

**Independent Auditor's Report**

**To the Members of Rosebay Hotels Limited**

**Report on the Financial Statements**

We have audited the accompanying financial statements of **Rosebay Hotels Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March 2017, the Statement of Profit and Loss, the statement of changes in equity, the Cash Flow Statement for the year ended and a summary of the 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 and presentation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, with Rule 4 of the Companies (Indian Accounting Standards) Rules, 2015. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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 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 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the 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 for expressing opinion on whether the company has in place an adequate internal financial controls system over financials reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors as well as evaluating the overall presentation of the financial statements.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

### Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2017, and its loss, changes in equity and its cash flows for the year ended on that date.

### Other Matters

The comparative financial information of the company for the year ended March 31, 2016 and the transition date opening balance sheet as at April 1, 2015 included in these Standalone 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 March 31, 2016 and March 31, 2015 dated April 18, 2016 and April 20, 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 this matter.

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Government of India –Ministry of corporate affairs ,in terms of sub-section (11) of section 143 of the Act, we enclose in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the order to the extent applicable.
2. 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 purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) The Balance Sheet, the Statement of Profit and Loss, the statement of changes in equity and the Cash Flow Statement dealt with in this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 4 of the Companies (Indian Accounting Standards) Rules, 2015



G.D. Apte & Co.  
Chartered Accountants

- (e) On basis of written representations received from the directors as on March 31, 2017 taken on record by the Board of directors, none of the directors is disqualified as on March 31<sup>st</sup> 2017 from being appointed as a director in terms of Sec 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, refer to our separate report in "Annexure B"
- (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 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 company has disclosed in its financial statements as to holdings as well as dealings in specified bank notes during the period from November 8, 2016 to December 30, 2016. The same are in agreement with the books of account maintained by the company.

For G. D. Apte & Co  
Chartered Accountants  
Firm Registration Number: 100515W



U. S. Abhyankar  
Partner  
Membership No.: 113053  
Mumbai, April 17, 2017.



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**ANNEXURE TO THE AUDITORS' REPORT**

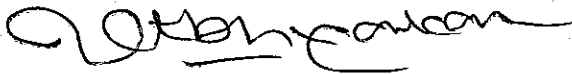
**(Referred to in paragraph 1 under the heading 'Report on Other Legal and Regulatory Requirements' of our Report of even date on the financial statements for the year ended on March 31, 2017, of Rosebay Hotels Limited)**

- (i) In absence of any fixed assets, paragraphs 3 (i) of the order are not applicable for the year.
- (ii) In absence of any inventories, paragraph 3(ii) is not applicable for the year under audit.
- (iii) Based on the audit procedures conducted by us and 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, provisions of paragraph 3 (iii) of the Order are not applicable.
- (iv) Based on the audit procedures conducted by us and according to the information and explanations given to us, in our opinion, the Company has not advanced any loans, made any investments or given any guarantees and security. Accordingly, paragraph 3(iv) of the Order is not applicable
- (v) The Company has not accepted any deposits from the public to which the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under apply.
- (vi) According to the information and explanations given to us, the Company is not required to maintain cost records under sub-section (1) of section 148 of the Companies Act 2013.
- (vii)
  - (a) As per information and explanations given to us, no liability in respect of provident fund, employee's state insurance, sales tax, service tax, duty of customs ,duty of excise, cess, value added tax has arised during the period under audit.  
  
According to the records , the Company is generally regular in depositing the tax deducted at source with the appropriate authority and there are no undisputed amounts payable there of which are outstanding, as at March 31, 2017 for a period of more than six months from the date they became payable.
  - (b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute.
- (viii) Based on the audit procedures conducted by us and according to the information and explanations given to us and according to the information and explanations given to us, the Company has not borrowed any money from any financial institution, bank, Government or debenture holder, and accordingly paragraph 3 (viii) of the Order is not applicable to the Company.



- (ix) The Company has not raised any 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 clause 3 (ix) of the Order is not applicable to the Company.
- (x) According to the information and explanations given to us and based on our audit procedures, we report that no frauds by the Company or on the Company by any of its officers or employees was noticed or reported during the course of our audit.
- (xi) According to the information and explanations given by the management, no managerial remuneration has been paid during the year. Accordingly, provisions of paragraph 3 (xi) of the Order is not applicable to the Company.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly paragraph 3 (xii) of the Order is not applicable to the Company.
- (xiii) Based on the audit procedures performed for the purpose of the true and fair view of the financial statements and as per the information and explanations given to us, we report that the transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details as required by the applicable accounting standards have been disclosed in the financial Statements. Since the company is not listed company or a company prescribed within the class of companies under Rule 6 of Companies (Meetings of Board and its Powers) Rules, 2014, provisions of section 177 of the Act are not applicable to the company.
- (xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) Based on the audit procedure performed for the purpose of reporting the true and fair view of financial statements and as per the information and explanation given to us , we report that the company has not entered into any non- cash transitions of the nature as described in section 192(1) of the Act.
- (xvi) Based upon the audit procedure performed by us and as per the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For G. D. Apte & Co  
Chartered Accountants  
Firm Registration Number: 100515W



