

Citystar Infraprojects Limited

Balance Sheet

as at March 31, 2019

(Currency in INR Thousands)

Particulars	Note	As At March 31, 2019	As At March 31, 2018
ASSETS			
Non-Current Assets			
Deferred Tax Assets (Net)	2	-	-
Total Non-Current Assets		<u>-</u>	<u>-</u>
Current Assets			
Inventories	3	3,519.65	3,519.65
Financial Assets			
Cash and Cash Equivalents	4	25.58	23.01
Other Current Financial Assets	5	10.00	-
Total Current Assets		<u>3,555.23</u>	<u>3,542.66</u>
TOTAL ASSETS		<u><u>3,555.23</u></u>	<u><u>3,542.66</u></u>
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	6	500.00	500.00
Other Equity	7	(723.77)	(586.34)
Total Equity		<u>(223.77)</u>	<u>(86.34)</u>
LIABILITIES			
Current Liabilities			
Financial Liabilities			
Trade Payables			
total Outstanding dues from of Micro enterprises and small enterprises (refer note "18")		-	-
total Outstanding dues of Creditors other than Micro enterprises and small enterprises		69.00	69.00
Other Current Financial Liabilities	8	3,705.00	3,555.00
Other Current Non Financial Liabilities	9	5.00	5.00
Total Current Liabilities		<u>3,779.00</u>	<u>3,629.00</u>
TOTAL EQUITY AND LIABILITIES		<u><u>3,555.23</u></u>	<u><u>3,542.66</u></u>

Significant Accounting Policies

The accompanying notes 1 to 22 form an integral part of these Financial Statements.

As per our report of even date.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of

Citystar Infraprojects Limited

CIN: U45400WB2008PLC122810

Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai

April 27, 2019

Amandeep Singh

Director

DIN : 07144214

Mumbai

April 27, 2019

Subha Chakrabarti

Director

DIN : 02203096

Citystar Infraprojects Limited

Statement of Profit and Loss

for the year ended March 31, 2019

(Currency in INR Thousands)

Particulars	Note	For the year ended March 31, 2019	For the year ended March 31, 2018
INCOME			
Revenue from Operations		-	-
Total Income		-	-
EXPENSES			
Change in Inventories of work in progress	10	-	-
Finance Costs	11	-	0.01
Other Expenses	12	137.43	119.56
Total Expenses		137.43	119.57
Loss Before Tax		(137.43)	(119.57)
Tax Expense			
Current Tax	2	-	-
Deferred Tax (Credit)	2	-	-
Total Tax Expense		-	-
Loss for the Year		(137.43)	(119.57)
Other Comprehensive Income			
Other Comprehensive Income for the Year (Net of Tax)		-	-
Total Comprehensive Income for the Year		(137.43)	(119.57)
Earnings Per Share (Amount in INR)			
Basic	13	(0.27)	(0.24)
Diluted	13	(0.27)	(0.24)
Accounting Policies	1		

The accompanying notes 1 to 22 form an integral part of these Financial Statements.

As per our report of even date.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of
Citystar Infraprojects Limited
CIN: U45400WB2008PLC122810

Mansi Pardiwalla
Partner
Membership No: 108511

Amandeep Singh **Subha Chakrabarti**
Director Director
DIN : 07144214 DIN : 02203096

Mumbai
April 27, 2019

Mumbai
April 27, 2019

Citystar Infraprojects Limited

Statement of Changes in Equity for the year ended March 31, 2019

(Currency in INR Thousands)

a) Equity Share Capital

Particulars	As At	As At
	March 31, 2019	March 31, 2018
Balance at the beginning of the year	500.00	500.00
Changes in equity share capital during the year		
Balance at the end of the year	<u>500.00</u>	<u>500.00</u>

b) Other Equity

Particulars	Retained Earnings	Total
	(Refer Note (a) below)	
Balance as at April 01, 2018	(586.34)	(586.34)
Total Comprehensive Income:		
i) Profit for the year	(137.43)	(137.43)
Balance as at March 31, 2019	<u>(723.77)</u>	<u>(723.77)</u>

Particulars	Retained Earnings	Total
	(Refer Note (a) below)	
Balance as at April 01, 2017	(466.77)	(466.77)
Total Comprehensive Income:		
i) Profit for the year	(119.57)	(119.57)
Balance as at March 31, 2018	<u>(586.34)</u>	<u>(586.34)</u>

