

INDEPENDENT AUDITOR'S REPORT

To the Members of Birla Estates Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of Birla Estates Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the period then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS 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 Ind AS financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder. We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing, issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and 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 Ind AS 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 Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state



S R B C & CO LLP

Chartered Accountants

Birla Estates Private Limited

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of affairs of the Company as at March 31, 2018, its loss including other comprehensive income, its cash flows and the changes in equity for the period ended on that date.

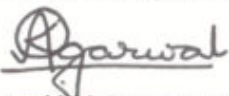
Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in paragraphs 3 and 4 of the Order.
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 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 Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of written representations received from the directors as on March 31, 2018, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018, from being appointed as a director in terms of section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (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.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Abhishek Agarwal
Partner

Membership Number: 112773



Place of Signature: Mumbai

Date: April 30, 2018

Annexure 1 referred to in paragraph 1 under the heading 'Report on Other Legal and Regulatory Requirements' of our report of even date

- (i) According to the information and explanations given by the management, there are no property, plant and equipment in the company and accordingly, the requirements under paragraph 3(i) of the Order are not applicable to the Company.
- (ii) The Company's business does not involve inventories and accordingly, the requirements under paragraph 3(ii) of the Order are not applicable to the Company.
- (iii) According to the information and explanations given to us, the Company has not granted any loan, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- (iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Companies Act 2013 are applicable and hence not commented upon.
- (v) 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) Since the Company has not commenced commercial operation, in our opinion, the provisions of clause 3(vi) of the Order are not applicable to the Company.
- (vii) The provisions relating to provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues are not applicable to the Company. Accordingly, the provisions of clause 3(vii) of the Order are not applicable to the Company and hence not commented upon.
- (viii) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.
- (ix) According to the information and explanations given by the management, the Company has not raised any money way of initial public offer / further public offer / debt instruments and term loans hence, reporting under clause (ix) is not applicable to the Company and hence not commented upon.
- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the period.
- (xi) According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Act are not applicable to the company and hence reporting under clause 3(xi) are not applicable and hence not commented upon.
- (xii) In our opinion, the Company is not a Nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.



S R B C & CO LLP

Chartered Accountants

Birla Estates Private Limited

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- (xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of sec 177 are not applicable to the company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.
- (xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period under review and hence, reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.
- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.
- (xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E / E300003



per Abhishek Agarwal

Partner

Membership Number: 112773



Place of Signature: Mumbai

Date: April 30, 2018

Annexure 2 to the Independent Auditor's report of even date on the financial statements of Birla Estates Private Limited

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Birla Estates Private Limited ("the Company") as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the period 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. 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 the 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.

Auditor's 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 Companies Act, 2013, to the extent 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 internal financial controls system over financial reporting.



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, 2018, 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.

For **S R B C & CO LLP**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Abhishek Agarwal
Partner

Membership Number: 112773

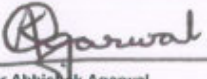


Place of Signature: Mumbai

Date: April 30, 2018


	Notes.	As at March 31, 2018
		In Rs.
I ASSETS		
CURRENT ASSETS		
(a) Financial assets		
(i) Cash and cash equivalents	1	4,98,282
(b) Other assets	2	18
SUB-TOTAL		<u>4,98,300</u>
TOTAL		<u>4,98,300</u>
II EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	3	5,00,000
(b) Other equity	4	(19,200)
SUB-TOTAL		<u>4,80,800</u>
LIABILITIES		
CURRENT LIABILITIES		
(a) Financial liabilities		
(i) Trade payables	5	17,500
SUB-TOTAL		<u>17,500</u>
TOTAL		<u>4,98,300</u>
Significant accounting policies	2A	
The accompanying notes are an integral part of these financial statements		

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003


per Abhishek Agarwal
Partner
Membership No: 112773
Place: Mumbai
Date: April 30, 2018



For and on behalf of Board of Directors of
Birla Estates Private Limited



Karat Jazhtetil Jithendran
Director
Din : 81181998
Place: Mumbai
Date: April 30, 2018


Rajendra Kumar Dalmia
Director
Din : 00040951
Place : Mumbai
Date: April 30, 2018

Birla Estates Private Limited
Statement of profit and loss from the date of incorporation till March 31, 2018