U. S. Abhyankar  
Partner  
Membership No.: 113053  
Mumbai, April 17, 2017.



**ANNEXURE 'B' TO THE AUDITORS' REPORT**

(Referred to in paragraph 2 (f) under the heading 'Report on other legal and regulatory requirements' of our report on even date on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") to the members of the Company for the period ended March 31, 2017 of Rosebay Hotels Limited)

**To the Members of Rosebay Hotels Limited**

We have audited the internal financial controls over financial reporting of Rosebay Hotels Limited ("the Company"), as of March 31, 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control 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 issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



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**Meaning of Internal Financial Controls over Financial Reporting**

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

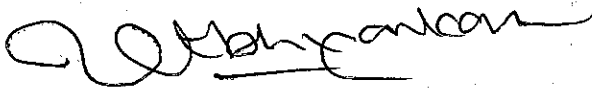
**Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

**Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, 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 issued by the ICAI.

For G. D. Apte & Co  
Chartered Accountants  
Firm Registration Number: 100515W



U. S. Abhyankar  
Partner  
Membership No.: 113053  
Mumbai, April 17, 2017.



Balance Sheet As At 31st March 2017

(₹ in Lakhs)


Particulars	Note No	As at March 31st, 2017	As at March 31st, 2016	As at April 1st, 2015
<b>ASSETS</b>				
Current assets				
Financial Assets				
(i) Cash and Cash equivalents	2.01	0.02	0.03	0.28
(ii) Loans	2.02	2.48	2.48	2.48
<b>Total Assets</b>		<b>2.50</b>	<b>2.51</b>	<b>2.76</b>
<b>EQUITY AND LIABILITIES</b>				
Equity				
Equity Share capital	2.03	5.00	5.00	5.00
Other Equity	2.05	(3.74)	(3.15)	(2.54)
<b>Non-current liabilities</b>				
<b>Current liabilities</b>				
(i) Financial Liabilities				
(ii) Other Financial Liabilities	2.06	1.21	0.66	0.31
(iii) Other current liabilities	2.07	0.03	-	-
<b>Total Equity and Liabilities</b>		<b>2.50</b>	<b>2.51</b>	<b>2.76</b>

Significant accounting policies and notes to financial statements form an integral part of Balance Sheet


As per our attached report of even date

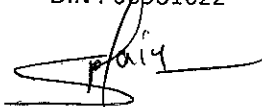
For and on behalf of the Board of Directors

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

  
Avinash Harde  
Director  
DIN : 06981622

Rajesh Kankani  
Director  
DIN : 07536753

  
U. S. Abhyankar  
Partner  
Membership No. 113053

  
Sharad Naik  
Director  
DIN : 07511074

Place: Mumbai  
Date : 17th April 2017

Place: Mumbai  
Date : 17th April 2017







Statement of Profit & Loss for the Year Ended 31st March 2017

(₹ in Lakhs)

Particulars	Note no	For the year ended 31st March,2017	For the year ended 31st March,2016
Revenue from Operations		-	-
Other Income		-	-
<b>Total Income</b>		-	-
<b>EXPENSES</b>			
Operating Expenses	2.08	0.03	0.03
Office, Site Establishment and Other Expenses	2.09	0.57	0.58
<b>Total Expenses</b>		<b>0.59</b>	<b>0.60</b>
<b>Profit/(Loss) before exceptional items and tax</b>		<b>(0.59)</b>	<b>(0.60)</b>
Exceptional Items			
<b>Profit/(Loss) before tax</b>		<b>(0.59)</b>	<b>(0.60)</b>
Tax expenses			
(1) Current tax		-	-
(2) Deferred tax		-	-
<b>Profit/(Loss) for the period from continuing operations</b>		<b>(0.59)</b>	<b>(0.60)</b>
Profit/(Loss) from discontinued operations		-	-
Tax expenses of discontinued operations		-	-
<b>Profit(Loss) from discontinued operations (after tax)</b>		<b>-</b>	<b>-</b>
<b>Profit/(Loss) for the period</b>		<b>(0.59)</b>	<b>(0.60)</b>
Other Comprehensive Income			
Total other Comprehensive Income for the Year, net of tax		-	-
<b>Total Comprehensive Income for the period (Comprising Profit (Loss) and Other Comprehensive Income for the period)</b>		<b>(0.59)</b>	<b>(0.60)</b>



