

# Walker ChandioK & Co LLP

Walker ChandioK & Co LLP  
7th Floor, Prestige Polygon,  
471, Anna Salai, Teynampet,  
Chennai - 600 018  
India

T +91 44 4294 0000  
F +91 44 4294 0044

## Independent Auditor's Report

### To the Members of Escapade Real Estate Private Limited

### Report on the Audit of the Financial Statements

#### Opinion

1. We have audited the accompanying financial statements of Escapade Real Estate Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2019, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash flows and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs (financial position) of the Company as at 31 March 2019, and its profit (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.
3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.



Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker ChandioK & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

## Responsibilities of Management for the Financial Statements

4. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
5. In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
6. The Board of Directors are responsible for overseeing the Company's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

7. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
8. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - a. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - b. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
  - c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.





- d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - e. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
9. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

## Report on Other Legal and Regulatory Requirements

10. The provisions of section 197 read with Schedule V to the Act are not applicable to the Company since the Company is not a public company as defined under section 2(71) of the Act. Accordingly, reporting under section 197(16) is not applicable.
11. As required by the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order.

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

- a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) the financial statements dealt with by this report are in agreement with the books of account;
- d) in our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
- e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of section 164(2) of the Act;
- f) we have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as on 31 March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated 30 May 2019 as per Annexure B expressed an unmodified opinion;



# Walker Chandiok & Co LLP

- g) with respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- the Company, as detailed in note 31 (a) to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2019;
  - the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2019;
  - there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2019;
  - the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016, which are not relevant to these standalone financial statements. Hence, reporting under this clause is not applicable.

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

  
**Kunj B. Agrawal**  
Partner  
Membership No.: 095829



**Place:** Chennai  
**Date:** 30 May 2019



## Annexure A to the Independent Auditor's Report of even date to the members of Escapade Real Estate Private Limited, on the financial statements for the year ended 31 March 2019

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

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.  
(b) The fixed assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the fixed assets is reasonable having regard to the size of the Company and the nature of its assets.  
(c) The Company does not hold any immovable property (in the nature of 'fixed assets'). Accordingly, the provisions of clause 3(i) (c) of the Order are not applicable.
- (ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification/ material discrepancies noticed on physical verification have been properly dealt with in the books of account.
- (iii) The Company has not granted any loan, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs) or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii)(a), 3(iii)(b) and 3(iii)(c) of the Order are not applicable.
- (iv) In our opinion, the Company has not entered into any transaction covered under Sections 185 and 186 of the Act. Accordingly, the provisions of clause 3(iv) of the Order are not applicable.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products/ services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.



## Annexure A to the Independent Auditor's Report of even date to the members of Escapade Real Estate Private Limited, on the financial statements for the year ended 31 March 2019

- (vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities, though there have been significant delays in deposit of Provident fund, employees state insurance, goods and service tax, advance income tax and Tax deducted at source. Further, no undisputed amounts payable in respect thereof, which were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) The dues outstanding in respect of income-tax, sales-tax, service-tax, duty of customs, duty of excise and value added tax on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (₹)	Amount paid under Protest (₹)	Period to which the amount relates	Forum where dispute is pending
Income tax Act, 1961	Income Tax	42,665	Nil	Assessment year 2008-09	The Commissioner of Income Tax(Appeals), Chennai
Income tax Act, 1961	Income Tax	8,601	Nil	Assessment year 2009-10	The Commissioner of Income Tax(Appeals), Chennai
Income tax Act, 1961	Income Tax	1,452,340	Nil	Assessment year 2011-12	The Income Tax Appellate Tribunal, Chennai

- (viii) The Company has not defaulted in repayment of loans or borrowings to any bank or financial institution or government during the year. The Company did not have any outstanding debentures during the year.
- (ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, the term loans were applied for the purposes for which the loans were obtained.
- (x) No fraud by the Company or on the company by its officers or employees has been noticed or reported during the period covered by our audit.
- (xi) The Company has not paid or provided for any managerial remuneration. Accordingly, the provisions of Clause 3(xi) of the Order are not applicable.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements, as required by the applicable Ind AS. Further, in our opinion, the company is not required to constitute audit committee under Section 177 of the Act.
- (xiv) During the year, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.







# Walker Chandiok & Co LLP

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

- (xv) In our opinion, the company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.
- (xvi) The company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

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

**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019

**Annexure B to the Independent Auditor's Report of even date to the members of Escapade Real Estate Private Limited on the standalone financial statements for the year ended 31 March 2019**

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

1. In conjunction with our audit of the standalone financial statements of Escapade Real Estate Private Limited ('the Company') as at and for the year ended 31 March 2019, we have audited the internal financial controls over financial reporting ('IFCoFR') of the Company as at that date.

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

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal controls 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 the Company's 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 Act.

**Auditor's Responsibility**

3. Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate IFCoFR were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the IFCoFR and their operating effectiveness. Our audit of IFCoFR includes obtaining an understanding of IFCoFR, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's IFCoFR.





## Annexure B to the Independent Auditor's Report of even date to the members of Escapade Real Estate Private Limited on the standalone financial statements for the year ended 31 March 2019

### Meaning of Internal Financial Controls over Financial Reporting

6. A company's IFCoFR is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's IFCoFR include 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

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

### Opinion

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

For **Walker Chandiook & Co LLP**

Chartered Accountants

Firm's Registration No.: 001076N/N500013

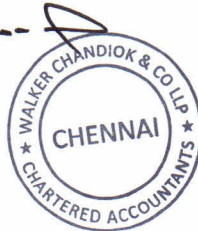
  
**Kunj B. Agrawal**

Partner

Membership No.: 095829

Place: Chennai

Date: 30 May 2019



**Escapade Real Estate Private Limited**  
**Balance Sheet as at 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	Note	As at 31 March 2019	As at 31 March 2018
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	1,789,117	2,572,396
Financial assets			
(i) Non-current investments	5(a)	238,000,000	238,000,000
(ii) Other non-current financial assets	5(b)	195,238,823	181,084,234
Deferred tax assets, net	6	948,872	6,153,003
Other non-current assets	7	15,230,679	30,503,086
		<b>451,207,491</b>	<b>458,312,719</b>
<b>Current assets</b>			
Inventories	8	72,568,571	89,896,225
Financial assets			
(i) Trade receivables	9(a)	1,025,059	3,480,078
(ii) Cash and cash equivalents	9(b)	11,984,885	19,085,040
Other current assets	10	17,461,714	20,701,062
		<b>103,040,229</b>	<b>133,162,405</b>
		<b>554,247,720</b>	<b>591,475,124</b>
<b>Total</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	11(a)	16,500,000	16,500,000
Other equity	11(b)	221,568,926	157,514,209
		<b>238,068,926</b>	<b>174,014,209</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial Liabilities			
(i) Borrowings	12	1,335,138	92,747,619
Provisions	14	520,813	452,285
Other non-current liabilities	13	205,789,511	224,587,064
		<b>207,645,462</b>	<b>317,786,968</b>
<b>Current liabilities</b>			
Financial Liabilities			
(i) Borrowings	15	103,241	4,174,052
(ii) Trade payables	16	12,310,984	12,981,858
(iii) Other financial liabilities	17	13,252,032	6,738,282
Other current liabilities	18	59,499,441	69,476,096
Provisions	14	128,405	121,447
Current tax liabilities, net	19	23,239,229	6,182,212
		<b>108,533,332</b>	<b>99,673,947</b>
		<b>554,247,720</b>	<b>591,475,124</b>