(a) Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

The accompanying notes 1 to 22 form an integral part of these Financial Statements.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of
Citystar Infraprojects Limited
CIN: U45400WB2008PLC122810

Mansi Pardiwalla
Partner
Membership No: 108511

Mumbai
April 27, 2019

Amandeep Singh **Subha Chakrabarti**
Director Director
DIN : 07144214 DIN : 02203096

Mumbai
April 27, 2019

Citystar Infraprojects Limited

Statement of Cash Flows

for the year ended March 31, 2019

(Currency in INR Thousands)

Particulars	For the year ended March 31, 2019	For the year ended March 31, 2018
Cash Flow from Operating Activities		
Loss before tax	(137.43)	(119.57)
Adjustments for:		
Finance costs	-	0.01
Operating Profit before working capital changes	(137.43)	(119.56)
Changes in Working Capital:		
Increase in Financial Liabilities	150.00	135.00
(Increase) in Financial Assets	(10.00)	-
	140.00	135.00
Taxes Paid (net)	-	0.01
Net Cash Flows generated from operating activities	2.57	15.43
Cash Flow from investing activities	-	-
Cash Flow from financing activities	-	-
Net Increase in Cash and Cash Equivalents	2.57	15.43
Cash and Cash Equivalents - Opening Balance (Refer Note-4)	23.01	7.58
Cash and Cash Equivalents - Closing Balance (Refer Note-4)	25.58	23.01

Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

The accompanying notes 1 to 22 form an integral part of these Financial Statements.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of

Citystar Infraprojects Limited

CIN: U45400WB2008PLC122810

Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai

April 27, 2019

Amandeep Singh

Director

DIN : 07144214

Mumbai

April 27, 2019

Subha Chakrabarti

Director

DIN : 02203096

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements

for the year ended March 31, 2019

Note 1

I. Company Overview

Citystar Infraprojects Limited (“the Company”) having CIN: U45400WB2008PLC122810, is engaged primarily in the business of real estate construction, development and other related activities. The Company is a public limited Company incorporated on February 19, 2008 and domiciled in India having its registered office at Godrej Waterside, Tower – II, Unit no. 109, D.P. 5 Sector – V, Salt Lake, Kolkata – 700091, West Bengal.

II. Basis of preparation and measurement

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 (“the Act”) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and the relevant provisions and amendments, as applicable. The financial statements have been prepared on accrual basis under the historical cost convention except certain financial instruments, defined benefit plans and share based payments measured at fair value.

The financial statements of the Company for the year ended March 31, 2019 were approved by the Board of Directors and authorised for issue on April 27, 2019.

a) Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

b) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest crore, unless otherwise stated.

c) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

II. Basis of preparation and measurement (*Continued*)

c) Use of Estimates and Judgements (*Continued*)

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition*

Determination of revenues under the satisfaction of performance obligation at a point in time necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The company recognizes revenue when the company satisfies its performance obligation.

- *Useful life and residual value of property, plant and equipment and intangible assets*

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Act, or based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

The estimation of residual values of assets is based on management's judgment about the condition of such asset at the point of sale of asset.

Fair value measurement of financial instruments

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Changes in assumptions relating to these assumptions could affect the fair value of financial instruments.

- *Recognition of deferred tax asset*

The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

- *Provisions and contingencies*

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

II. Basis of preparation and measurement (*Continued*)

d) Standards issued but not yet effective

Ind AS 116, Leases: Ind AS 116 is applicable for financial reporting periods beginning on or after 1 April 2019 and replaces existing lease accounting guidance, namely Ind AS 17 Leases. Ind AS 116 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. The nature of expenses related to those leases will change as Ind AS 116 replaces the operating lease expense (i.e. rent) with depreciation charge for ROU assets and interest expense on lease liabilities. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard - i.e. lessors continue to classify leases as finance or operating leases. Management believes, based upon preliminary analysis that the impact of new lease standard is not material on its financial statements.

In addition to the above, the following amendments to existing standards have been issued, are not yet effective and are not expected to have a significant impact on the Group's financial statements:

Amendments to Ind AS 109, Financial Instruments: amendments relating to the classification of particular pre-payable financial assets.