(₹ in Lakhs)


Particulars	Note no	For the year ended 31st March,2017	For the year ended 31st March,2016
<b>Earning per equity share (For continuing operations):</b>			
i) Basic(₹ per share)		(1.18)	(1.21)
ii) Diluted(₹ per share)		(1.18)	(1.21)
<b>Earning per equity share (For discontinued operations):</b>			
i) Basic(₹ per share)		-	-
ii) Diluted(₹ per share)		-	-
<b>Earning per equity share (For discontinued &amp; continuing operations):</b>			
i) Basic(₹ per share)		(1.18)	(1.21)
ii) Diluted(₹ per share)		(1.18)	(1.21)

Significant accounting policies and notes to financial statements form an integral part of the Statement of Profit and Loss.

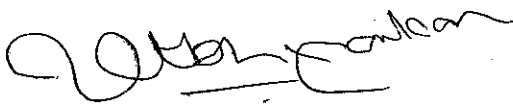
As per our attached report of even date

For and on behalf of the Board of Directors

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

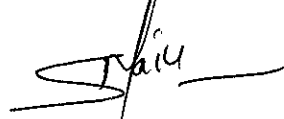
  
Avinash Harde  
Director  
DIN : 06981622

Rajesh Kankani  
Director  
DIN : 07536753



U. S. Abhyankar  
Partner  
Membership No. 113053





Sharad Naik  
Director  
DIN : 07511074

Place: Mumbai  
Date : 17th April 2017

Place: Mumbai  
Date : 17th April 2017



Cash Flow Statement for the Year Ended 31st March 2017

(₹ in Lakhs)

Particulars	For the Year Ended 31st March 2017	For the Year Ended 31st March 2016
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
- Net profit / (loss) before tax and Exceptional items	(0.59)	(0.60)
Operating Profit before working Capital changes	(0.59)	(0.60)
Changes in Working Capital		
- Increase / (Decrease) in Other Financial Liabilities	0.55	0.36
- Increase / (Decrease) in Other Financial Liabilities	-	-
- Increase / (Decrease) in Other Current Liabilities	0.03	-
<b>CASH GENERATED FROM OPERATING ACTIVITIES</b>	<b>(0.01)</b>	<b>(0.25)</b>
Taxes Paid \ Payable	-	-
<b>NET CASH FLOW FROM OPERATING ACTIVITIES</b>	<b>(0.01)</b>	<b>(0.25)</b>
<b>B. NET CASH FLOW FROM INVESTING ACTIVITIES</b>	-	-
<b>C. NET CASH FLOW FROM FINANCING ACTIVITIES</b>	-	-
Increase / (Decrease) in cash and cash equivalents	(0.01)	(0.25)
Cash and cash equivalents at beginning of the year	0.04	0.28
Cash and cash equivalents at end of the year	0.03	0.04

Notes :

- Details of Cash and bank balances are given in note No. 2.01
- Previous year figures have been regrouped/recast wherever necessary.


As per our attached report of even date

For and on behalf of the Board of Directors

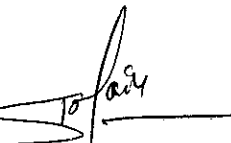
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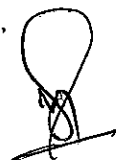
  
U. S. Abhyankar  
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Sharad Naik  
Director  
DIN : 07511074

Place: Mumbai  
Date : 17th April 2017

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Statement of Changes in Equity as at March 31, 2017

A) Equity Share Capital

( ₹ in Lakhs)				
Balance at April 01, 2015	Changes in equity share capital during the year	Balance as at March 31, 2016	Changes in equity share capital during the year	Balance as at March 31, 2017
5.00	-	5.00	-	5.00

B) Other Equity

Particulars	Share application money pending allotment	Reserve and Surplus				Total
		Capital Reserve	Securities Premium Reserve	Other Reserves -Debenture Redemption Reserve	Retained Earnings	
Balance as on 1st April 2015	-	-	-	-	(2.54)	(2.54)
Profit (Loss) for the period	-	-	-	-	(0.60)	(0.60)
Balance as on 31st March 2016	-	-	-	-	(3.15)	(3.15)
Profit (Loss) for the period	-	-	-	-	(0.59)	(0.59)
Balance at the end of 31st March 2017	-	-	-	-	(3.74)	(3.74)

Significant accounting policies and notes to financial statements form an integral part of the Statement of Changes in Equity