**Notes 1 to 32 form an integral part of these financial statements**  
This is the Balance Sheet referred to in our report of even date

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

**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019



For and on behalf of Board of Directors of  
**Escapade Real Estate Private Limited**

**Piyush Jagdish Bhatt**  
Director  
DIN: 01680762

Place: Chennai  
Date: 30 May 2019

**Om Prakash Madhav**  
Director  
DIN: 03616030

Place: Chennai  
Date: 30 May 2019



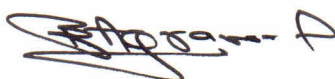
**Escapade Real Estate Private Limited**  
**Statement of profit and loss for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	Note	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from operations	20	127,626,043	77,505,518
Other income	21	14,700,885	15,582,137
<b>Total income</b>		<b>142,326,928</b>	<b>93,087,655</b>
<b>Expenses</b>			
Cost of plots and construction/development sold	22	22,742,495	11,884,645
Employee benefit expense	23	1,000,966	1,090,930
Depreciation expense	4	783,279	1,076,266
Finance costs	24	23,884,186	32,645,608
Other expenses	25	5,900,756	6,057,598
<b>Total expenses</b>		<b>54,311,682</b>	<b>52,755,047</b>
<b>Profit before tax</b>		<b>88,015,246</b>	<b>40,332,608</b>
<b>Tax expense</b>			
- Current tax	26	(25,173,750)	(8,485,198)
- Deferred tax		1,192,973	6,153,003
		<b>(23,980,777)</b>	<b>(2,332,195)</b>
<b>Profit for the year</b>		<b>64,034,469</b>	<b>38,000,413</b>
<b>Other comprehensive income</b>			
- Re-measurement gains on defined benefit plans		28,048	164,523
- Income tax relating to items that will not be reclassified to profit or loss		(7,800)	(31,350)
<b>Other comprehensive income for the year, net of tax</b>		<b>20,248</b>	<b>133,173</b>
<b>Total comprehensive income for the year</b>		<b>64,054,717</b>	<b>38,133,586</b>
<b>Earning per equity share</b>	28	64,054,717	38,133,586
Profit for the year		1,650,000	1,650,000
Weighted average number of equity shares		38.82	23.11
Basic and diluted			

**Notes 1 to 32 form an integral part of these financial statements**

This is the Statement of profit and loss referred to in our report of even date

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

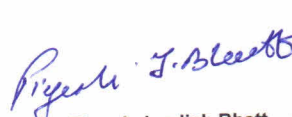


**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019



For and on behalf of Board of Directors of  
**Escapade Real Estate Private Limited**



**Piyush Jagdish Bhatt**  
Director  
DIN: 01680762

Place: Chennai  
Date: 30 May 2019



**Om Prakash Madhav**  
Director  
DIN: 03616030

Place: Chennai  
Date: 30 May 2019

**Escapade Real Estate Private Limited**  
**Statement of Cash flows for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	Year ended 31 March 2019	Year ended 31 March 2018
<b>A. Cash flows from operating activities</b>	88,015,246	40,332,608
Profit before tax		
<b>Adjustments for:</b>		
Depreciation expense	783,279	1,076,266
Interest expense	7,410,137	16,898,577
Interest income	(206,928)	(82,862)
Provision for employee benefits	103,534	115,532
	<b>96,105,268</b>	<b>58,340,121</b>
<b>Operating profit before working capital changes</b>	2,455,019	(778,457)
(Increase) in trade receivables	2,314,017	(3,514,316)
Decrease/(Increase) in other current assets	17,327,654	8,595,436
Decrease in inventories	(793,046)	(1,799,166)
Increase/(decrease) in other financial liabilities	(670,874)	(4,186,075)
Increase/(decrease) in trade payables	(18,797,553)	(15,371,105)
(Decrease) in other non-current liabilities	(9,976,655)	14,682,487
(Decrease)/increase in other current liabilities	87,963,830	55,968,925
<b>Cash generated from operations</b>	<b>(794,298)</b>	<b>(5,881,094)</b>
Less: Income taxes paid, net	87,169,532	50,087,831
<b>Net cash generated from operating activities</b>	<b>A</b>	
<b>B. Cash flows from investing activities</b>		(3,369,129)
Purchase of property, plant and equipment	1,117,818	(268,595)
Increase/ (decrease) in other non-current financial assets and other non current assets	206,928	82,862
Interest received	1,324,746	(3,554,862)
<b>Net cash generated from investing activities</b>	<b>B</b>	
<b>C. Cash flows from financing activities</b>		(1,707,458)
Repayment of short-term borrowings, net	(3,640,500)	(117,625,000)
Repayment of long-term borrowings	(97,747,619)	97,747,619
Proceeds from long-term borrowings	13,634,134	(16,365,025)
Interest paid	(7,840,448)	(37,949,864)
<b>Net cash (used in) financing activities</b>	<b>C</b>	
<b>D. Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	(7,100,155)	8,583,105
Cash and cash equivalents at the beginning of the year	19,085,040	10,501,935
<b>Cash and cash equivalents at the end of the year</b>	<b>11,984,885</b>	<b>19,085,040</b>
<b>Cash and cash equivalents comprise of:</b>	2,211	5,236
Cash on hand		
Balances with banks	8,477,546	15,756,901
- in current accounts	3,505,128	3,322,903
- in deposit accounts (with original maturity upto 3 months)	11,984,885	19,085,040
<b>Total Cash and cash equivalents (Refer note 9(b))</b>		

**Notes 1 to 32 form an integral part of these financial statements**

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

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

**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019



For and on behalf of Board of Directors of  
**Escapade Real Estate Private Limited**

*Piyush Jagdish Bhatt*

**Piyush Jagdish Bhatt**  
Director  
DIN: 01680762

Place: Chennai  
Date: 30 May 2019

*Om Prakash Madhav*

**Om Prakash Madhav**  
Director  
DIN: 03616030

Place: Chennai  
Date: 30 May 2019



**Escapade Real Estate Private Limited**  
**Statement of changes in equity for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

