

Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

for the year ended 31 March 2020

3 Significant accounting policies (Continued)

(b) Revenue recognition

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 contracts with customers, 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 standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone 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.

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.

The Company receives maintenance amount from the customers to be utilised towards the maintenance of the respective projects. Revenue is recognised to the extent of maintenance expenses incurred by the Company towards maintenance of respective projects. Balance amount of maintenance expenses to be incurred is reflected as liability under the head other current liabilities.

Project consultancy income is recognised in the accounting period in which services are rendered in accordance with the terms of the agreement.

Dividend income is recognised when the right to receive payment is established.

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

(c) Property, plant and equipment and depreciation and amortisation

Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, and borrowing costs on qualifying assets.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the statement of profit and loss.

Property, plant and equipment are derecognised from financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss in the year of occurrence.

Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

Subsequent expenditure

The cost of replacing a part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in the statement of profit and loss as incurred.

Depreciation

Depreciation is provided using the straight line method in the manner and at the rates prescribed by Part 'C' of Schedule II of the Companies Act 2013 (other than for experience centre). Depreciation on addition / deletion of tangible fixed assets made during the year is provided on pro-rata basis from / up to the date of each addition / deletion. Individual assets costing less than Rs. 5,000 are depreciated fully in the period of purchase.

The experience centre has been depreciated on straight line basis over the estimated useful life of 5 to 8 years and Aluminium Formwork with useful life of 6 years.

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

(d) Inventories

Direct expenses like cost of premium for leasehold land, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of project work-in-progress. Construction materials comprises building material, components, stores and spares.



Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

for the year ended 31 March 2020

3 Significant accounting policies (Continued)

(d) Inventories (Continued)

Inventories which comprise of project work- in-progress is carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(e) 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 till 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 period in which they are incurred.

(f) Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit and loss and such losses recognised in respect of CGUs are allocated to reduce the carrying amounts of assets in the unit on a pro rata basis.

(g) Income-tax

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

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 also includes any tax arising from dividends. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

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

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

A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section. The Company has decided to continue with the existing tax structure for the year ended March 31, 2020.

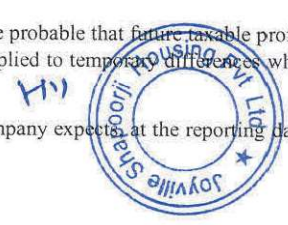
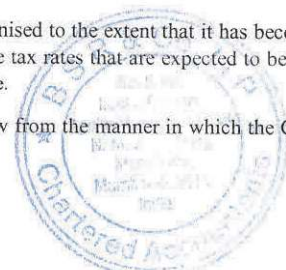
Deferred tax

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.



Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

for the year ended 31 March 2020

3 Significant accounting policies (Continued)

(g) Income-tax (Continued)

Deferred tax (Continued)

Deferred tax assets and liabilities are offset only if:

- a) the entity 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)

Minimum Alternate Tax ('MAT') under the provisions of Income-tax Act, 1961 is recognised as current tax in the statement of profit and loss. MAT paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is a convincing evidence that the Company will pay normal tax.

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.

(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. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and dilution effect is not separately presented.

(i) Cash and cash equivalents

Cash and cash equivalent comprise of cash on hand and at banks including 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.

(j) 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 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.

(k) 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.

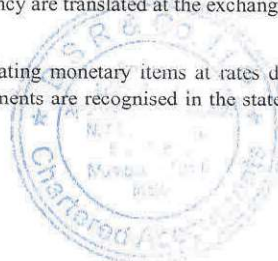
(l) Foreign currency transactions

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

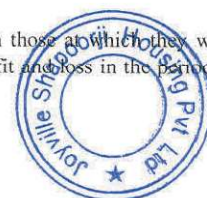
Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in the statement of profit and loss in the period in which they arise.



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Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

for the year ended 31 March 2020

3 Significant accounting policies (Continued)

(m) Leases

Policy applicable before April 01, 2019

Finance Lease - Agreements are classified as finance leases, if substantially all the risks and rewards incidental to ownership of the leased asset is transferred to the lessee.

Operating Lease - Agreements which are not classified as finance leases are considered as operating lease.

Operating lease payments/income are recognised as an expense/income in the statement of profit and loss on a straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease.

Policy applicable after April 01, 2019

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used.

