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CHARTERED ACCOUNTANTS
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Independent Auditor's Report

To the Members of Greystone Premises Private Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Standalone Ind AS financial statements of Greystone Premises Private Limited('the Company'), which comprise the balance sheet as at 31 March 2017, 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 (herein after referred to as " Ind AS financial statements").

Management's Responsibility for the Financial Statements and for Internal financial controls over financials reporting

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with relevant rules issued thereunder.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit and to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting.

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 the Ind AS financial statements are free from material misstatement and whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements and adequacy of the internal financial controls system over financial reporting and their operating effectiveness . Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exits, 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 judgment, including the assessment of the risk of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

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

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at 31 March, 2017, and its financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Other Matter :

The financial information of the company for the year ended March 31, 2016 and the transition date opening balance sheet as at April 1, 2015 included in these Ind AS financial statements, are based on the previously issued statutory financial statements for the years ended March 31, 2016 prepared in accordance with the Companies (Accounting Standards) Rules , 2006 (as amended) audited by us and an unmodified opinion dated May 9 , 2016 and March 31, 2015 which was audited by other auditor who expressed an unmodified opinion dated May 10 , 2015 respectively. The adjustments to those financial statements for the differences in accounting principles adopted by the Company on transition to the Ind AS have been audited by us.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 143(3) of the Act, we report that:
    a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

    b) in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
    c) the balance sheet, the statement of profit and loss, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;

    d) in our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;

    e) on the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;

    f) In our opinion considering nature of business, size of operation and organizational structure of the entity, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31stMarch 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the

Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

g) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. the Company has no pending litigations which will have impact on its financial position in its Ind AS financial statements.
   ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
   iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company
   iv. the Company has provided requisite disclosures in its Ind AS financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8 November, 2016 to 30 December, 2016 and these are in accordance with the books of accounts maintained by the Company. Refer Note 29 to the Ind AS financial statements.

For Chandrashekhar Iyer & Co
Chartered Accountants
Firm Registration No. 114260W

(Chandrashekhar Iyer)
Proprietor
Membership No.47723
Mumbai ,

26/05/2017

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the Ind AS financial statements for the year ended 31 March 2017, we report that:

i. a. The Company has no fixed assets and accordingly, sub clause (a),(b) and (c) of clause (i) of paragraph 3 of the said order are not applicable.

ii. The Company has not made any purchases or holds any inventory during the year and paragraph 3(ii) of the Order is not applicable to the Company.

iii. According to the information and explanations given to us, the Company has not granted any loans secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Companies Act. Accordingly, sub-clauses (a), (b) and (c) of clause (iii) of paragraph 3 of the said order are not applicable.

iv. According to the information and explanations given to us, the company has neither made any loans and investments. Accordingly, clause (iv) of paragraph 3 of the said order are not applicable.

v. In our opinion and according to information and explanations given to us, the Company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provision of section 73 to 76 or any other relevant provision of the Act and the rules framed there under are applicable.

vi. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under section 148(1) of the Companies Act, 2013 for any of the activities of the Company.

vii. a. The Company is regular in depositing with appropriate authorities applicable undisputed statutory dues including provident fund, employees' state insurance, income- tax, sales-tax, wealth-tax, service tax, custom duty, excise duty, and any other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of service tax , customs duty, excise duty were outstanding, as at March 31, 2016 for a period of more than six months from the date they became payable.

b. According to the information and explanations given to us and the records of the company examined by us, there are no dues of sales tax , income tax, customs duty and excise duty which have not been paid deposited on account of any dispute.

viii. According to the information and explanations given to us, the company has not borrowed any funds from financial institutions or banks or debenture holders or Government and accordingly clause viii of paragraph 3 of the said order is not applicable.

ix. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

x. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

xi. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not paid / provided for managerial remuneration. Accordingly clause (xi) of paragraph 3 of the Order is not applicable

xii. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

Xvi The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For Chandrashekhar Iyer & Co
Chartered Accountants
Firm Registration No. 114260W