Particulars	Equity share capital Note 11(a)	Other equity			Total other equity	Total equity
		Surplus Note 11(b)	Securities premium Note 11(b)	Accumulated other comprehensive income Note 11(b)		
<b>Balance as at 1 April 2017</b>	16,500,000	4,140,101	114,900,000	340,522	119,380,623	135,880,623
Profit for the year ended 31 March 2018	-	38,000,413	-	133,173	38,000,413	38,000,413
Other Comprehensive income for the year ended 31 March 2018	-	-	-	133,173	133,173	133,173
<b>Total Comprehensive income for the year</b>	-	38,000,413	-	133,173	38,133,586	38,133,586
<b>Balance as at 31 March 2018</b>	16,500,000	42,140,514	114,900,000	473,695	157,514,209	174,014,209
Profit for the year ended 31 March 2019	-	64,034,469	-	20,248	64,034,469	64,034,469
Other Comprehensive income for the year ended 31 March 2019	-	-	-	20,248	20,248	20,248
<b>Total Comprehensive income for the year</b>	-	64,034,469	-	20,248	64,054,717	64,054,717
<b>Balance as at 31 March 2019</b>	16,500,000	106,174,983	114,900,000	493,943	221,568,926	238,068,926

**Notes 1 to 32 form an integral part of these financial statements**

This is the Statement of Changes in equity referred to in our report of even date

For Walker Chandiook & Co LLP

Chartered Accountants  
Firm's Registration No.: 001076N/N500013

*[Signature]*

**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019

For and on behalf of Board of Directors of  
**Escapade Real Estate Private Limited**

*[Signature]*

**Piyush Jagdish Bhatt**  
Director  
DIN: 01680762

Place: Chennai  
Date: 30 May 2019

*[Signature]*

**Om Prakash Madhav**  
Director  
DIN: 03616030

Place: Chennai  
Date: 30 May 2019



## 1 Corporate information

Escapade Real Estate Private Limited ("ERPL" or "the Company") was formed as a joint venture between Anant Foundations and Housing Limited and India Property Mauritius Company II (formerly JP Morgan India Property Fund Mauritius Company II) with equal shareholdings. The Company was incorporated on 3rd February 2007 as a private limited company. It is engaged in the business of development of housing properties, sale of plots and construction of villas/ apartments/ residential complex. The registered office of the Company is situated at No 3, Ganapathy colony, 3rd street, off Cenotaph road, Teynampet, Chennai.

## 2 General information and statement of compliance with Indian Accounting Standards (Ind AS)

These financial statements have been prepared in accordance with Ind AS per Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standard) Amendment Rules, 2016 as notified under section 133 of Companies Act, 2016 (the "Act") and other relevant provisions of the Act under the historical cost convention on the accrual basis.

The financial statements as at and for the year ended 31 March 2019 are approved and authorized for issue by the board of directors on 30 May 2019.

Figures for the previous years have been regrouped/rearranged wherever considered necessary to conform to the current year classification.

## 3 Summary of accounting policies

### 3.1 Overall considerations

These financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These accounting policies have been used throughout all periods presented in the financial statements, except where the Company had applied certain accounting policies and exemptions upon transition to Ind AS.

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

#### Current and non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Act. Based on the nature of products and time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current or non-current classification of assets and liabilities.

### 3.2 Foreign currency translation

#### Functional and presentation currency

The financial statements are presented in Indian Rupees (₹), which is also the functional currency of the Company.

#### Foreign currency transactions and balances

A foreign currency transaction shall be recorded, on initial recognition in the functional currency, by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction. Exchange differences arising on actual payments/realisations and year-end restatements are recognised in the Statement of profit and loss.

Non monetary items are not re translated at year end and are measured at historical cost (translated using the exchange rate at transaction date).

### 3.3 Revenue recognition

#### 3.3.1 Revenue from sale of constructed properties, plots and plot development rights

Under Ind AS 115, a standardised five-step model applies to assessing the amount of revenue to be recognised as follows:

- Identifying the contract with a customer
- Identifying the performance obligations
- Determining the transaction price
- Allocating the transaction price to the performance obligations
- Recognising revenue when/as performance obligation(s) are satisfied.

Revenue from sale of constructed properties, plots and plot development rights are recognized upon registration of the property which indicates completion of performance obligation by the Company. Based on the assessment undertaken by the Company, the performance obligation is satisfied at a point in time, which is, the date of registration.

#### 3.3.2 Interest Income

Interest is recognized using the time-proportion basis taking into account the amount outstanding and the applicable interest rate.

### 3.4 Inventories

Inventories comprises cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Cost includes direct and indirect expenditure relating to construction activity. The expenditure incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the Statement of profit and loss.

<This space is intentionally left blank>





# 1 Corporate information

Escapade Real Estate Private Limited ("ERPL" or "the Company") was formed as a joint venture between Arihant Foundations and Housing Limited and Appolo Global Management (formerly JP Morgan India Property Fund Mauritius Company II) with equal shareholdings. The Company was incorporated on 3rd February 2007 as a private limited company. It is engaged in the business of development of housing properties, sale of plots and construction of villas/ apartments/ residential complex. The registered office of the Company is situated at No 3, Ganapathy colony, 3rd street, off Cenotoph road, Teynampet, Chennai, TamilNadu 600018.

## 2 General information and statement of compliance with Indian Accounting Standards (Ind AS)

These financial statements have been prepared in accordance with Ind AS per Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standard) Amendment Rules, 2016 as notified under section 133 of Companies Act, 2016 (the "Act") and other relevant provisions of the Act under the historical cost convention on the accrual basis.

The financial statements as at and for the year ended 31 March 2019 are approved and authorized for issue by the board of directors on 30 May 2019.

Figures for the previous years have been regrouped/rearranged wherever considered necessary to conform to the current year, classification.

## 3 Summary of accounting policies

### 3.1 Overall considerations

These financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These accounting policies have been used throughout all periods presented in the financial statements, except where the Company had applied certain accounting policies and exemptions upon transition to Ind AS.

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

#### Current and non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Act. Based on the nature of products and time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current or non-current classification of assets and liabilities.

### 3.2 Foreign currency translation

#### Functional and presentation currency

The financial statements are presented in Indian Rupees (₹), which is also the functional currency of the Company.

#### Foreign currency transactions and balances

A foreign currency transaction shall be recorded, on initial recognition in the functional currency, by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction. Exchange differences arising on actual payments/realisations and year-end restatements are recognised in the Statement of profit and loss.

Non monetary items are not re translated at year end and are measured at historical cost (translated using the exchange rate at transaction date).

### 3.3 Revenue recognition

#### 3.3.1 Revenue from sale of constructed properties, plots and plot development rights

Under Ind AS 115, a standardised five-step model applies to assessing the amount of revenue to be recognised as follows:

- Identifying the contract with a customer
- Identifying the performance obligations
- Determining the transaction price
- Allocating the transaction price to the performance obligations
- Recognising revenue when/as performance obligation(s) are satisfied.

Revenue from sale of constructed properties, plots and plot development rights are recognized upon registration of the property which indicates completion of performance obligation by the Company. Based on the assessment undertaken by the Company, the performance obligation is satisfied at a point in time, which is, the date of registration.

#### 3.3.2 Interest Income

Interest is recognized using the time-proportion basis taking into account the amount outstanding and the applicable interest rate.

### 3.4 Inventories

Inventories comprises cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Cost includes direct and indirect expenditure relating to construction activity. The expenditure incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the Statement of profit and loss.