Amendments to Ind AS 12, Income Taxes, clarify that all income tax consequences of dividends (including payments on financial instruments classified as equity) are recognized consistently with the transactions that generated the distributable profits - i.e. in profit or loss, other comprehensive income or equity. Further Appendix C, uncertainty over income tax treatments has been added to clarify how entities should reflect uncertainties over income tax treatments, in particular when assessing the outcome a tax authority might reach with full knowledge and information if it were to make an examination.

Amendments to Ind AS 23, Borrowing Costs, clarify that the general borrowings pool used to calculate eligible borrowing costs excludes only borrowings that specifically finance qualifying assets that are still under development or construction.

e) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements *(Continued)*

for the year ended March 31, 2019

III. Basis of preparation and measurement *(Continued)*

e) Measurement of fair values *(Continued)*

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies

a. Financial instruments

I. Financial assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

The Company recognises financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

a. Financial instruments (continued)

I. Financial assets (continued)

classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- (a) The rights to receive cash flows from the asset have expired, or
- (b) the Company has transferred substantially all the risks and rewards of the asset, or
- (c) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss at each reporting date, right from its initial recognition.

II. Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

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.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

a. Financial instruments (continued)

II. *Financial Liabilities (Continued)*

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

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

III *Share Capital*

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

b. Inventories

Inventories comprising of construction-work-in progress are valued at lower of cost or net realisable value.

Construction work-in-progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

c. Revenue Recognition

IND AS 115 has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018.

The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts) and accordingly recognized revenue in accordance with IND AS 115 as compared to earlier Percentage of Completion method as per the Guidance Note on Accounting for Real Estate Transaction (for entities to whom IND AS is applicable).

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative selling price. The price that is regularly charged for an item when sold separately is the best evidence of its selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

For sale of units the company recognizes revenue when its performance obligations are satisfied and customer obtains control of the asset.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liability is recognized when there is billing in excess of revenue and advance received from customers.

Interest income is accounted on an accrual basis at effective interest rate.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

d. Income-tax

Income-tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends either to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

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

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax (MAT)

MAT credit is recognised as a deferred tax asset only when and to the extent there is a convincing evidence that the Company will pay normal tax during specified period. MAT credit is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

f. Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the year which they are incurred.

g. 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 above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

h. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

III. Significant Accounting Policies (*Continued*)

i. Provisions and contingent liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

- (1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- (2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

j. Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

k. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Thousands)

2 Deferred Tax Assets

a) Movement in Deferred Tax Balances

The Company does not have any deferred tax assets or liabilities for the year ended March 31, 2019 and March 31, 2018.

b) Amounts recognised in the statement of profit and loss

Particulars	31 March 2019	31 March 2018
Current Tax	-	-
Current Tax	-	-
Deferred Tax Charge/ (Credit)	-	-
Deferred Tax	-	-
MAT Credit Entitlement	-	-
Tax Expense for the year	<u>-</u>	<u>-</u>

c) Reconciliation of Effective Tax Rate

Particulars	31 March 2019	31 March 2018
Loss Before Tax	(137.43)	(119.57)
Tax using the Company's domestic tax rate of 26%	(35.73)	(30.79)
Tax effect of:		
Unrecognised Deferred Tax Asset	(35.73)	(30.79)
Tax expense recognised	<u>-</u>	<u>-</u>

d) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profits will be available against which the Company can use the benefits therefrom.

Particulars	31 March 2019	31 March 2018
Carry forward business losses	(137.43)	(119.57)
	<u>(137.43)</u>	<u>(119.57)</u>

e) Tax losses carried forward

Particulars	March 31, 2019		March 31, 2018	
	Gross Loss	Expiry date	Gross Loss	Expiry date
Expire	137.43	2026-27	119.55	2025-26

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

as at March 31, 2019

(Currency in INR Thousands)

	March 31, 2019	March 31, 2018
3 Inventories (Valued at lower of Cost and Net Realisable Value)		
Construction Work in Progress (Refer Note 9)	3,519.65	3,519.65
	<u>3,519.65</u>	<u>3,519.65</u>
4 Cash and Cash Equivalents		
Balances With Banks		
In Current Accounts	23.35	20.78
Cash On Hand	2.23	2.23
	<u>25.58</u>	<u>23.01</u>
5 Other Current Financial Assets <i>(Unsecured, Considered Good)</i>		
<i>To parties other than related parties</i>		
Deposits - Others	10.00	-
	<u>10.00</u>	<u>-</u>