(Chandrashekhar Iyer)
Proprietor
Membership No.47723

Mumbai
Date : 26/05/2017

Greystone Premises Pvt Ltd
Balance Sheet as on ended March 31, 2017

		Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
A		**ASSETS**				
	1	**Non-current assets**				
		(a) Other non-current assets		-	-	-
		Total Non - Current Assets		-	-	-
	2	**Current assets**				
		(i) Cash and cash equivalents	3	15,717	18,332	8,175
		(ii) Loans	4	-	-	460,000
		Total Current Assets		15,717	18,332	468,175
		Total Assets (1+2)		15,717	18,332	468,175
B		**EQUITY AND LIABILITIES**				
	1	**Equity**				
		(a) Equity Share capital	5	100,000	100,000	100,000
		(b) Other Equity	5.1	(34,494,693)	(35,270,983)	(34,922,269)
		Equity attributable to owners of the Company (I)		(34,394,693)	(35,170,983)	(34,822,269)
		LIABILITIES				
	2	**Non-current liabilities**				
		(a) Financial Liabilities				
		(i) Other financial liabilities	6	34,062,837	34,934,656	34,928,856
		Total Non - Current Liabilities		34,062,837	34,934,656	34,928,856
	3	**Current liabilities**				
		(a) Financial Liabilities				
		(i) Trade payables	7	66,378	155,898	72,857
		(b) Provisions	8	178,625	-	-
		(c) Other current liabilities	9	102,570	98,761	288,731
		Total Current Liabilities		347,573	254,659	361,588
		Total Equity and Liabilities (1+2+3)		15,717	18,332	468,175
		See accompanying notes to the financial statements				

In terms of our report attached.

For Chandrashekhar Iyer & Co
Chartered Accountants
Firm Registration No. 114260W

Chandrashekhar Iyer
Proprietor

Membership No. 047723
Mumbai ; Dated 26 MAY 2017

For and on behalf of the Board of Directors

D.Santhanam
Director
DIN :00226569

Mr. Krishnamurthy M
Director
DIN :00037763

Place:
Date:

Place:
Date:

Greystone Premises Pvt Ltd
Statement of Profit and Loss for the period ended March 31, 2017

	Particulars	Note No.	As at March 31, 2017	As at March 31, 2016
	Continuining Operations			
I	Revenue from operations		-	
II	Other Income	10	987,608	-
III	**Total Revenue (I + II)**		987,608	-
IV	EXPENSES			
	(a) Finance costs	11	-	-
	(b) Other expenses	12	32,693	348,714
	Total Expenses (V)		32,693	348,714
	Profit/(loss) before exceptional items and tax (I - IV)		954,915	(348,714)
V	**Exceptional Items**		-	-
VI	**Profit/(loss) before tax (VII - VIII)**		954,915	(348,714)
VII	**Tax Expense**			
	(1) Current tax		(178,625)	-
	(2) Deferred tax		-	-
	(3) (Excess) / Short provision for tax of earlier years		-	-
	(4) MAT Credit			
	Total tax expense		(178,625)	-
VIII	**Profit/(loss) after tax from continuing operations (IX - X)**		776,290	(348,714)
IX	Discontinued Operations		-	-
	(1) Profit/(loss) from discontinued operations			
	(2) Tax Expense of discontinued operations			
X	**Profit/(loss) after tax from discontinued operations (XII + XIII)**		-	-
XI	**Profit/(loss) for the period (XI + XIV)**		776,290	(348,714)
XII	**Other comprehensive income**		-	-
	A (i) Items that will not be recycled to profit or loss		-	-
	(a) Changes in revaluation surplus			
	(b) Remeasurements of the defined benefit liabilities / (asset)			-
	(c) Equity instruments through other comprehensive income			
	(d) Fair value changes relating to own credit risk			
	(e) Others (specify nature)			
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	B (i) Items that may be reclassified to profit or loss		-	-
	(a) Exchange differences in translating the financial statements of foreign operations			
	(b) Debt instruments through other comprehensive income			
	(c) Effective portion of gains and loss on designated portion of hedging instruments in a cash flow hedge			
	(d) Share of other comprehensive income of equity accounted investees			
	(e) Others (specify nature)			
	(ii) Income tax on items that may be reclassified to profit or loss		-	-
XIII	**Total comprehensive income for the period (XV + XVIII)**		776,290	(348,714)
XIV	**Total comprehensive income for the period attributable to:**			
	Owners of the Company		-	-
	Non controlling interests		-	-
XV	**Earnings per equity share (for continuing operation):**			
	(1) Basic	13	77.63	(34.87)
	(2) Diluted	13	77.63	(34.87)
XVI	**Earnings per equity share (for discontinued operation):**			
	(1) Basic	13	-	-
	(2) Diluted	13	-	-
XVII	**Earnings per equity share (for continuing and discontinued operations):**			
	(1) Basic	13	77.63	(34.87)
	(2) Diluted	13	78	(34.87)