Particulars	Note No.	For the period December 26,2017 to in Rs.
I Revenue from operations		-
II Other Income		-
III Total Income (I + II)		<u>-</u>
IV EXPENSES		
(a) Employee benefits expense		-
(b) Finance costs		-
(c) Depreciation and amortisation expense		-
(d) Other expenses	6	19,200
Total Expenses (IV)		<u>19,200</u>
V loss before tax (III - IV)		(19,200)
VI Tax Expense		
(a) Current tax		-
(b) Deferred tax		-
Total tax expense		<u>-</u>
VII loss for the period (V - VI)		<u>(19,200)</u>
VIII Earnings per equity share:		
(1) Basic & Diluted earnings per share of nominal value of Rs 10/- each	7	(0.38)
Significant accounting policies	2A	
The accompanying notes are an integral part of these financial statements		

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003


per Abhishek Agarwal
Partner
Membership No: 112773
Place: Mumbai
Date: April 30, 2018



For and on behalf of Board of Directors of
Birla Estates Private Limited


Karat Tazhtetil Jithendran
Director
Din : 01181998
Place: Mumbai
Date: April 30, 2018


Rajendra Kumar Dalmia
Director
Din : 00040951
Place: Mumbai
Date: April 30, 2018

Birla Estates Private Limited
Cash Flow Statement for the period December 26, 2017 to March 31, 2018

For the period December
26, 2017 to March 31, 2018

A. CASH FLOW FROM OPERATING ACTIVITIES

	<u>(In Rs.)</u>
Net Profit / (Loss) before tax	(19,200)
	<u>(19,200)</u>
<u>Working capital adjustments :</u>	
Decrease / (increase) in other assets	(18)
(Decrease) / increase in trade payables	17,500
	<u>17,482</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	<u>(1,718)</u>

B. CASH FLOW FROM FINANCING ACTIVITIES :

Proceeds from issuance of equity share capital	5,00,000
NET CASH FLOWS FROM / (USED IN) FINANCING ACTIVITIES	<u>5,00,000</u>
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	4,98,282
Cash and cash equivalents at the beginning of the period	-
Cash and cash equivalents at the end of the period	4,98,282

The accompanying notes are an integral part of these financial statements


As per our report of even date
For **S R B C & CO LLP**
Chartered Accountants
Firm Registration Number 324982E / E300003


per **Abhishek Agarwal**
Partner
Membership No: 112773
Place: Mumbai
Date: April 30, 2018



For and on behalf of Board of Directors of
Birla Estates Private Limited


Karat Tazhtetil Jithendran
Director
Din : 01181998
Place: Mumbai
Date: April 30, 2018


Rajendra Kumar Dalmia
Director
Din : 00040951
Place: Mumbai
Date: April 30, 2018

Birla Estates Private Limited
Statement of changes in equity for the period December 26, 2017 to March 31, 2018

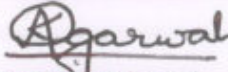
(In Rs.)

Particulars	Equity share capital	Other equity (Retained earnings)	Total equity
Issuance of equity share capital	5,00,000		5,00,000
Loss during the period	-	(19,200)	(19,200)
As at March 31, 2018	5,00,000	(19,200)	4,80,800

The accompanying notes are an integral part of these financial statements

As per our report of even date



For S R B C & CO LLP
Chartered Accountants
Firm Registration Number 324982E / E300003



per Abhinav Agarwal
Partner
Membership No: 112773
Place: Mumbai
Date: April 30, 2018



For and on behalf of Board of Directors of
Birla Estates Private Limited



Karat Tachetil Jithendran
Director
Din : 01181998
Place: Mumbai
Date: April 30, 2018

Rajendra Kumar Dalmia
Director
Din : 00040951
Place: Mumbai
Date: April 30, 2018



Birla Estates Private Limited

Notes to financial statements for the period December 26, 2017 to March 31, 2018

1. Corporate information

Birla Estates Private Limited is a private company domiciled in India and is incorporated under the provisions of the Companies Act, applicable in India. The principal place of business of the company is located at Birla Aurora, level 8, Dr. Annie Besant Road, Worli, Mumbai - 400030. The Company is principally engaged in Real Estate Business.

The financial statements were authorised for issue in accordance with a resolution of the board of directors on April 30, 2018.

2A. Significant accounting policies

2.1 Basis of preparation

The financial statements of the company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The company prepared its financial statements for the period ended March 31, 2018 in accordance with Ind AS.

The financial statements have been prepared on a historical cost basis and are presented in INR.