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Thousands)

March 31, 2019 March 31, 2018

6 Equity Share Capital

a) Authorised :

500,000 Equity Shares of INR 1/- each (Previous Year 500,000 Equity Shares of INR 1/- each) 500.00 500.00

500.00 500.00

b) Issued, Subscribed and Paid-Up:

500,000 Equity Shares of INR 1/- each (Previous Year 500,000 Equity Shares of INR 1/- each) fully paid up 500.00 500.00

500.00 500.00

c) Reconciliation of number of shares outstanding at the beginning and end of the year :

Equity Shares :	March 31, 2019		March 31, 2018	
	No. of Shares	INR (In Thousands)	No. of Shares	INR (In Thousands)
Outstanding at the beginning of the year	500,000	500.00	500,000	500.00
Issued during the year		-	-	-
Outstanding at the end of the year	500,000	500.00	500,000	500.00

d) Shareholding Information

Equity Shares are held by:	March 31, 2019		March 31, 2018	
	No. of Shares	INR (In Thousands)	No. of Shares	INR (In Thousands)
Godrej Properties Limited (Holding Company) and Nominee Shareholders	500,000	500.00	500,000	500.00

e) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 1/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the Annual General Meeting except in case of interim dividend. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

f) Shareholders holding more than 5% shares in the Company:

Particulars	March 31, 2019		March 31, 2018	
	No. of Shares	%	No. of Shares	%
Equity shares				
Godrej Properties Limited and Nominee Shareholders	500,000	100.00%	500,000	100.00%

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

as at March 31, 2019

(Currency in INR Thousands)

7 Other Equity

Particulars	March 31, 2019	March 31, 2018
i) Retained Earnings (Refer Note (a) below)	(723.77)	(586.34)
	<u>(723.77)</u>	<u>(586.34)</u>

(a) Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

8 Other Current Financial Liabilities

Advances	3,705.00	3,555.00
	<u>3,705.00</u>	<u>3,555.00</u>

9 Other Current Non Financial Liabilities

Statutory Dues	5.00	5.00
	<u>5.00</u>	<u>5.00</u>

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

	March 31, 2019	March 31, 2018
10 Change in Inventories of work in progress		
Inventories at the beginning of the year		
Construction Work-in-Progress	<u>3,519.65</u>	<u>3,519.65</u>
	3,519.65	3,519.65
Inventories at the end of the year		
Construction Work-in-Progress	<u>3,519.65</u>	<u>3,519.65</u>
	3,519.65	3,519.65
	<u><u>-</u></u>	<u><u>-</u></u>

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

	March 31, 2019	March 31, 2018
11 Finance Costs		
Interest on Income Tax	-	0.01
Finance Costs	<u>-</u>	<u>0.01</u>
12 Other Expenses		
Consultancy Charges	50.33	12.90
Payment to Auditors (refer note 17)	50.00	50.00
Rates and Taxes	35.75	15.10
Other Expenses	1.35	41.56
	<u>137.43</u>	<u>119.56</u>

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

13 Earnings Per Share

a) Basic and diluted Earnings Per Share

The calculation of basic and diluted earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	March 31, 2019	March 31, 2018
(i) (Loss) attributable to ordinary shareholders (basic and diluted)		
(Loss) for the year, attributable to ordinary shareholders of the Company	(137.43)	(119.57)
	<u>(137.43)</u>	<u>(119.57)</u>
(ii) Weighted average number of ordinary shares (basic and diluted)		
Weighted Average number of Equity Shares at the beginning and at the end of the year	500,000	500,000
	<u>500,000</u>	<u>500,000</u>
Basic and diluted Earnings Per Share (INR)	(0.27)	(0.24)
Face Value per share (INR)	1.00	1.00

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

14 Financial instruments – Fair values and risk management

a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2019	Carrying amount			Level 1	Fair value		
	Fair value through profit or loss	Amortised Cost	Total		Level 2	Level 3	Total
Financial Assets							
Current							
Cash and cash equivalents	-	25.58	25.58	-	-	-	-
Other Current Financial Assets	-	10.00	10.00	-	-	-	-
	-	35.58	35.58	-	-	-	-
Financial Liabilities							
Current							
Trade Payables	-	69.00	69.00	-	-	-	-
Other Current Financial Liabilities	-	3,705.00	3,705.00	-	-	-	-
	-	3,774.00	3,774.00	-	-	-	-