<This space is intentionally left blank>



**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

**3.5 Property, plant and equipment**

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation and impairment, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Depreciation on property, plant and equipment, other than buildings, is provided on prorata basis using the written down value method over the estimated useful lives of the assets as specified in Schedule II to the Act. Depreciation on project buildings is provided on prorata basis using straight line basis over the estimated time for completion of the project i.e. 8 year

Assets category	Useful life prescribed under Schedule II	Useful life followed by the Company (years)
	30	8
Project building	3	3
Computers	5	5
Office equipment	10	10
Furniture and fixtures	10	8
Vehicles		

**3.6 Impairment testing of property, plant and equipment**

An assessment is undertaken at each Balance sheet date as to whether there is any indicator that an asset may be impaired. If any such indication exists, an estimate of recoverable amount of such assets is made and impairment losses, if any is recognised, when the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and value in use of the assets. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of profit and loss, except in case of revalued assets.

**3.7 Income taxes**

Tax expense recognised in Statement of profit and loss comprises the sum of deferred tax and current tax not recognised in other comprehensive income or directly in equity.

Current tax is measured at the amount expected to be paid to the taxation authorities based on tax rates in accordance with the prevailing tax laws for the reporting period. Deferred taxes are calculated based on tax rates in accordance with tax laws that have been enacted or substantively enacted using the Balance Sheet approach on temporary differences between tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at reporting date. Deferred taxes pertaining to items recognised in other comprehensive income are disclosed under the same. A deferred tax asset shall be recognised for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised.

In computing current taxes the Company takes into consideration the benefits admissible under the provisions of the Income Tax Act, 1961. In cases wherever the tax liability computed as per above is less than the Minimum Alternate Tax, the Company is liable to pay the Minimum Alternate Tax (MAT), in accordance with Section 115JB of the Income Tax Act, 1961. MAT credit is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the specified period. In the year in which the Minimum Alternative tax (MAT) credit becomes eligible to be recognised as an asset in accordance with the recommendations contained in guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

**3.8 Financial assets and financial liabilities**

**Classification of financial asset, subsequent measurement and derecognition.**

Financial assets of the Company primarily comprise of loans and receivable measured at amortised cost. At initial recognition these financial assets are measured at its fair value and subsequently measured at amortised cost using the effective interest method. A financial asset is derecognised only when the Company has transferred the rights to receive cash flows from the financial asset or retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

**Classification of financial liabilities, subsequent measurement and derecognition.**

Financial liabilities of the Company primarily comprise of trade payable, retention payable and other payables measured at amortised cost. At initial recognition these financial liabilities are measured at its fair value and subsequently measured at amortised cost using the effective interest method. A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

**3.9 Employee benefits**

**(A) Defined Contribution Plan**

Under the defined contribution plan, the Company has no legal or constructive obligations to pay contributions in addition to its fixed contributions, in the period that related employee services are received.

**Provident fund**

The Company's contribution to provident fund is considered as a defined contribution plan and is charged as an expense as it falls due based on the amount of contribution required to be made in accordance with relevant rules.

<This space is intentionally left blank>





**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

- (B) **Defined benefit plan**  
Under the Company's defined benefit plans, the amount of benefit that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The legal obligation for any benefits remains with the Company.
- (i) **Gratuity**  
The liability recognised in the Balance Sheet for defined benefit plans is the present value of the defined benefit obligation (DBO) at the reporting date. The defined benefit obligation is determined at the Balance Sheet date by an independent actuary using the projected unit credit method. Actuarial gains and losses resulting from measurements of the net defined benefit liability are included in other comprehensive income.
- (ii) **Leave salary - Compensated Absences**  
The Company also extends defined benefit plans in the form of Compensated absences to employees. Provision for Compensated absences is made on actuarial valuation basis.

**3.10 Provisions, contingent assets and contingent liabilities:**

Provisions are recognised when the Company has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Company and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

Any reimbursement that the Company is virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision, if any;

No liability is recognised if an outflow of economic resources as a result of present obligations is not probable. Such situations are disclosed as contingent liabilities where the outflow of resources is remote.

The Company does not recognize any assets of contingent nature unless the realization of the income is virtually certain. However these are assessed continually to ensure that the developments are appropriately disclosed in the financial statements.

**3.11 Earnings per share**

Basic earnings per share is calculated by dividing the total comprehensive income/(loss) for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares). For the purpose of calculating diluted earnings per share, the total comprehensive income/(loss) for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**3.12 Cash flow statement**

Cash flows are reported using the indirect method, whereby profit/(loss) before tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future receipts or payments. In the cash flow statement, cash and cash equivalents include cash in hand, cheques on hand, balances with banks in current accounts and other short-term highly liquid investments with original maturities of 90 days or less, as applicable.

**3.13 Leases (as a lessee)**

Leases where the lessor effectively retains, substantially, all the risks and benefits of ownership of the leased item are classified as operating leases. Operating lease payments are recognised as an expense in the Statement of profit and loss on a straight-line basis over the lease term.

**3.14 Segment information**

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the Company has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements. The Company operates in one geographical segment and earns significant revenue from one customer.

**3.15 Changes in significant accounting policies**

The Company has initially applied Ind AS 115 from 01 April 2018. Due to the transition method chosen, comparative information throughout these financial statements has not been restated to reflect the requirements of the new standard.

**Ind AS 115 'Revenue from contracts with customers'**

Ind AS 115 'Revenue from Contracts with Customers' replaces Ind AS 18 'Revenue', Ind AS 11 'Construction Contracts', and several revenue-related Interpretations. The new Standard has been applied retrospectively without restatement, with the cumulative effect of initial application recognised as an adjustment to the opening balance of retained earnings at 01 April 2018.

There has been no material effect on the Company of initially applying this standard.

<This space is intentionally left blank>





**3.16 Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the Company**

Certain new accounting standards and interpretations have been published that are not mandatory for 31 March 2019 reporting periods. Management anticipates that all relevant pronouncements will be adopted for the first period beginning on or after the effective date of the pronouncement.

**Ind AS 116 'Leases'**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit & Loss. The Standard also contains enhanced disclosure requirements for lessees.

The effective date for adoption of Ind AS 116 is annual periods beginning on or after April 1, 2019. The standard permits two possible methods of transition:

- Full retrospective – Retrospectively to each prior period presented applying Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors.
- Modified retrospective – Retrospectively, with the cumulative effect of initially applying the Standard recognized at the date of initial application. Under modified retrospective approach, the lessee records the lease liability as the present value of the remaining lease payments, discounted at the incremental borrowing rate and the right of use asset either as:
  - Its carrying amount as if the standard had been applied since the commencement date, but discounted at lessee's incremental borrowing rate at the date of initial application or
  - An amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments related to that lease recognized under Ind AS 17 immediately before the date of initial application

Certain practical expedients are available under both the methods.

On completion of evaluation of the effect of adoption of Ind AS 116, the management of the Company is proposing to use the 'Modified Retrospective Approach' for transitioning to Ind AS 116. The Company is currently evaluating the effect of changes on adoption of the standard. However based on the initial assessment undertaken, the Company does not expect to have any material impact on the financial statements.