As per our attached report of even date

For and on behalf of the Board of Directors

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

  
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Director  
DIN.No. 06981622

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DIN : 07536753






U. S. Abhyankar  
Partner  
Membership No. 113053



Sharad Naik  
Director  
DIN.No. 07511074

Place: Mumbai  
Date : 17th April 2017



Place: Mumbai  
Date : 17th April 2017

**Note No.1: SIGNIFICANT ACCOUNTING POLICIES AND NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT 31ST March 2017**

**A Company Overview**

Rosebay Hotels Limited ("the company") is a public limited company incorporated and domiciled in India and having its Business of "Hotels & Hospitality" at Lavasa, India. The company was incorporated on 24th November 2010 and having its registered office in Mumbai, India. The company operates as a subsidiary of Lavasa Corporation Limited.

**B Significant Accounting Policies**

**1 Basis of Preparation of Financial Statements**

The financial statements are prepared in accordance with Indian Accounting Standard (Ind AS) prescribed under section 133 of the Act read with Rule 4 of the Companies (Indian Accounting Standard) Rules, 2015 and Rule 4 of Companies (India Accounting Standard) Amendment Rules 2016 on historical cost convention on the accrual basis and the provision of Companies Act, 2013.

The Company has adopted all Ind AS and adoption has been carried out in accordance with Ind AS101, First Time Adoption of Indian Accounting Standard. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Sec 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 2.15, 2.16 & 2.17.

**2 Statement of Compliance**

The Financial Statements comprising Balance Sheet, Statement of profit and Loss, Statement of changes in Equity, Cash Flow Statement, together with notes for the year ended March 31, 2017 have been prepared in accordance with Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016

**3 Basis of measurement**

The financial statements have been prepared on a historical cost convention and on an accrual basis, except for the following material items that have been measured at fair value as required by relevant Ind AS:

i. Certain financial assets and liabilities measured at fair value (refer accounting policy on financial instruments)

**4 Functional and Presentation Currency**

Items included in financial statement of the Company are measured using the currency of the primary economic environment in which the Company operates ("the functional currency").

Indian rupee is the functional currency of the Company.

The financial statements are presented in Indian Rupees (₹) which is the Company's presentation currency. All financial information presented in Indian Rupees has been rounded up to the nearest lakhs except where otherwise indicated.

**5 First-time adoption of Ind AS**

The financial statement for the year ended March 31, 2017 are the first financial statement prepared by the company in accordance with Ind As.

For the periods up to and inclusive of year ended March 31, 2016, the Company prepared its financial statements in accordance with accounting standards specified in section 133 of companies Act 2013 read together with rule 7 of Companies (Accounting Standards) Rules 2014 (Previous GAAP). Reconciliation and description of the effect of transition from previous GAAP to Ind AS on equity, Profit and cash flows are provided in Note no. 2.15, 2.16 & 2.17. The Balance Sheet as on the date of transition has been prepared in accordance with Ind AS 101 first- time Adoption of Indian Accounting Standards.

Ind AS 101 requires that all Ind AS for the first Ind AS Financial Statements, be applied consistently and retrospectively for all fiscal years presented. However this standard provides some exceptions and exemptions to this general requirement in specific cases. The application of these exceptions and exemptions are as discussed below:

**6 Exceptions to retrospective application of other Ind AS**

**i. Estimates:**

An entity's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is an objective evidence that those estimates were in error. The Company has not made any changes to estimates made in accordance with Previous GAAP.



**ii. Ind AS 109 – Financial Instruments (Classification and measurement of financial assets) :**

Classification and measurement of financial assets shall be made on the basis of the facts and circumstances that exist at the date of transition to Ind AS. The Company has evaluated the facts and circumstances existing on the date of transition to Ind AS for the purpose of classification and measurement of financial assets and accordingly has classified and measured financial assets on the date of transition.

**7 Use of Estimates**

The preparations of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, the disclosures of contingent assets and contingent liabilities, at the time of financial statements, income and expenses during the period. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in future periods which are affected.

Application of accounting policies that require critical accounting estimates and assumption having the most significant effect on the amounts recognized in the financial statements are :

Provisions

**8 Financial Instruments**

**a. Financial Assets**

Financial assets are measured initially at fair value and subsequently at amortized cost

**b. Financial liabilities**

**i) Initial Recognition and Measurement:**

Financial liabilities are initially recognized at fair value plus any transaction cost that are attributable to the acquisition of the financial liabilities except financial liabilities at fair value through profit or loss which are initially measured at fair value.

**ii) Subsequent Measurement:**

The financial liabilities are classified for subsequent measurement into following categories-

- At amortized cost
- At fair value through profit or loss

**iii) De recognition of financial liabilities**

A financial liability shall be de recognized when, and only when, it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires.

