

This is a summary of significant accounting policies and other explanatory information referred to in our report of even date

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm Registration No. 001076N / N500013

Vijay D. Jain

Vijay D. Jain
Partner
Membership No.: 117961

Place: Mumbai
Date: 8 May 2019

For and on behalf of Board of Directors

Rahul Shukla
Director
DIN No.: 07835056

Place: Mumbai
Date: 8 May 2019

Arunkumar Singh
Director
DIN No.: 06982134

Place: Mumbai
Date: 8 May 2019

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HCC Realty Limited