**Ind AS 12 Appendix C, 'Uncertainty over Income Tax Treatment'**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates.

The standard permits two possible methods of transition -

- i) Full retrospective approach - Under this approach, Appendix C will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors, without using hindsight and
- ii) Retrospectively with cumulative effect of initially applying Appendix C recognized by adjusting equity on initial application, without adjusting comparatives.

The effective date for adoption of Ind AS 12 Appendix C is annual periods beginning on or after April 1, 2019. The Company will adopt the standard on April 1, 2019 and has decided to adjust the cumulative effect in equity on the date of initial application i.e. April 1, 2019 without adjusting comparatives.

The effect on adoption of Ind AS 12 Appendix C would be insignificant in the financial statements.

**Amendment to Ind AS 12 - 'Income taxes'**

On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes. The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company does not have any impact on account of this amendment.

**Amendment to Ind AS 19 - plan amendment, curtailment or settlement**

On March 30, 2019, Ministry of Corporate Affairs issued amendments to Ind AS 19, 'Employee Benefits', in connection with accounting for plan amendments, curtailments and settlements.

The amendments require an entity:

- to use updated assumptions to determine current service cost and net interest for the remainder of the period after a plan amendment, curtailment or settlement; and
- to recognise in profit or loss as part of past service cost, or a gain or loss on settlement, any reduction in a surplus, even if that surplus was not previously recognised because of the impact of the asset ceiling.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company does not have any impact on account of this amendment.

<This space is intentionally left blank>





Escapade Real Estate Private Limited  
Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019  
(All amounts are in Indian ₹, unless otherwise stated)

4 Property, plant and equipment

Particulars	Project building	Computers	Office equipments	Furniture and fixtures	Vehicles	Total
<b>Gross block</b>						
Balance as at 1 April 2017	292,059	19,932	99,897	18,921	263,273	694,082
Additions	-	10,000	-	-	3,359,129	3,369,129
Balance as at 31 March 2018	292,059	29,932	99,897	18,921	3,622,402	4,063,211
Additions	-	-	-	-	-	-
Balance as at 31 March 2019	292,059	29,932	99,897	18,921	3,622,402	4,063,211
<b>Accumulated depreciation</b>						
Balance as at 1 April 2017	274,815	1,512	72,091	12,278	53,853	414,549
Depreciation for the year	17,244	2,007	27,806	-	1,029,209	1,076,266
Balance as at 31 March 2018	292,059	3,519	99,897	12,278	1,083,062	1,490,815
Depreciation for the year	-	26,413	-	6,643	750,223	783,279
Balance as at 31 March 2019	292,059	29,932	99,897	18,921	1,833,285	2,274,094
As at 31 March 2018	-	-	-	6,643	2,539,340	2,572,396
As at 31 March 2019	-	26,413	-	-	1,789,117	1,789,117



<This space is intentionally left blank>

**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	As at 31 March 2019	As at 31 March 2018
<b>5(a) Non-current investments (valued at cost)</b>		
	238,000,000	238,000,000
<b>Trade investments: unquoted</b>		
Investment in preference shares		
23,800,000, 0.05% compulsorily convertible preference shares of Arihant Unitech Realty Projects Limited of ₹ 10 each. (Also, refer note below)	238,000,000	238,000,000
	238,000,000	238,000,000
Aggregate amount of unquoted non-current investments		
<p>Note: The Company has invested in 23,800,000 0.05% Compulsorily Convertible Preference Shares (CCPS) of ₹ 10 each at par aggregating to ₹ 238,000,000 in Arihant Unitech Realty Projects Limited (AURPL) during May 2007. The preference shares are convertible within 20 years from the date of issue. In view of the adequacy of the valuation of the underlying project land and other realizable assets of AURPL, the Company believes that there is no diminution in the value of its investment in AURPL and accordingly, no impairment has been considered.</p>		
<b>5(b) Other non-current financial assets</b> <i>(Unsecured and considered good)</i>		
Interest-free inter-corporate deposits to related party (Also, refer note below and note 27(c))	195,238,823	181,084,234
	<b>195,238,823</b>	<b>181,084,234</b>
<p>Note:  The Company in earlier years, had advanced an unsecured interest free corporate deposit (ICD) amounting to ₹ 220,000,000/- to Arihant Foundations and Housing Limited ('AFHL'), the holding Company, for meeting certain general corporate expenditure. As per the said agreement, AFHL is required to repay the said ICD on or before 31 March 2021.</p>		
<b>6 Deferred tax assets, net</b>		
Deferred tax asset:	768,260	746,655
Difference between carrying value and tax base of Property, plant and equipment	-	5,251,249
MAT Credit	180,612	155,099
Provision for employee benefits	<b>948,872</b>	<b>6,153,003</b>
<b>7 Other non-current assets</b>		
Prepaid finance cost	15,230,679	30,503,086
	<b>15,230,679</b>	<b>30,503,086</b>
<b>8 Inventories</b>		
Properties under development	72,568,571	89,896,225
	<b>72,568,571</b>	<b>89,896,225</b>
<b>9(a) Trade receivables</b>		
Unsecured	1,025,059	3,480,078
- Considered good	<b>1,025,059</b>	<b>3,480,078</b>
<b>9(b) Cash and cash equivalents</b>		
Cash on hand	2,211	5,236
Balances with banks	8,477,546	15,756,901
- in current accounts	3,505,128	3,322,903
- in deposit accounts (with original maturity upto 3 months)	<b>11,984,885</b>	<b>19,085,040</b>
<b>10 Other current assets</b>		
Prepaid finance cost	15,272,407	15,230,680
Balance with government authorities	131,862	1,513,934
Advances for supplies-related parties (Also, refer note 27 (c))	22,685	1,404,468
Advances to suppliers	1,513,585	1,265,952
Prepaid expense	160,130	1,084,155
Advances to employees	345,445	196,275
Other advances	15,600	5,598
	<b>17,461,714</b>	<b>20,701,062</b>

<This space is intentionally left blank>





**Escapade Real Estate Private Limited**
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**

(All amounts are in Indian ₹, unless otherwise stated)