March 31, 2018	Carrying amount			Level 1	Fair value		
	Fair value through profit or loss	Amortised Cost	Total		Level 2	Level 3	Total
Financial Assets							
Current							
Cash and cash equivalents	-	23.01	23.01	-	-	-	-
	-	23.01	23.01	-	-	-	-
Financial Liabilities							
Current							
Trade Payables	-	69.00	69.00	-	-	-	-
Other Current Financial Liabilities	-	3,555.00	3,555.00	-	-	-	-
	-	3,624.00	3,624.00	-	-	-	-

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (*Continued*)

for the year ended March 31, 2019

(Currency in INR Thousands)

14 Financial instruments – Fair values and risk management (*Continued*)

b) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company follows the Holding Company's / Group's risk management policies to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The management monitors compliance with the company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The management is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the management

c) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

14 Financial instruments – Fair values and risk management (Continued)

c) Financial risk management (Continued)

(i) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

The Company does not have any receivables as at March 31, 2019

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

14 Financial instruments – Fair values and risk management (Continued)

c) Financial risk management (Continued)

(ii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company does not have any derivative financial liabilities.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2019	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Trade Payables	69.00	69.00	69.00	-	-	-
Other Current Financial Liabilities	3,705.00	3,705.00	3,705.00	-	-	-

March 31, 2018	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	-	-	-	-	-	-
Trade Payables	69.00	69.00	69.00	-	-	-
Other Current Financial Liabilities	3,555.00	3,555.00	3,555.00	-	-	-

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

14 Financial instruments – Fair values and risk management (Continued)

c) Financial risk management (Continued)

(iii) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

15 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings less cash and bank balances and other current investments.

As at 31st March 2019, the Company has only one class of equity shares and has no debt consequent to such capital structure, there are no externally imposed capital requirements

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

16 Contingent Liabilities and Commitments

a) Contingent Liabilities

Matters	March 31, 2019	March 31, 2018
I) Claims against Company not Acknowledged as debts:	NIL	NIL

b) Commitments

(i) Particulars	March 31, 2019	March 31, 2018
Capital Commitment (includes for CWIP under Construction)	NIL	NIL

- (ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.

17 Payment to Auditors (net of taxes)

Particulars	March 31, 2019	March 31, 2018
Audit Fees	50.00	50.00
Total	50.00	50.00

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

- 18** Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. Principal amount remaining unpaid to supplier at the end of the year is Rs Nil (Previous year : Rs Nil). There are no amounts outstanding more than 45 days from the date of acceptance or the date of deemed acceptance as on March 31, 2019 and March 31, 2018 under the Micro, Small and Medium Enterprises Development Act, 2006.

19 Segment Reporting

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segments namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM").The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

There are no customers for the year ended March 31, 2019 and March 31, 2018.

Citystar Infraprojects Limited

Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2019

(Currency in INR Thousands)

20 Related Party Disclosures

1) Relationships:

Shareholders

i) Godrej Properties Limited - Holding Company

Godrej Properties Limited is the subsidiary of Godrej Industries Limited. Godrej Industries Limited was a subsidiary of Vora Soaps Limited, the Ultimate Holding Company (w.e.f March 30, 2017 upto December 14, 2018).

2. The following transactions were carried out with the related parties in the ordinary course of business.

Nature of Transaction	Godrej Properties Limited
Advances (Taken)	
Current year	(150.00)
Previous Year	(135.00)
Balance Outstanding as on March 31, 2019	
Advances (Taken)	
Current year	(3,705.00)
Previous Year	(3,555.00)

- 21 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.
- 22 There is no impact on the measurement of revenue and retained earnings as at April 01, 2018 on account of implementation of Ind AS 115 "Revenue from contracts with customers". Accordingly, the comparative information is not restated.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

For and on behalf of the Board of Directors of

Citystar Infraprojects Limited

CIN: U45400WB2008PLC122810

Mansi Pardiwalla

Partner

Membership No: 108511

Mumbai

April 27, 2019

Amandeep Singh

Director

DIN : 07144214

Mumbai

April 27, 2019

Subha Chakrabarti

Director

DIN : 02203096