In terms of our report attached.

For Chandrashekhar Iyer & Co
Chartered Accountants

Chandrashekhar Iyer
Proprietor
Membership No. 047728
Mumbai ; Dated 26 MAY 2017

For and on behalf of the Board of Directors

Mr. D Santhanam
Director
DIN :00226569
Place:
Date:

Mr. Krishnamurthy M
Director
DIN :00037763
Place:
Date:

GREYSTONE PREMISES PRIVATE LIMITED
CIN : U70101PN2008PTC131237
Cash Flow Statement for the Year ended March 31, 2017

Currency Indian Rupees

	Particulars	March 31, 2017	March 31, 2016
	CASH FLOWS FROM OPERATING ACTIVITIES		
	Profit before taxation and prior Year adjustments	954,915	(348,714)
	Adjustments:		
	Add /(Less) :		
	Operating Profit before working capital changes	954,915	(348,714)
	Changes in working capital		
	Decrease / (Increase) in Loans and Advances	-	460,000
	Increase / (Decrease) in Current Liabilities and Provisions	(85,711)	(106,929)
A	NET CASH GENERATED BY OPERATING ACTIVITIES	869,204	4,357
	CASH FLOWS FROM FINANCING ACTIVITIES		
	Increase / (Decrease) in Other long term liabilities	(871,819)	5,800
C	NET CASH GENERATED (USED) IN FINANCING ACTIVITIES	(871,819)	5,800
D	**NET CASH INFLOW (OUTFLOW) (A+B+C)**	**(2,615)**	**10,157**
	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		
	Balances with banks in current accounts	18,332	8,175
	Cash on hand	-	
	sub-total	**18,332**	**8,175**
	CASH AND CASH EQUIVALENTS AT THE END OF THE Year		
	Balances with banks in current accounts	15,717	18,332
	Cash on hand		
	sub-total	**15,717**	**18,332**
	Net (decrease) / increase in cash and cash equivalents during the Year	**(2,615)**	**10,157**

As per our report of even date
For Chandrashekhar Iyer & Co.
Chartered Accountants
Firm Registration No. 114260W

Chandrashekhar Iyer
Propertior
Membership No. 047723
Pune; Dated 26 MAY 2017

For and on behalf of Board of Directors

D.Santhanam	**Mr. Krishnamurthy**
Director	Director
DIN :00226569	DIN :00037763
Place:	Place:
Date:	Date:

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

1. CORPORATE INFORMATION

Greystone Premises Pvt Ltd. (Company) was incorporated on 3rd January 2008 having CIN U70101PN2008PTC131237. The Company is engaged in the business of Development of real estate project .

2. SIGNIFICANT ACCOUNTING POLICIES:

2.01 Statement of Compliance

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2016. Previous period numbers in the financial statements have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standard, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2016 and April 1, 2015 and of the Other comprehensive income for the year ended March 31, 2016 and April 1, 2015.

2.02 Basis of preparation and presentation

These financial statements have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.03 Use of estimate

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognized in the periods in which the results are known/materialize.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of impairment of investments, useful lives of property, plant and equipment, valuation of deferred tax liabilities and provisions and contingent liabilities.