**c. Offsetting of financial assets and financial liabilities -**

Financial assets and liabilities are offset and the net amount is presented in Balance Sheet when, and only when, the Company has a legal right to offset the recognized amounts and intends either to settle on a net basis or to realize the assets and settle the liability simultaneously.

**9 Taxes on Income**

The tax expense comprises of current tax & deferred tax charged or credited to the Statement of Profit and Loss for the year. Income tax expense is recognized in profit and loss except to the extent that it relates to items of equity and other comprehensive income. Current tax is calculated in accordance with the tax laws applicable to the current financial year using tax rates enacted or substantively enacted on the reporting date. Deferred tax is recognized using balance sheet method providing for temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Where there are 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

**10 Revenue Recognition**

- i) Revenue is recognized as and when services are rendered.
- ii) Interest income is recognized on time proportionate basis



## 11 Contingencies / Provisions

Provisions are recognized when the Company has a present obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Contingent liabilities are disclosed in the financial statements. Contingent assets are not recognized and are disclosed where an inflow of economic benefits is probable.

## 12 Earning Per Share

Basic earning per share is 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 and 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.

## 13 Segmental Reporting

The Company's operation is considered under one segment "Hotels & Hospitality" for internal reporting. 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.

Company has not started its operations, hence segment information under Accounting Standard (IndAS) is not disclosed.

## C Recent accounting pronouncements

### 1 Standards issued but not yet effective

In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the Company from 1 April 2017.

### 2 Amendment to Ind AS 7

The amendment to Ind AS 7 requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the balance sheet for liabilities arising from financing activities, to meet the disclosure requirement. The Company is evaluating the requirements of the amendment and the effect on the financial statements is being evaluated.



Notes to and forming part of the financial statements as at and for the year ended 31st March 2017

(₹ in Lakhs)

	As at March 31st, 2017	As at March 31st, 2016	As at April 1st, 2015
<b>2.01 Cash and Cash equivalents</b>			
(a) Balances With Banks	-	-	0.25
(b) Cash On Hand	0.02	0.03	0.03
	<u>0.02</u>	<u>0.03</u>	<u>0.28</u>
<b>2.02 Short-term loans and advances</b>			
Inter Corporate Deposit to Lavasa Corp. Ltd.	2.48	2.48	2.48
	<u>2.48</u>	<u>2.48</u>	<u>2.48</u>





	As at March 31st, 2017	As at March 31st, 2016	As at April 1st, 2015
<b>2.03 Share Capital</b>			
<b>A) Authorized</b>			
2,00,000 (Previous Year 2,00,000 ) Equity Shares of Rs. 10/- each	20.00	20.00	20.00
	<u>20.00</u>	<u>20.00</u>	<u>20.00</u>
<b>ISSUED</b>			
<b>Equity Share Capital</b>			
50,000 Equity Shares (Previous Year 50,000) of Rs.10/- each fully paid up	5.00	5.00	5.00
	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
<b>SUBSCRIBED AND PAID UP</b>			
<b>Equity Share Capital</b>			
50,000 Equity Shares (Previous Year 50,000) of Rs.10/- each fully paid up	5.00	5.00	5.00
	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>

**B) Reconciliation of shares outstanding at the beginning and at the end of the period**

Equity Shares	As at March 31st, 2017		As at March 31st, 2016		As at March 31st, 2015	
	No of shares	(₹ in Lakhs)	No of shares	(₹ in Lakhs)	No of shares	(₹ in Lakhs)
At the beginning of the year	50,000	5.00	50,000	5.00	50,000	5.00
Shares issued during the year for cash	-	-	-	-	-	-
At the end of the year	50,000	5.00	50,000	5.00	50,000	5.00

**C) Details of shareholders holding more than 5% of shares of the Company and shares held by holding & ultimate holding Company.**

	As at March 31st, 2017		As at March 31st, 2016		As at March 31st, 2015	
	No of shares	% holding	No of shares	% holding	No of shares	% holding
Equity Shares of ₹ 10 each fully paid						
Lavasa Corporation Limited (Holding Company)	50,000	100.00%	50,000	100.00%	50,000	100.00%

**D) Details of Allotment of Shares for consideration other than cash, allotments of Bonus Shares and Shares bought back:**

Particulars	Financial Year (Aggregate No. of Shares)				
	2016-17	2015-16	2014-15	2013-14	2012-13
<b>Equity Shares :</b>					
Fully paid up by way of bonus shares	-	-	-	-	-
Allotted pursuant to contract(s) without payment being received in cash	-	-	-	-	-
Shares Bought Back	-	-	-	-	-

**E) Rights & 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, after distribution of all preferential amounts. Any dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting.