11 Equity	As at 31 March 2018		As at 31 March 2019	
	Number	Amount	Number	Amount
<b>11(a) Equity Share capital</b>				
<b>Authorized</b>				
Equity shares of ₹10 each (Comprising of 1,000,000 Class A Shares, 2,000,000 Class B shares and 2,000,000 Class C shares)	5000000	50000000	5000000	50000000
	<b>5000000</b>	<b>50000000</b>	<b>5000000</b>	<b>50000000</b>
<b>Issued, subscribed and fully paid-up</b>				
Class A equity shares of ₹ 10 each	200000	2000000	200000	2000000
Class B equity shares of ₹ 10 each	450000	4500000	450000	4500000
Class C equity shares of ₹ 10 each	1000000	10000000	1000000	10000000
	<b>1650000</b>	<b>16500000</b>	<b>1650000</b>	<b>16500000</b>
<b>i) Reconciliation of number of equity shares outstanding</b>				
Balance at the beginning / end of the year	<b>1650000</b>	<b>16500000</b>	<b>1650000</b>	<b>16500000</b>
<b>ii) Shares held by Holding Company</b>				
Arihant Foundations and Housing Limited, Class A & C shares				
Equity Shares of ₹ 10 each, fully paid up				
Class A shares	100000	1000000	100000	1000000
Class C shares	1000000	10000000	1000000	10000000
	<b>1100000</b>	<b>11000000</b>	<b>1100000</b>	<b>11000000</b>
<b>iii) Shareholders holding more than 5% of each class of shares of the company</b>	Number	%	Number	%
<b>Class A equity shares</b>				
India Property Mauritius Company II	100000	50%	100000	50%
(formerly JP Morgan India Property Fund Mauritius Company II)				
Arihant Foundations and Housing Limited	100000	50%	100000	50%
	<b>200000</b>	<b>100%</b>	<b>200000</b>	<b>100%</b>
<b>Class B equity shares</b>				
India Property Mauritius Company II	450000	100%	450000	100%
(formerly JP Morgan India Property Fund Mauritius Company II)				
	<b>450000</b>	<b>100%</b>	<b>450000</b>	<b>100%</b>
<b>Class C equity shares</b>				
Arihant Foundations and Housing Limited	1000000	100%	1000000	100%
	<b>1000000</b>	<b>100%</b>	<b>1000000</b>	<b>100%</b>

**iv) Rights, preferences and restrictions attached to each class of the equity shares**
**Class A equity shares**

Each of Class A shareholder is entitled to cast one vote per share held by them in a shareholders meeting of the Company. All equity shareholders are entitled to distribution rights as per ownership of Class A shares and as specified under the Shareholders agreement. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting except 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. In the event the Company merges or amalgamates with any other Company, the equity shareholders shall be issued similar instruments in the surviving Company on the same terms and conditions, at a price which shall be adjusted to reflect the merger/amalgamation exchange ratio.

**Class B equity shares**

All Class B shareholders are entitled to cast only one vote in a shareholders meeting of the Company. All equity shareholders are entitled to distribution rights as per ownership of Class A shares and as specified under the Shareholders agreement. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting except 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. In the event the Company merges or amalgamates with any other Company, the equity shareholders shall be issued similar instruments in the surviving Company on the same terms and conditions, at a price which shall be adjusted to reflect the merger/amalgamation exchange ratio.

**Class C equity shares**

All Class C shareholders are entitled to cast only one vote in a shareholders meeting of the Company. All equity shareholders are entitled to distribution rights as per ownership of Class A shares and as specified under the Shareholders agreement. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting except 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. In the event the Company merges or amalgamates with any other Company, the equity shareholders shall be issued similar instruments in the surviving Company on the same terms and conditions, at a price which shall be adjusted to reflect the merger/amalgamation exchange ratio.

**v) Bonus Issue and buyback of shares**

During the immediately preceding period of five years there were no shares allotted pursuant to any contract without payment being received in cash, no shares allotted as fully paid up by way of bonus shares and no shares bought back by the Company.



**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

**11(a) Equity Share capital (continued)**

**vi) Capital Management**

The key objective of the Company's capital management is to ensure that it maintains a stable capital structure with the focus on total equity to uphold investor, creditor, and customer confidence and to ensure future development of its business. The Company focused on keeping strong total equity base to ensure independence, security, as well as a high financial flexibility for potential future borrowings, if required without impacting the risk profile of the Company.

	As at 31 March 2019	As at 31 March 2018
<b>11(b) Other equity</b>		
<b>i) Securities premium</b>	<b>114,900,000</b>	<b>114,900,000</b>
Balance at the beginning / end of the year		
- Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.		
<b>ii) Surplus</b>		
Balance at the beginning of the year	42,140,514	4,140,101
Add: Transfer from statement of profit and loss	64,034,469	38,000,413
<b>Balance at the end of the year</b>	<b>106,174,983</b>	<b>42,140,514</b>
- Surplus in the statement of profit and loss comprise of prior year's undistributed earnings after tax.		
<b>iii) Accumulated other comprehensive income</b>		
Balance at the beginning of the year	473,695	340,522
Add: Transfer from Statement of profit and loss	20,248	133,173
<b>Balance at the end of the year</b>	<b>493,943</b>	<b>473,695</b>
<b>Total: other equity</b>	<b>221,568,926</b>	<b>157,514,209</b>

**12 Long-term borrowings**

**Term Loans**

**Secured**

- From banks

Less: Current maturities of long-term debt

13,634,134	97,747,619
(12,298,996)	(5,000,000)
<b>1,335,138</b>	<b>92,747,619</b>

12.1 The term loan obtained from ICICI bank (project loan) (outstanding balance: ₹ 11,728,335; previous year: ₹ 95,319,446) is repayable in 18 monthly instalments of principal beginning from 15th March 2019 and carrying an effective average interest rate of 12.25%. In addition to the repayment schedule, the Company has an option to transfer certain percentage (75%) towards onward adjustment against outstanding facility amount. The project loan is secured by way of exclusive charge by way of equitable mortgage of the project property, charge by way of hypothecation of receivables from the project, by way of personal guarantee of Mr. Kamal Lunawath and Mr. Vimal Lunawath, Directors and also by way of Corporate Guarantee of Arihant Foundation & Housing Ltd (the Holding Company).

12.2 The vehicle loan from Kotak Mahindra Prime Ltd (outstanding balance ₹ 1,905,799; previous year: ₹ 2,428,173 ) is repayable in 60 months, bearing an interest rate of 8.16% per annum.

**13 Other non-current liabilities**

Security deposit -Ashiana

205,789,511	224,587,064
<b>205,789,511</b>	<b>224,587,064</b>

The Company had entered into a Joint Development Agreement (JDA 1) dated 3 December 2014 with Ashiana Housing Limited ('AHL') for construction and development of housing establishments for senior citizens and/or regular housing in accordance with applicable laws and approved building plans within a period of five year. In accordance with the above JDA 1, the Company has granted developmental rights to AHL and has accepted interest free, adjustable deposits amounting to ₹ 250,000,000 from AHL upon execution of the JDA 1 agreement. As per JDA 1, the Company will get a specified percentage of gross revenue receipts, earned by AHL as its revenue share. A portion of Company's revenue share will be adjusted against the security deposit.

<This space is intentionally left blank>





**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

**14 Provisions**

	As at 31 March 2019		As at 31 March 2018	
	Non-Current	Current	Non-Current	Current
Provision for employee benefits	520,813	42,053	452,285	35,095
- Gratuity (Also, refer Note 'a' below)	-	86,352	-	86,352
- Compensated absences				
	<b>520,813</b>	<b>128,405</b>	<b>452,285</b>	<b>121,447</b>

**Notes:**

**a) Gratuity**

In accordance with applicable laws, the Company provides for gratuity, a defined benefit plan ("the Gratuity Plan") covering eligible employees. The Gratuity Plan provides for a lump sum payment to vested employees on retirement (subject to completion of five years of continuous employment), death, incapacitation or termination of employment that are based on last drawn salary and tenure of employment. Liabilities with regard to the Gratuity Plan are determined by actuarial valuation on the reporting date. The Company doesn't maintain any plan assets to fund its obligation with respect to gratuity.