As a Lessee

Right of use Asset

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. At the commencement date, a lessee shall measure the right-of-use asset at cost which comprises initial measurement of the lease liability, any lease payments made at or before the commencement date, less any lease incentives received,

any initial direct costs incurred by the lessee; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Lease Liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease

The Company has adopted Ind AS 116 - Leases with effect from 1 April 2019 and there is no impact on account of adoption of the new standard.

(n) Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from 01 April 2020.

(o) Segment reporting

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



Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)
as at 31 March 2020

(Currency in INR Lakhs)

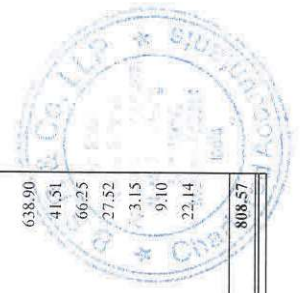
4 Property, plant and equipment and other intangible assets

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION / AMORTISATION			NET BLOCK	
	As at 1 April 2019	As at 31 March 2020	Deletion	As at 1 April 2019	Charge for the year	On deletion	As at 31 March 2020	As at 31 March 2019
Tangible assets								
Experience centre	782.00	1,755.00	-	235.44	276.90	-	512.34	1,242.66
Leasehold improvements	58.77	58.77	-	34.31	15.73	-	50.04	8.73
Furniture and fixtures	90.24	168.46	-	19.75	14.04	-	33.79	134.67
Office equipments	53.81	71.26	-	19.58	12.01	-	31.59	39.67
Computers	9.75	19.86	-	8.27	1.16	-	9.43	10.43
Motor vehicles	12.66	12.66	-	5.14	1.58	-	6.72	5.94
Plant and machinery	38.32	2,845.99	-	5.47	188.76	-	194.23	2,651.76
	1,045.55	4,932.00	-	327.96	510.18	-	838.14	4,093.86
Other intangible assets								
Software	-	13.51	-	-	1.10	-	1.10	12.41
Total	1,045.55	4,945.51	-	327.96	511.28	-	839.24	4,106.27
Less: Depreciation transferred to project	-	-	-	-	185.57	-	-	-
Total	1,045.55	4,945.51	-	327.96	325.71	-	839.24	4,106.27

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION / AMORTISATION			NET BLOCK	
	As at 1 April 2018	As at 31 March 2019	Deductions	As at 1 April 2018	Charge for the year	On deductions	As at 31 March 2019	As at 31 March 2018
Tangible assets								
Experience centre	751.99	782.00	-	113.09	122.35	-	235.44	638.90
Leasehold improvements	58.77	58.77	-	17.26	17.05	-	34.31	41.51
Furniture and fixtures	76.73	90.24	-	10.48	9.27	-	19.75	70.49
Office equipments	39.05	53.81	-	11.53	8.05	-	19.58	66.25
Computers	8.76	9.75	-	5.61	2.66	-	8.27	27.52
Motor vehicles	12.66	12.66	-	3.56	1.58	-	5.14	3.15
Plant and machinery	25.01	38.32	-	2.87	2.60	-	5.47	9.10
	972.97	1,045.55	-	164.40	163.56	-	327.96	808.57

Notes:

(i) Property plant and equipment with a carrying amount of Rs 252.56 lakhs (31 March 2019: Rs 345.38 lakhs) have been pledged as security for bank loan under mortgage (refer notes 12 and 13)



Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

	As at 31 March 2020	As at 31 March 2019
5 Income-tax assets		
Advance tax including tax deducted at source (net of provision for tax 31 March 2020: Rs Nil; 31 March 2019: Rs Nil)	298.22	118.98
	<u>298.22</u>	<u>118.98</u>
6 Inventories (valued at the lower of cost and net realisable value)		
Project work-in-progress (Refer notes below)	1,90,842.77	1,28,564.36
	<u>1,90,842.77</u>	<u>1,28,564.36</u>
(a) Inventories with a carrying amount of Rs 171,219.66 lakhs (31 March 2019 : Rs. 128,564.36 lakhs) have been pledged as security against certain bank borrowings of the Company (refer notes 11 and 12).		
(b) The write-down of inventories to net realisable value during the year amounted to Rs. 2,375.28 lakhs (Previous Year: Rs. 6,300.00 lakhs).		
7a Cash and cash equivalents		
Balances with banks		
- in current account	3,041.38	1,449.64
- in fixed deposit with original maturity of less than 3 months	4,720.00	300.00
Cheques, drafts on hand	-	15.38
Cash on hand	0.41	0.68
	<u>7,761.79</u>	<u>1,765.70</u>

Notes:

- (i) 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.