(₹ in Lakhs)

	As at March 31st, 2017	As at March 31st, 2016	As at April 1st, 2015
<b>2.04 Deferred tax liabilities (net)</b>			
<b>A Deferred Tax Assets</b>			
Total	-	-	-
<b>B Deferred Tax Liabilities</b>			
Total	-	-	-
<b>C Net Deferred Tax Liabilities as per DT working (A-B)</b>	-	-	-
<b>2.05 Other Equity</b>			
Retained earnings			
Balance at the beginning of the year	(3.15)	(2.54)	(1.82)
Add: Profit (loss) for the year	(0.59)	(0.60)	(0.72)
	<u>(3.74)</u>	<u>(3.15)</u>	<u>(2.54)</u>
<b>Current liabilities</b>			
<b>Financial Liabilities</b>			
<b>2.06 Other Financial Liabilities</b>			
Payable to Related Parties	0.79	-	-
Creditors for other Expenses	0.42	0.66	0.31
	<u>1.21</u>	<u>0.66</u>	<u>0.31</u>
<b>2.07 Other Current Liabilities</b>			
(a) Other Payables			
(i) Statutory dues payable	0.03	-	-
	<u>0.03</u>	<u>-</u>	<u>-</u>



Notes to and forming part of the financial statements as at and for the year ended 31st March 2017

(₹ in Lakhs)

	For the year ended 31st March, 2017	For the year ended 31st March, 2016
<b>2.08 Operating Expenses</b>		
Rates & Taxes	0.03	0.03
	<u>0.03</u>	<u>0.03</u>
<b>2.09 Office, Site Establishment and Other Expenses</b>		
Office & Other General Expenses	-	0.08
Professional & Consultation Charges	0.27	0.22
Payment to Auditor for Statutory Audit	0.30	0.23
for Other Services	-	0.05
	<u>0.57</u>	<u>0.58</u>



Note No.2 NOTES TO ACCOUNTS FORMING PART OF ACCOUNTS

2.10 Contingent Liability

a)	Particulars	(₹ in Lakhs)	
		31st March 2017	31st March 2016
	Contingent Liabilities	-	-

b) Estimated amount of contracts remaining to be executed on Capital account and not provided for (net of advances)- Nil Lakhs. (Previous year Nil Lakhs).

2.11 Related Party Disclosure

i) Particulars of Related Parties, which control or are under common control with the Company :

<b>A) Holding Company &amp; Ultimate Holding Company</b> Hindustan Construction Company Limited (HCC) - Ultimate Holding Company HCC Real Estate Limited (HREL)- Parent Company of Holding Company Lavasa Corporation Limited- Holding Company
<b>B) Fellow Subsidiaries</b> Dasve Business Hotel Limited Dasve Hospitality Institutes Limited Dasve Retail Limited Dasve Convention Center Limited Full Spectrum Adventure Limited Future City Multiservices Sez Limited Hill City Service Apartments Limited Lakeshore Watersports Company Limited Kart Racers Limited Lakeview Clubs Limited Lavasa Bamboocrafts Limited Lavasa Hotel Limited Mugaon Luxury Hotels Limited My City Technology Limited Nature Lovers Retail Limited Our Home Service Apartments Limited Reasonable Housing Limited Rhapsody Commercial Space Limited Hill View Parking Services Limited Sahyadri City Management Limited Valley View Entertainment Limited Verzon Hospitality Limited Warasgaon Assets Maintenance Limited Warasgaon Infrastructure Providers Limited Warasgaon Power Supply Limited Warasgaon Tourism Limited Warasgaon Valley Hotels Limited
<b>C) Other Related Parties</b> <b>Associates:</b> Knowledge Vistas Limited <b>Joint Ventures:</b> Green Hills Residences Limited Spotless Laundry Services Limited Whistling Thrush Facilities Services Limited Ecomotel Hotel Limited Starlit Resort Limited Bona Sera Hotels Limited Apollo Lavasa Health Corporation Limited Andromeda Hotels Limited

ii) Transactions with Related Parties during the period :

Nature of Transactions	(₹ in Lakhs)					
	Parent Company		Fellow Subsidiaries		Other Related Parties	
	31st March 2017	31st March 2016	31st March 2017	31st March 2016	31st March 2017	31st March 2016
Included in Loans & Advances						
Lavasa Corporation Limited	2.48	2.48	-	-	-	-
Included in Creditors for Other Expenses						
Lavasa Corporation Limited	0.79	-	-	-	-	-
Equity Share Capital Outstanding at face value						
Lavasa Corporation Limited	5.00	5.00	-	-	-	-