	As at 31 March 2019	As at 31 March 2018
<b>i) Change in present value of defined benefit obligations</b>	487,380	536,371
Present value of obligations at the beginning of the year	65,908	65,898
Current Service cost	-	9,674
Prior Service Cost	37,626	39,960
Interest cost	-	-
Benefits paid	(28,048)	(164,523)
Actuarial (gain)/loss	<b>562,866</b>	<b>487,380</b>
<b>Present value of obligations at the end of the year</b>		
<b>ii) Reconciliation of present value of obligation on the fair value of plan assets</b>	562,866	487,380
Present value of projected benefit obligation at the end of the year	-	-
Fair value of plan assets at the end of the year	<b>562,866</b>	<b>487,380</b>
<b>Liability recognized in the Balance Sheet</b>		
<b>Classified as:</b>		
Non-current	520,813	452,285
Current	42,053	35,095
<b>iii) Amount Recognized in Other comprehensive income</b>		
Net actuarial (gain) on remeasurement	(28,048)	(164,523)
<b>Net gratuity (Income) recognized as Other comprehensive Income</b>	<b>(28,048)</b>	<b>(164,523)</b>
<b>iv) Principal actuarial assumptions used:</b>		
Discount rate	7.72%	7.45%
Salary growth	10.00%	10.00%
Attrition rate	10.00%	10.00%

The Company assesses these assumptions with the projected long-term plans of growth and prevalent industry standards.

**v) Sensitivity analysis**

The significant actuarial assumptions for the determination of the defined benefit obligation are the attrition rate, discount rate and the salary growth rate. The calculation of the net defined benefit liability is sensitive to these assumptions. The following table summarizes the effects of changes in these actuarial assumptions on the defined benefit liability as at 31 March 2019 and 31 March 2018.

	Discount Rate		Salary Growth	
	Increase	Decrease	Increase	Decrease
<b>31 March 2019</b>				
> Sensitivity Level	1.00%	-1.00%	1.00%	-1.00%
> Defined Benefit Obligation	507,436	628,027	624,083	509,831
<b>31 March 2018</b>				
> Sensitivity Level	1.00%	-1.00%	1.00%	-1.00%
> Defined Benefit Obligation	445,790	535,528	531,040	448,863

<This space is intentionally left blank>



**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	As at 31 March 2019	As at 31 March 2018
<b>15 Borrowings</b>		
<b>Short-term</b>		
<b>Unsecured</b>		
Loans from related parties (Refer note below and note 27(c))	-	3,640,500
Interest accrued but not due on long-term and short-term borrowings	103,241	533,552
	<b>103,241</b>	<b>4,174,052</b>
<p>Note: During the year ended 31 March 2017, the Company had taken unsecured loans from Mrs. Madhu Lunawath and Mr. Abhishek Lunawath, relatives of director carrying an interest rate of 15% per annum payable quarterly. The loan was repayable on demand. The loan was fully repaid during the current year.</p>		
<b>16 Trade payables</b>		
- Total outstanding dues to micro enterprises and small enterprises (Also, refer note below)	12,310,984	12,981,858
- Total outstanding dues of creditors other than micro enterprises and small enterprises	<b>12,310,984</b>	<b>12,981,858</b>
<p>Note: The Company does not have any dues payable to any suppliers registered as micro or small enterprise under Micro, Small &amp; Medium Enterprises Development (MSMED) Act, 2006. The above disclosure has been determined to the extent such parties have been identified by the management on the basis of information available with the Company.</p>		
<b>17 Other financial liabilities</b>		
Current maturities of long-term debt	12,298,996	5,000,000
Statutory dues payable	175,108	1,180,263
Employee dues payables	777,928	558,019
	<b>13,252,032</b>	<b>6,738,282</b>
<b>18 Other current liabilities</b>		
Advance from customers	59,499,441	69,476,096
	<b>59,499,441</b>	<b>69,476,096</b>
<b>19 Current tax liabilities, net</b>		
Provision for taxation (net of advance tax)	23,239,229	6,182,212
	<b>23,239,229</b>	<b>6,182,212</b>

<This space is intentionally left blank>





**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	Year ended 31 March 2019	Year ended 31 March 2018
<b>20 Revenue from operations</b>	25,130,640	13,338,240
Revenue - sale of constructed properties	95,952,904	58,543,234
Revenue from sale of plots and plot development rights	6,542,499	5,624,044
Other operating income	<b>127,626,043</b>	<b>77,505,518</b>
<b>21 Other Income</b>	206,928	82,862
Interest on deposits with banks	14,154,589	15,499,275
Interest on deposit to related party	339,368	-
Liabilities no longer required	<b>14,700,885</b>	<b>15,582,137</b>
<b>22 Cost of plots and construction/development sold</b>	18,248,819	9,518,757
Cost of constructed properties	4,493,676	2,365,888
Cost of plots and plot development right	<b>22,742,495</b>	<b>11,884,645</b>
<b>23 Employee benefit expenses</b>	726,541	817,465
Salaries and wages	103,534	115,532
Gratuity expense	166,444	145,579
Contribution to provident and other funds	4,447	12,354
Staff welfare expenses	<b>1,000,966</b>	<b>1,090,930</b>
<b>24 Finance costs</b>	7,410,137	16,898,577
Interest on borrowings	15,230,680	15,230,680
Amortization of interest cost on inter-corporate deposits to related party	1,243,369	516,351
Interest on income tax	<b>23,884,186</b>	<b>32,645,608</b>
<b>25 Other expenses</b>	31,370	52,991
Repairs and maintenance - others	2,632,377	1,459,543
Advertisement expenses	387,482	9,436
Rates and taxes	1,143,450	1,965,877
Legal and professional charges	650,000	550,000
Payment to auditors	698,394	389,122
Marketing expenses	92,482	102,222
Insurance	265,201	1,528,407
Miscellaneous expenses	<b>5,900,756</b>	<b>6,057,598</b>
<b>26 Tax Reconciliation</b>		
The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 27.82% and the reported tax expense in profit or loss are as under		
Accounting profit	88,015,246	40,332,608
Tax at the domestic rate of 27.82% / (previous year 27.5525%)	(24,485,841)	(11,112,642)
Difference in tax rates due to MAT at 20.58% / (previous year 20.39%)	-	2,888,823
Impact of not recognised MAT Credit entitlement	1,145,855	5,251,249
Reversal of tax pertaining to previous years and impact of not recognizing deferred tax	-	709,894
Tax effect of expenses that are not deductible for tax purposes	(648,591)	(100,869)
<b>Tax expense</b>	<b>(23,988,577)</b>	<b>(2,363,545)</b>
Current Tax	(25,181,550)	(8,516,548)
Deferred tax income/(expense)	1,192,973	6,153,003
<b>Income Tax Expense</b>	<b>(23,988,577)</b>	<b>(2,363,545)</b>