Impairment of investments

The Company reviews its carrying value of investments carried at cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

Useful lives of property, plant and equipment

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

Valuation of deferred tax assets

The Company reviews recognition of deferred tax at the end of each reporting period. The policy for the same has been explained under Note 2.09.

Provisions and contingent liabilities
Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money (if the impact of discounting is significant) and the risks specific to the obligation. The increase in the provision due to unwinding of discount over passage of time is recognized as finance cost. Provisions are reviewed at the each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed.

A provision for onerous contracts is recognized when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the expected net cost of continuing with the contract. Before a provision is established, the Company recognizes any impairment loss on the assets associated with that contract.

A disclosure for a contingent liability is made where there is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from the past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent liabilities are not recognised in the financial statements. A contingent asset is neither recognised nor disclosed in the financial statements.
Warranty cost are accured on completion of project, based on past experience. The provision is discharged over the warranty period from the date of project completion till the defect liability period of particular project.

2.04 Revenue Recognition / Cost Recognition

a) Construction contracts

Revenue from fixed price construction contracts is recognised on the Percentage Of Completion Method (POCM). The stage of completion is determined by survey of work performed / completion of physical proportion of the contract work determined by technical estimate of work done / actual cost incurred in relation to total estimated contract cost, as the case may be. The estimate of total contract cost has been made at the time of commencement of contract work and reviewed and revised, by the technical experts, from time to time during period in which the contract work is executed. Future expected loss, if any, is recognised immediately as expenditure. In respect of unapproved revenue recognised, an adequate provision is made for possible reductions, if any. Contract revenue earned in excess of billing has been reflected as unbilled revenue under the head "Other Current Assets" " and billing in excess of contract revenue has been reflected as Unearned Revenue under the head "Other Current Liabilities" in the Balance Sheet.

The Company provides for cost to be incurred during warranty period for servicing warranties on the completed projects. Such amount, net of the obligations on account of sub-contractors, is determined on the basis of technical evaluation and past experience of meeting such costs.

Escalation claims raised by the Company are recognised when negotiations have reached an advanced stage such that customers will accept the claim and amount that is probable will be accepted by the customer can be measured reliably.

b) Real estate development

(i) Completed Units

Revenue from sales of units is recognized as and when the underlying significant risk and rewards of ownership are transferred to the purchaser.

(ii) Units Under Development

Revenue from sales of such units is recognized as and when all the following conditions are satisfied:
(a) The underlying significant risk and rewards of ownership are transferred to the purchaser.
(b) All critical approvals necessary for commencement of the project are obtained.
(c) Reasonable level of development is reached when project cost incurred excluding land cost and borrowing cost exceeds 25% of the project cost.
(d) Atleast 25% of the estimated project area are secured by contracts or agreement with the buyers.
(e) Atleast 10% of the total revenue as per agreements of sale are realised at the reporting date in respect of each of the contracts and there are no outstanding defaults of the payment terms in such contracts.
(f) Certainty of recoverability of the balance consideration.

Project revenue and project costs associated with the real estate project are recognized as revenue and expenses by reference to the stage of completion of the project activity at the reporting date in accordance with "Guidance Note on Accounting for real estate transactions".

The percentage completion for the purpose of recognition of revenue is determined based on actual costs incurred thereon by the Company to total estimated cost with reference to the saleable area. Cost for this purpose includes cost of land/development rights, construction and development costs of such properties borrowing costs and overheads, as may be applicable.

The estimates of the saleable area and costs are reviewed periodically and effect of any changes in such estimates is recognized in the period in which such changes occur.

However, when the total project cost is estimated to exceed total revenues from the project, loss is recognized immediately.

c) Interest Income – Interest income is recognized on time proportion basis taking into account the amounts invested and the rate of interest.

d) Dividend Income – Dividend income is recognized as and when the right to receive the same is established.

e) Rental Income - Income from letting-out of property is accounted on accrual basis - as per the terms of agreement and when the right to receive the rent is established.

f) Income from services rendered is recognised as revenue when the right to receive the same is established.

g) Profit on sale of investment is recorded upon transfer of title by the Company. It is determined as the difference between the sale price and the then carrying amount of the investment.