2.2 Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities. The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

2.3 Fair Value Measurement

The company measures financial instruments, such as derivatives, investments etc, at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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



Birla Estates Private Limited

Notes to financial statements for the period December 26, 2017 to March 31, 2018

- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

2.4 Taxes

Current tax

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 by the end of the reporting date.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction in OCI.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

2.5 Provisions

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.6 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined



Birla Estates Private Limited

Notes to financial statements for the period December 26, 2017 to March 31, 2018

above.

2.7 Financial instruments

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

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

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

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

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, 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.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

Subsequent measurement

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

2.8 Earnings per share:

Basic Earnings per share (EPS) amounts are calculated by dividing the profit for the period attributable to equity holders by the weighted average number of equity shares outstanding during the period.

2.9 Contingent liabilities

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

2.10 Standards issued but not yet effective

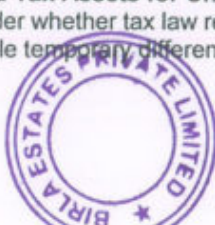
The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

Ind AS 115 Revenue from Contracts with Customers

Ind AS 115 was issued on 28 March 2018 and establishes a five-step model to account for revenue arising from contracts with customers. Under Ind AS 115, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The new revenue standard will supersede all current revenue recognition requirements under Ind AS. Either a full retrospective application or a modified retrospective application is required for annual periods beginning on or after 1 April 2018. The Company has evaluated the requirements of the amendment and there is no effect on the financial statements.

Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses

The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance



Birla Estates Private Limited

Notes to financial statements for the period December 26, 2017 to March 31, 2018

on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

These amendments are effective for annual periods beginning on or after 1 April 2018. The Company will adopt the new standard on the required effective date.

The Company has evaluated the requirements of the amendment and there is no effect on the financial statements.

Transfers of Investment Property — Amendments to Ind AS 40

The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use.

Entities should apply the amendments prospectively to changes in use that occur on or after the beginning of the annual reporting period in which the entity first applies the amendments. An entity should reassess the classification of property held at that date and, if applicable, reclassify property to reflect the conditions that exist at that date. Retrospective application in accordance with Ind AS 8 is only permitted if it is possible without the use of hindsight.

The amendments are effective for annual periods beginning on or after 1 April 2018. The Company will apply amendments when they become effective. The Company has evaluated the requirements of the amendment and there is no effect on the financial statements.

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

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

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

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

The Appendix is effective for annual periods beginning on or after 1 April 2018. The Company has evaluated the requirements of the amendment and there is no effect on the financial statements.

2B. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. Difference between actual results and estimates are recognised in the periods in which the results are known / materialised.



NOTE : 1 CASH AND BANK BALANCES

<u>Cash and cash equivalents</u>	As at March 31, 2018 In Rs.
(a) Balances with banks - Current accounts	4,98,282
Total	<u>4,98,282</u>

NOTE : 2 OTHER CURRENT ASSET

<u>Advances recoverable in cash</u>	As at March 31, 2018 In Rs.
(a) GST receivable	18
Total	<u>18</u>

NOTE : 3 EQUITY SHARE CAPITAL

1(a) Authorised :	As at March 31, 2018 In Rs.
50,000 Equity shares of Rs.10/- each.	5,00,000
	<u>5,00,000</u>
 1(b) Issued,Subscribed and paid up :	
50,000 Equity shares of Rs. 10/- each.	5,00,000
	<u>5,00,000</u>

1(c) **Terms / right attached to equity shares**

The Company has only one class of equity shares. Each shareholder is eligible for one vote per share. The dividend proposed by the Board is subject to the approval of shareholders except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to their shareholding.

Reconciliation of the number of shares outstanding at the beginning and at the end of the period.

Particulars	Opening	Fresh Issue	Closing Balance
Equity shares with voting rights* Period ended March 31, 2018			
No. of Shares	-	50,000	50,000
Amount	-	5,00,000	5,00,000

1(d) Shareholders holding more than 5% shares of the Company

Particulars	As at March 31, 2018
Class of shares / Name of shareholder	Number of shares held
Equity shares with voting rights Century Textiles and Industries Limited	49,999
	49,999



NOTE : 4 OTHER EQUITY

	As at March 31, 2018 In Rs.
Profit / (Loss) for the period	(19,200)
	<u>(19,200)</u>

NOTE : 5 CURRENT LIABILITIES - FINANCIAL LIABILITY

	As at March 31, 2018 In Rs.
Trade payable - Other than micro and small enterprises	17,500
	-
Total	<u>17,500</u>

For the period December
26,2017 to March 31, 2018

In Rs.