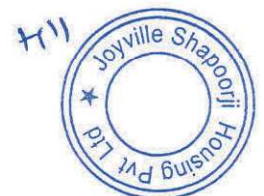
Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

	As at 31 March 2020	As at 31 March 2019
7b Bank balances other than Cash and cash equivalents		
Term deposit with maturity of more than 3 months but less than 12 months (refer note (a) below)	931.85	492.74
	<u>931.85</u>	<u>492.74</u>
(a) Includes		
(i) The Company has a lien on its fixed deposits of Rs. 7.18 lakhs (31 March 2019: Rs. 6.68 lakhs) in favour of Senior Joint Commissioner, Commercial Taxes, Central Section, Government of West Bengal, Kolkata- 700015.		
(ii) The Company has lien on its fixed deposits of Rs. 521.31 lakhs (31 March 2019: Rs. 377.70 lakhs) in favour of a bank for overdraft facilities.		
(iii) The Company has a lien on its fixed deposits of Rs. 88.36 lakhs (31 March 2019: Rs. 88.36 lakhs) in favour of chief executive officer, Pune Metropolitan Regional Development Authority, Aundh, Pune - 411067.		
(iv) The Company has a lien on its fixed deposits of Rs. 20.00 lakhs (31 March 2019: Rs. 20.00 lakhs) in favour of Regional Officer (Pune), Maharashtra Pollution Control Board, Wakdewadi, Shivaji Nagar, Pune - 411005.		
(iv) The Company has a lien on its fixed deposits of Rs. 295.00 lakhs (31 March 2019: Rs. Nil lakhs) in favour of State Bank of India, Industrial Finance Branch Pune.		
8 Other current financial assets (Unsecured, considered good)		
To other than related parties		
- Interest receivable on fixed deposits	6.91	0.51
- Security Deposits	124.00	118.43
	<u>130.91</u>	<u>118.94</u>
9 Other current assets		
Secured, Considered Good		
To related parties		
-Mobilisation advances	3,247.90	2,786.59
Unsecured, considered good		
To other than related parties		
-Prepaid expenses	5,275.70	2,099.33
-Advance to suppliers	800.09	506.82
-Balance receivable from government authorities (GST)	2,677.25	2,474.31
-Others (includes business development expenses)	19.65	187.64
	<u>12,020.59</u>	<u>8,054.69</u>



Joyville Shapoorji Housing Private Limited

Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

10a Equity Share capital

	As at 31 March 2020	As at 31 March 2019
Authorised capital		
600,000 (31 March 2019: 600,000) equity shares of Rs 10 each	<u>60.00</u>	<u>60.00</u>
Issued, subscribed and fully paid-up		
103,092 (31 March 2019: 103,092) equity shares of Rs 10 each	<u>10.31</u>	<u>10.31</u>
	<u>10.31</u>	<u>10.31</u>

i. Reconciliation of the number of shares outstanding at the beginning and at the end of the year

Equity shares	As at 31 March 2020		As at 31 March 2019	
	No of shares	INR (in lakhs)	No of shares	INR (in lakhs)
At the beginning of the year	1,03,092	10.31	1,03,092	10.31
Issued during the year	-	-	-	-
Outstanding at the end of the year	<u>1,03,092</u>	<u>10.31</u>	<u>1,03,092</u>	<u>10.31</u>

ii. Rights, preferences and restrictions attached to equity shares:

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to its share of the paid-up equity capital of the company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable have not been paid.

Failure to pay any amount called up on shares may lead to forfeiture of the shares.

On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

iii. Details of shareholders holding more than 5% in the Company as at 31 March 2020 is as set out below:

Equity shares of INR 10 each, fully paid-up	As at 31 March 2020		As at 31 March 2019	
	No of Shares	% Holding	No of Shares	% Holding
Shapoorji Pallonji and Company Private Limited	50,000	48.5004	50,000	48.5004
International Finance Corporation (IFC)	13,273	12.8749	13,273	12.8749
Asian Development Bank (ADB)	13,273	12.8749	13,273	12.8749
Actis Place Holdings No.2 (Singapore) Private Limited [formerly known as Standard Chartered Real Estate Investment (Singapore) III Private Limited]	26,546	25.7498	26,546	25.7498

iv. Shares reserved for Compulsorily Convertible Debentures:

The debentures allotted will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 102 months from first closing date i.e. 17 May 2024 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.