2.05 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating Lease

Assets acquired on leases where a significant portion of the risk and rewards of ownership are retained by the lessor are classified as operating leases. Lease rentals are charged to statement of profit and loss on accrual basis.

Assets leased out under operating leases are capitalized. Rental income recognized on accrual basis over the lease term.

2.06 Foreign Currency

The functional currency of the Company is Indian rupee.

Initial Recognition

Income and expenses in foreign currencies are recorded at exchange rates prevailing on the date of the transaction.

Conversion

Foreign currency monetary assets and liabilities are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses arising on settlement and restatement are recognised in the statement of profit and loss.

2.07 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalization of borrowing cost.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

2.08 Employee benefits

a) **Short-term Employee Benefits -**

The undiscounted amount of short-term employee benefits expected to be paid in exchange of services rendered by the employees is recognised during the year when the employees render the service.

b) **Post Employment Benefits -**

(1) Defined Contribution Plan:

Payments to defined contribution retirement benefit schemes viz. Company's Provident Fund Scheme and Superannuation Fund are recognised as an expense when the employees have rendered the service entitling them to the contribution.

(2) Defined Benefit Plan:

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur.

Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

Gratuity: The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. The plan provides for a lump sum payment to vested employees at retirement, death while in employment or on termination of employment of an amount equivalent to 15/26 days salary payable for each completed year of service. Vesting occurs upon completion of five years of service. The Company accounts for the liability for gratuity benefits payable in future based on an independent actuarial valuation. The Company has taken a Group Gratuity cum Life Assurance Scheme with LIC of India for future payment of gratuity to the eligible employees.

c) **Other Long-term Employee Benefits -**

Compensated Absences: The Company provides for the encashment of compensated absences with pay subject to certain rules. The employees are entitled to accumulate compensated absences subject to certain limits, for future encashment. Accumulated leave, which is expected to be utilised within the next twelve months, is treated as short-term employee benefit and the accumulated leave expected to be carried forward beyond twelve month is treated as long-term employee benefit which are provided based on the number of days of un utilised compensated absence on the basis of an independent actuarial valuation.

Share-based Payments

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

The cost is recognized, together with a corresponding increase in share-based payment reserves in equity, over the period in which the performance and / or service conditions are fulfilled in employee benefits expense. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognized in employee benefits exoense.

2.09 Taxation

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively. Income tax expense represents the sum of the tax currently payable and deferred tax.

Current Income tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit or loss and other comprehensive income/statement of profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction and where the relevant tax paying units intends to settle the asset and liability on a net basis.

Deferred Income taxes

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised. The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the relevant entity intends to settle its current tax assets and liabilities on a net basis.

Deferred tax assets include Minimum Alternate Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. Accordingly, MAT is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.

The Company recognises interest levied and penalties related to income tax assessments in income tax expenses.

2.10 Property, Plant and Equipment

Property plant & equipment are stated at cost of acquisition or construction where cost includes amount added/deducted on revaluation less accumulated depreciation / amortization and impairment loss, if any. All costs relating to the acquisition and installation of fixed assets are capitalised and include borrowing costs relating to funds attributable to construction or acquisition of qualifying assets, up to the date the asset / plant is ready for intended use. The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item of property, plant and equipment, if it is probable that the future economic benefits embodies within the part will flow to the Company and its cost can be measured reliably with the carrying amount of the replaced part getting derecognized. The cost for day-to-day servicing of property, plant and equipment are recognized in Statement of Profit and Loss as and when incurred.

Machinery spares which can be used only in connection with an item of fixed asset and use of which, as per technical assessment, is expected to be irregular, are capitalised and depreciated as part of fixed assets.

Depreciation on tangible property plant & equipment has been provided on written down value method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of plant and machinery, in whose case the life of the assets has been assessed as under based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc.