NOTE : 6 OTHER EXPENSES

Remuneration to auditors	17,500
Bank charges	100
Incorporation expenses	1,600
Total	<u>19,200</u>

Auditors' Remuneration:

Statutory Auditors As Auditors	17,500
For Expenses	<u>17,500</u>

NOTE : 7

EARNINGS PER SHARE (EPS)

	For the period December 26,2017 to March 31, 2018 In Rs.
Net profit / (Loss) as per statement of profit and loss	(19,200)
Weighted average number of equity share outstanding	50,000
Basic EPS for the period (Rs.)	(0.38)
Diluted EPS for the period (Rs.)	(0.38)

NOTE : 8

CONTINGENT LIABILITY AND COMMITMENT

There are no amount of claims against the company that are not acknowledged as debts or guarantees or other amounts for which the company is contingently liable and also there is no such commitments as of March 31, 2018.

NOTE : 9

The company was incorporated during the current year and accordingly the previous year figures have not been reported. Figures have been rounded off to the nearest rupee.

NOTE : 10

For management purpose, the Company comprise of only one reportable segment – Real Estate.
The Company was incorporated during the period December 26, 2017 to March 31, 2018, so there is no revenue generated from Real Estate Business.



NOTE : 11

Related Party Disclosure as per IND AS 24

- (a) where control exists
Century Textiles and Industries Limited - Holding Company
- (b) Key Management Personnel (KMP)
Karat Tazhtetil Jithendran
Ketan Arvind Dalal
Rajendra Kumar Dalmia
Alka Marezban Bharcha

During the period the Company has issued equity share capital to Century Textiles and Industries Limited of Rs.5,00,000 / -

Note : 12

CAPITAL MANAGEMENT

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern.

- to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of the statement of financial position.

The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

	<u>As at March 31, 2018</u>
Equity	5,00,000
Less: Cash and cash equivalents	<u>(4,98,282)</u>
	<u>1,718</u>

Note: 13

Financial Risk Management Framework

The Company's principal financial liabilities, other than derivatives, comprise trade and other payables. The Company's principal cash and cash equivalents that derive directly from its operations.

As the Company is incorporated during the period and not commence operation company is exposed to only liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management provides assurance that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the company's policies and risk objectives. All derivative activities for risk management purposes are carried out by teams that have the appropriate skills, experience and supervision. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

(i) *Liquidity risk management*

The Company manages liquidity risk by continuously monitoring forecast and actual cash flows yearly basis. The Company ensures that there is a free credit limit available at the start of the period which is sufficient for repayments getting due in the ensuing year.



(i) Maturities of financial liabilities

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

(In Rs)

As at 31 March 2018	On Demand	Less than 1 Year	1-3 Years	3 Years to 5 Years	5 years and above	Total
(a) Non Derivative financial instruments						
Trade payables						
Trade payables - other than micro and small enterprises	-	(17,500)	-	-	-	(17,500)

Fair Value Measurement

Fair value of financial assets and financial liabilities

(In Rs)

Particulars	As at 31 March 2018	
	Carrying Value	Fair value
Financial liabilities		
Trade payables	(17,500)	(17,500)

The management assessed that other current financial assets, other current asset approximate their carrying value largely due to the short-term maturities of these instruments.

Fair value measurement hierarchy of financial assets and financial liabilities

(In Rs)

Particulars	Level 1	Level 2	Level 3	Total
Financial Liabilities				
Financial Liabilities at amortised cost for which fair values are disclosed				
Trade payables		(17,500)		(17,500)

As per our report of even date

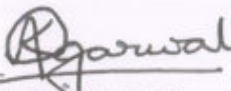
For S R B C & CO LLP

Chartered Accountants

Firm Registration Number 324982E / E300003

For and on behalf of Board of Directors of

Birla Estates Private Limited



per Abhishek Agarwal
Partner

Membership No: 112773

Place: Mumbai

Date: April 30, 2018



Karat Tazhtetil Jithendran

Director

Din : 01181998

Place: Mumbai

Date: April 30, 2018



Rajendra Kumar Dalmia

Director

Din : 00040951

Place: Mumbai

Date: April 30, 2018