2.12 Earnings Per Share:

Particulars	(₹ in Lakhs)	
	31st March 2017	31st March 2016
Profit/(Loss) after taxation as per statement of profit and loss (₹ in Lakhs)	(0.59)	(0.60)
Less: Preference Dividend on cumulative preference shares incl distribution tax	-	-
Net Profit / (Loss) after preference dividend	(0.59)	(0.60)
Weighted Average number of Equity Shares (for Basic EPS)	50,000	50,000
Earning Per Share (Basic) (in Rupees)	(1.18)	(1.21)
Weighted Average number of Equity Shares (for Diluted EPS)	50,000	50,000
Earning Per Share (Diluted) (in Rupees)	(1.18)	(1.21)

2.13 Financial Instruments By Category

The carrying value and the fair value of financial instruments by each category as at March 31, 2017 :

Particulars	(₹ in Lakhs)				
	Financial assets / liabilities at amortized costs	Financial assets / liabilities at FVTPL	Financial assets/ liabilities at FVTOCI	Total carrying value	Total fair Value
<b>Assets</b>					
Cash and Cash Equivalents and other bank balances	0.02	-	-	0.02	0.02
Loans & Advances to related parties	2.48	-	-	2.48	2.48
<b>Liabilities</b>					
Other Financial Liabilities	1.21	-	-	1.21	1.21

The carrying value and the fair value of financial instruments by each category as at March 31, 2016:

Particulars	(₹ in Lakhs)				
	Financial assets / liabilities at amortized costs	Financial assets / liabilities at FVTPL	Financial assets/ liabilities at FVTOCI	Total carrying value	Total fair Value
<b>Assets</b>					
Cash and Cash Equivalents and other bank balances	0.03	-	-	0.03	0.03
Loans & Advances to related parties	2.48	-	-	2.48	2.48
<b>Liabilities</b>					
Other Financial Liabilities	0.66	-	-	0.66	0.66

2.14 Exposure to credit risk

The Gross carrying amount of financial assets, net of any impairment losses recognized represents the maximum credit exposure. The maximum exposure to credit risk as at March 31, 2017 and 2016 was as follows:

Particulars	(₹ in Lakhs)	
	As at March 31, 2017	As at March 31, 2016
Cash and Cash Equivalents and other bank balances	0.02	0.03
Loans & Advances to related parties	2.48	2.48
<b>Total</b>	<b>2.49</b>	<b>2.50</b>

2.15 Liquidity Risks

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The company's approach for managing liquidity is to ensure as far as possible that it will always have sufficient liquidity to meet its liabilities when due, under normal and stressed conditions, without incurring unacceptable losses or risking damages to the company's reputation. Typically the company ensures that it has sufficient cash on demand to meet expected operational expenses, servicing of financial obligations.

Maturity Analysis of financial instruments

As At March 31, 2017

Particulars	Carrying amount	(₹ in Lakhs)				
		Contractual Cash flow				
		0-12 Months	1-3 years	3-5 years	Above 5 years	Total
Other Financial Liabilities	1.21	1.21	-	-	-	1.21



As At March 31, 2016

Particulars	Carrying amount	Contractual Cash flow				
		0-12 Months	1-3 years	3-5 years	Above 5 years	Total
Other Financial Liabilities	0.66	0.66	-	-	-	0.66

2.16 Reconciliation of Equity from Previous GAAP to Ind AS at April 1, 2015 and March 31, 2016

Particulars	(₹ in Lakhs)	
	As at April 1, 2015	March 31, 2016
Equity as per Previous GAAP	2.46	1.85
IND AS Adjustments	-	-
Equity as per IND AS	2.46	1.85

2.17 Reconciliation of Net profit from Previous GAAP to In AS for the year ended March 31, 2016

Particulars	(₹ in Lakhs)	
	March 31, 2016	
Net profit as per Previous GAAP	(0.60)	
Add/(Less): Ind AS Adjustments	-	
Net profit as per Ind AS	(0.60)	

2.18 Reconciliation of material items of Statement of Cash flows for the year ended March 31, 2016 as per IND AS with Previous GAAP As at March 31, 2016

Particulars	(₹ in Lakhs)		
	As per IND AS	As per previous GAAP	Increase/ (Decrease)
Cash generated from operations	(0.25)	(0.25)	-
Net cash used in investing activities	-	-	-
Net cash used in financing activities	-	-	-
Cash and cash equivalents at the beginning of the year	0.28	0.28	-
Cash and cash equivalents at the end of the year	0.04	0.04	-

2.19 Deferred Tax Assets / Liabilities

- The tax effect of significant temporary differences that resulted in deferred tax assets and a description of the items that created these differences is given below:

Particulars	(₹ in Lakhs)		
	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
Deferred tax assets	-	-	-
Property, plant & Equipment	-	-	-
Deferred tax liabilities	-	-	-
Intangible assets	-	-	-
Finance lease obligation	-	-	-
Net deferred tax asset recognised in Balance Sheet	-	-	-

The Management has decided to recognised Deferred tax asset on account of unabsorbed business loss only to the extent of deferred tax liability, as this amount is considered to be virtually certain for realization. In assessing the realizability of the deferred tax assets, management considers whether some portion or all of the deferred tax assets will not be realized. The ultimate realization of the deferred tax assets and tax loss carry forwards 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 tax liabilities, projected future taxable income and tax planning strategy in making this assessment. Based on the level of historical taxable income and projections of future taxable income over the periods in which the deferred tax assets are deductible, management believes that the company will realize the benefits of those recognized deductible differences. The amount of deferred tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income are reduced.



2 Movement in temporary differences of Deferred Tax during current and previous year

Particulars	(₹ in Lakhs)	
	Gratuity	Liability u/s 43B
Balance as at April 1, 2015	-	-
Recognised in income statement	-	-
Recognised in Equity	-	-
Recognised in OCI	-	-
Balance as at March 31, 2016	-	-
Recognised in income statement	-	-
Recognised in Equity	-	-
Recognised in OCI	-	-
Balance as at March 31, 2017	-	-

3 Unrecognized deferred tax asset

	(₹ in Lakhs)		
	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
Deductible temporary differences	0.16	0.16	0.16
	0.16	0.16	0.16

Considering the probability of future taxable profits in the period in which tax losses expire, deferred tax assets have not been recognized in respect of tax losses carried forward by the Company. Of the above, some tax losses expire at various dates.

4 Income Tax Expenses recognized in P&L

	(₹ in Lakhs)	
	As at March 2017	As at March 2016
Current tax expenses /(Reversal)	-	-
Deferred Tax expense /(Reversal)	-	-
	-	-

5 Reconciliation of effective tax rates

A reconciliation of the income tax provision to the amount computed by applying the statutory income tax rate to the income before taxes is summarized below:

	(₹ in Lakhs)	
	As at March 2017	As at March 2016
Profit Before Tax	(0.59)	(0.60)
Enacted tax rates in India	30.90%	0.00%
Expected Tax Expense/ (Benefit)	(0.18)	(0.19)
Effect of:	-	-
Share based payment expenses/ other expenses not deductible for tax purposes	0.18	0.19
Unrecognized deferred tax assets/ liabilities on temporary differences	-	-
Expenses/ Income not taxable	-	-
True up due to IND AS impact	-	-
	-	-

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

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

Particulars	(₹ in Lakhs)	
	As at March 31, 2017	As at March 31, 2016
i) Principal amount remaining unpaid to any supplier as at the end of each accounting year.	Nil	Nil
ii) Interest due on (i) above remaining unpaid	Nil	Nil
iii) Amounts paid beyond the appointed day during the accounting year	Nil	Nil
iv) Interest paid on (iii) above	Nil	Nil
v) Interest due and payable on (iii) above	Nil	Nil
vi) Interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil
vii) Interest remaining unpaid of the previous years for the purpose of disallowance under the Income Tax Act, 1961	Nil	Nil
viii) 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.		



2.21 Details of Foreign Currency Expenditure

Particulars	(₹ in Lakhs)	
	As at March 31, 2017	As at March 31, 2016
	Nil	Nil

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

Disclosures as per Notification GSR 308(E) dated March 30, 2017 of Ministry of Corporate Affairs in respect of details of Specified bank Notes (SBN) held and transacted during the period from November 08, 2016 to December 30, 2016:

Particulars	(₹ in Lakhs)		
	SBNs	Other Denominati on Notes	Total
Closing cash in hand as on 08.11.2016	-	1,540.00	1,540.00
(+) Permitted receipts	-	-	-
(-) Permitted Payments	-	-	-
(-) Amount deposited in Banks	-	-	-
Closing cash in hand as on 30.12.2016	-	1,540.00	1,540.00

2.23 Previous year's figures have been regrouped/recasted where necessary.

As per our Report of even date

For and on behalf of the Board of Directors

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



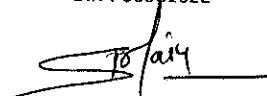
U. S. Abhyankar  
Partner  
Membership No. 113053

Place: Mumbai  
Date : 17th April 2017




Avijash Harde  
Director  
DIN : 06981622

Rajesh Kankani  
Director  
DIN : 07536753



Sharad Naik  
Director  
DIN : 07511074

Place: Mumbai  
Date : 17th April 2017