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Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

10b Other equity

	Component of compulsory convertible debentures classified as equity (refer note 1)	Retained earnings (refer note 2)	Total
Balance as at 1 April 2018	468.18	(2,219.30)	(1,751.12)
Less: Change on adoption of IND AS 115 (refer note 32)	-	(6,300.00)	(6,300.00)
Component of convertible debentures classified as equity (refer note 1 below)	874.09	-	874.09
(Loss) for the year	-	(3,489.88)	(3,489.88)
Balance as at 31 March 2019	1,342.27	(12,009.18)	(10,666.91)
Balance as at 1 April 2019	1,342.27	(12,009.18)	(10,666.91)
Component of convertible debentures classified as equity (refer note 1 below)	702.63	-	702.63
(Loss) for the year	-	(5,254.73)	(5,254.73)
Balance at 31 March 2020	2,044.90	(17,263.91)	(15,219.01)

The description of the nature and purpose of each reserve within equity is as follows:

Note 1

This is the equity component of the issued Compulsorily Convertible Debentures. The liability component is reflected in Non-current financial liabilities - Borrowings (Note 11).

Note 2

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

11 Non-current liabilities : Borrowings

	As at 31 March 2020	As at 31 March 2019
Term Loans		
Secured		
From banks		
- RBL Bank Ltd. (refer note 11.1)	5,991.87	4,998.81
- IndusInd Bank Ltd. (refer note 11.2)	1,983.11	495.56
From others		
- HDFC Ltd. (refer note 11.3)	22,539.41	27,567.86
Unsecured		
Debentures - from related parties		
Liability component of compound financial instruments i.e. of convertible debentures		
- 1,564,929 (31 March 2019: 1,270,926) 17%, compulsorily convertible debentures (Series "A") of Rs 100 each (refer note 11.4 - i and ii)	1,137.88	1,206.64
- 1,661,724 (31 March 2019: 1,349,536) 17%, compulsorily convertible debentures (Series "B") of Rs 100 each (refer note 11.4 - i and ii)	1,208.26	1,692.35
Liability component of financial instruments i.e. of non-convertible debentures		
- 26,068,111 (31 March 2019: 21,508,111) 10%, redeemable, non-convertible debentures (Series "A" Rs 100 each (refer note 11.4 - i, iii, iv and v)	30,784.64	23,953.01
- 60,825,449 (31 March 2019: 50,185,449) 10%, redeemable, non-convertible debentures (Series "B") Rs 100 each (refer note 11.4 - i, iii, iv and v)	71,982.86	55,848.49
	1,35,628.03	1,15,762.72




Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

11 Non-current liabilities: Borrowings (Continued)

Note:

11.1 (a) Secured by mortgage on land approx. 30,800 sq. mtrs., bearing survey nos. 297, 298(part) and 390B (part) situate at Village Bollinj, Taluka Vasai in the sub-district of Palghar. Exclusive charge on the project receivables, movable fixed assets and current assets and on all relevant documents, rights, title, benefits, claims and demands of the Company.

(b) The term loan is due for repayment in quarterly instalments starting from 27th month (i.e. May 2020) and ending on 60th month (i.e. February, 2023). The rate of interest is linked to RBL-MCLR-1Y plus 0.85%. The rate of interest for the year ended 31 March 2020 is 11.85% p.a. to 12.55% p.a. (31 March 2019: 10.70% p.a to 12.55% p.a.)

11.2 (a) Exclusive first charge by way of registered/equitable mortgage on the project land, title, interest, claims, benefits, demands under the project documents, including development rights, licenses, both present & future, as applicable concerning project located at Sector 102, Gurugram, Haryana.

(b) Exclusive first charge by way of hypothecation of entire project receivables, sold & unsold (both present & future), including escrow of the same concerning project located at Sector 102, Gurugram, Haryana.

(c) Door to door tenor of 72 months including a moratorium of 36 months (i.e. February, 2022) from the date of 1st disbursement in TL/OD. Loan will be repayable in 12 quarterly structured instalments from the end of 39 months from the first disbursement. The rate of interest is linked 12 month MCLR of the Bank). The rate of interest for the year ended 31 March, 2020 is 9.85% p.a. to 10.25% p.a. (31 March, 2019 is 10.25% p.a.)