<This space is intentionally left blank>



**Escapade Real Estate Private Limited**

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

(All amounts are in Indian ₹, unless otherwise stated)

**27 Related party disclosures**

**(a) Names of related parties\***

Nature of relationship	Name of related party
a) Where control exists Holding Company	Arihant Foundations and Housing Limited (AFHL)
The enterprise having significant influence	India Property Mauritius Company II (formerly JP Morgan India Property Mauritius Company II)
b) Other related parties with whom transactions have taken place during the year Relatives of KMP	Mrs. Madhu Lunawath (Mother of Director, Mr. Piyush Jagdish Bhatt) Mr. Abhishek Lunawath (Brother of Director, Mr. Piyush Jagdish Bhatt)

\*(Related parties as identified by the management)

**(b) Transactions during the year :**

Name of the party	Nature	Year Ended 31 March 2019	Year Ended 31 March 2018
Arihant Foundations and Housing Limited	Project management fee (included under Inventories)	436535	566972
	Marketing expenses	698394	374765
	Reimbursement of expenses	571175	529568
	Advance given	7464722	7433000
	Advance received back	7049607.42	1958000
Mrs. Madhu Lunawath	Loan (repaid)	-2022500	0
	Interest on loan	109863	22500
Mr. Abhishek Lunawath	Loan (repaid)	-1618000	-900000
	Interest on loan	87205	18000

**(c) Balance as at the year-end:**

**Amounts payable**

**Short-term borrowings:**

Mrs. Madhu Lunawath	-	2000000
Mr. Abhishek Lunawath	-	1600000
	-	<b>3600000</b>

**Advance from suppliers**

Arihant Foundations & Housing Limited	22685	1404468
	<b>22685</b>	<b>1404468</b>

**Interest payable on short-term borrowings:**

Mrs. Madhu Lunawath	0	22500
Mr. Abhishek Lunawath	0	18000
	<b>0</b>	<b>40500</b>

**Amounts receivables**

**Inter corporate deposit given:**

Arihant Foundations & Housing Limited	<b>195238823</b>	<b>181084234</b>
---------------------------------------	------------------	------------------

<This space is intentionally left blank>





**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

	As at 31 March 2019	As at 31 March 2018
<b>28 Earnings per equity share</b>		
<b>For Total comprehensive income</b>		
Total comprehensive income attributable to equity shareholders (A)	64,054,717	38,133,586
Weighted average number of equity shares outstanding (for both basic and diluted EPS) (Numbers) (B)	1,650,000	1,650,000
Nominal value of equity shares	10	10
<b>Basic and diluted earnings per equity share (A/B)</b>	38.82	23.11
<b>29 Payment to Auditors (Excluding tax and out of pocket expenses)</b>		
Fees for statutory audit	550,000	500,000
Fees for tax audit	100,000	50,000
	<b>650,000</b>	<b>550,000</b>

**30 Unhedged foreign currency exposures**

The Company did not have any exposure on account of transactions in foreign currency.

**31 Contingent Liabilities and commitment**

	As at 31 March 2019	As at 31 March 2018
<b>a) Contingent liabilities</b>		
Relating to Income tax matters for- Assessment year 2008-09	42,665	42,665
Relating to Income tax matters for- Assessment year 2009-10	8,601	8,601
Relating to Income tax matters for- Assessment year 2011-12	1,452,340	1,452,340
	<b>1,503,606</b>	<b>1,503,606</b>

b) There were no contracts remaining to be executed on capital account and not provided for as at Balance Sheet date.

<This space is intentionally left blank>



**Escapade Real Estate Private Limited**  
**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2019**  
*(All amounts are in Indian ₹, unless otherwise stated)*

**32 Nature and extent of risks arising from financial instruments and respective financial risk management objectives and policies**

The Company's principal Financial liabilities comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Board of directors reviews and agrees policies for managing each of these risks, which are summarized below:

**a) Market Risk**

The Company is not exposed to market risk (Currency risk, Interest rate risk & other price risk) through its use of Financial Instruments.

**b) Credit Risk**

Credit risk is the risk that a counterparty fails to discharge an obligation to the Company. The Company is exposed to this risk for various financial instruments, for example trade receivables, deposits, etc. the Company's maximum exposure to credit risk is limited to the carrying amount of financial assets recognized at 31 March, as summarized below:

	As at 31 March 2019	As at 31 March 2018
<b>Classes of financial asset</b>		
Trade Receivables	1,025,059	3,480,078
Cash and cash equivalents	11,984,885	19,085,040
Other non-current financial assets	195,238,823	181,084,234
	<b>208,248,767</b>	<b>203,649,352</b>

In respect of trade receivables, the Company constantly evaluates the credit worthiness of the customers and thereby ensuring that there are no significant credit exposures. Based on historical information about customer default rates management consider the credit quality of trade receivables that are not past due or impaired to be good.

The credit risk for cash and cash equivalents and fixed deposits are considered negligible, since the counterparties are reputable public sector banks with high quality external credit ratings.

Other non-current financial assets represents receivables from related parties, and hence, are not exposed to credit risk.

**c) Liquidity risk**

Liquidity risk is that the Company might be unable to meet its obligations. The Company manages its liquidity needs by monitoring cash inflows and outflows due in day-to-day business. The data used for analyzing these cash flows is consistent with that used in the contractual maturity analysis below. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on a monthly, quarterly, and yearly basis depending on the business needs.

The Company considers expected cash flows from financial assets in assessing and managing liquidity risk, in particular its cash resources and trade receivables. The Company's existing cash resources and trade receivables significantly exceed the current cash outflow requirements. Cash flows from trade receivables are all contractually due within six months except for receivables from self developed properties which are governed by the relevant contract conditions.

As at 31 March 2019, the Company's non-derivative financial liabilities have contractual maturities as summarized below:

	Within 1 year	Greater than 1 year
<b>Year ended 31 March 2019</b>		
Short term borrowings	103,241	-
Long term borrowing	12,706,401	1,456,655
Trade payables	12,310,984	-
Other financial liabilities	545,631	-
	<b>25,666,257</b>	<b>1,456,655</b>
<b>Year ended 31 March 2018</b>		
Short term borrowings	4,174,052	-
Long term borrowing	-	113,967,724
Trade payables	12,981,858	-
Other financial liabilities	6,738,282	-
	<b>23,894,192</b>	<b>113,967,724</b>

**Notes 1 to 32 form an integral part of these financial statements**

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

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

**Kunj B. Agrawal**  
Partner  
Membership No.: 095829

Place: Chennai  
Date: 30 May 2019



For and on behalf of Board of Directors of  
**Escapade Real Estate Private Limited**

**Piyush Jagdish Bhatt**  
Director  
DIN: 01680762

Place: Chennai  
Date: 30 May 2019

**Om Prakash Madhav**  
Director  
DIN: 03616030

Place: Chennai  
Date: 30 May 2019