Gross sale proceeds in the Escrow account from sold/unsold flats/ units in the project will be adjusted as below:

Gross sale collections proceeds upto Rs. 250 Cr.: NIL gross sale proceeds will be applied towards prepayment/repayment of the Term Loan Facility & 100% of sale proceeds will be released & utilized for project expenses only.

Gross sale collections proceeds from Rs. 250 Cr. to Rs. 500 Cr.: 10% of gross sale proceeds will be applied towards prepayment/repayment of the Term Loan Facility & balance 90% of sale proceeds will be released & utilized for project expenses only.

Gross sale collections proceeds from Rs. 500 Cr. to Rs. 750 Cr.: 15% of gross sale proceeds will be applied towards prepayment/repayment of the Term Loan Facility & balance 85% of sale proceeds will be released & utilized for project expenses only.

Gross sale collections proceeds beyond Rs. 750 Cr.: 25% of gross sale proceeds will be applied towards prepayment/repayment of the Term Loan Facility & balance 75% of sale proceeds will be released & utilized for project expenses only. The said release towards project expenses shall be only till completion of the project.

Post completion of the project, all the Sale collections proceeds to be utilized towards prepayment/repayment of the Term Loan facility till the completion run-down for the facility.

All the sale proceeds after meeting construction & other project cost of the project to be utilized towards adjustment of O/s term loan facility.

11.3 Term loan from the Housing Development Finance Corporation Limited (HDFC) Ltd. carries an interest at 11.10% p.a. (31 March 2019: 9.60% p.a. to 11.10% p.a.) and the same is repayable at the end of 60 month i.e. INR 9,950.23 lakhs on 25 August, 2021, INR 2,508.42 lakhs on 20 November, 2022 and balance INR 9,951.88 lakhs on 28 May 2023. Term loan is secured by

Howrah - i. Secured by a first exclusive mortgage and charge by way of security over all the rights, title, interest, benefits, claims, entitlements and demands in respect of the pieces and parcels of leasehold land, ground or hereditaments admeasuring 30.385 Acres or thereabouts situate, lying and being at Mauzas Pakuria, Khalia and Baltikuri in Dist. Howrah, West Bengal, 711403, together with construction thereon, both, present and future and all the right, title, interest, benefits, claims and entitlement whatsoever of the Company; ii) Exclusive charge / security interest over the receivables / book debts / cash flows / revenues / rentals (including booking amounts), Escrow Account / Designated Account (or other accounts), insurance proceeds, Obligor Contracts etc. and,

Hinjewadi - i. All that pieces and parcels of lands admeasuring to 77,348 square meters or thereabouts bearing survey nos. 98/1 (p), 98/2, 99/1, 99/2(p), 99/3(p), 99/4(p), 101/2(p) & 101/3, at village Mann, Tal. Mulshi Dist Pune 411057 with construction thereon present and future; ii. charge over all the right, title and interest of the Company in the Escrow account, Designated account, other accounts, Insurance and Obliger contracts etc.



Notes forming part of financial statements (Continued)

as at 31 March 2020

(Currency in INR Lakhs)

11 Non-current liabilities: Borrowings (Continued)

11.4 Note (continued):

i The details of unsecured securities issued on a private placement basis as at 31 March 2020 and 31 March 2019:

Name of security	Number of securities	Date of issue/ conversion	Terms of repayment/ conversion
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	5,00,000	14-Oct-15	The debentures will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 102 months from first closing date i.e. 17 May 2024 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	82,500	14-Dec-15	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	1,26,695	02-Feb-16	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	2,26,500	10-Apr-18	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	3,35,231	30-Jul-18	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	1,68,002	19-Aug-19	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	90,000	18-Mar-20	
17%, compulsorily convertible debentures (Series "A") of Rs. 100 each	36,001	25-Mar-20	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	5,30,928	20-Nov-15	The debentures will be converted into equity shares of face value Rs 10 each, fully paid-up, on completion of 102 months from first closing date i.e. 17 May 2024 (unless extended by mutually written agreement between holders of Series A CCDs and the Series B CCDs) or earlier date, subject to certain conditions.
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	87,600	14-Dec-15	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	1,34,532	02-Feb-16	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	2,40,508	10-Apr-18	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	3,55,968	30-Jul-18	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	1,78,392	19-Aug-19	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	95,568	18-Mar-20	
17%, compulsorily convertible debentures (Series "B") of Rs. 100 each	38,228	25-Mar-20	