The estimated useful life and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

For transition to Ind AS, the Company has elected to continue with the carrying value of all the property, plant and equipment recognised as of April 1, 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

If significant events or market developments indicate an impairment in the value of the tangible asset, management reviews the recoverability of the carrying amount of the asset by testing for impairment. The carrying amount of the asset is compared with the recoverable amount, which is defined as the higher of the assets fair value less costs to sell and its value in use. To determine the recoverable amount on the basis of value in use, estimated future cash flows are discounted at a rate which reflects the risk specific to the asset. If the net carrying amount exceeds the recoverable amount, an impairment loss is recognised. When estimating future cash flows, current and expected future inflows, technological, economic and general developments are taken into account. If an impairment test is carried out on tangible assets at the level of a cash-generating unit, an impairment loss is recognised, taking into account the fair value of the assets. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the tangible asset is increased to a maximum figure of the carrying amount that would have been determined had no impairment loss been recognised.

2.11 Investment Properties

The Company has elected to continue with the carrying value for all of its investment property as recognized in its Indial GAAP financial statements as deemed cost at the transition date. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are states at cost less accumulated depreciation and accumulated impairment loss, if any.

2.12 Intangible Assets

Intangible assets acquired separately:

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on written down value method over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

2.13 Goodwill

Business combinations are accounted for using the acquisition method. The purchase price is allocated to the assets acquired and liabilities assumed based on their estimated fair market values. Any excess purchase price over the fair market value of the net assets acquired, including identified intangibles, is recorded as goodwill. Preliminary purchase price allocations are made at the date of acquisition and finalized when information needed to affirm underlying estimates is obtained, within a maximum allocation period of one year. Goodwill is subject to impairment testing at least annually. In addition, goodwill is tested more frequently if a change in circumstances or the occurrence of events indicates that potential impairment exists.

2.14 Impairment

Financial assets (other than at fair value)

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction.

For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

2.15 Inventories

a) Stock of Materials, etc.

Stock of materials, etc. has been valued at lower of cost or net realisable value. The cost is determined on Weighted Average method.

b) Development Work

(i) Development - Completed Units

Finished goods comprising of constructed units ready for sale are valued at lower of cost and net realisable value.

(ii) Development - Units under construction

The unit under construction to the extent not recognised as sales under the revenue recognition policy adopted by the Company is carried at lower of cost or net realisable value on the basis of technical estimate certified by the Managing Direcor / Technical Experts.

c) Stock of Trading Goods

Stock of trading goods has been stated at cost or net realisable whichever is lower. The cost is determined on Weighted Average Method.

2.16 Financial Instruments

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in profit or loss.

Investment in subsidiaries
Investment in subsidiaries are measured at cost as per Ind AS 27 - Separate Financial Statements.

Financial liabilities
Financial liabilities are measured at amortised cost using the effective interest method.

Equity instruments
An equity instrument is a contract that evidences residual interest in the assets of the company after deducting all of its liabilities. Equity instruments recognised by the Company are recognised at the proceeds received net off direct issue cost.

Reclassification of Financial Assets
The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the company's operations. Such changes are evident to external parties. A change in the business model occurs when a company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains and losses) or interest.

Offsetting of financial instruments
Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

2.17 Earnings Per Share (EPS)
The Company reports basic and diluted earnings per share in accordance with Ind AS 33 on Earnings per share. Basic earnings per share is computed by dividing the net profit or loss for the period by the weighted average number of equity shares outstanding during the period. Diluted earnings per share is computed by dividing the net profit or loss for the period by the weighted average number of equity shares outstanding during the period as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

2.18 Cash flow statement
The Cash Flow Statement is prepared by the indirect method set out in Ind AS 7 on Cash Flow Statements and presents cash flows by operating, investing and financing activities of the Company.

2.19 Current/Non-Current Classification
The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is classified as current when it satisfies any of the following criteria:
- It is expected to be realized or intended to be sold or consumed in normal operating cycle
- It is held primarily for the purpose of trading
- It is expected to be realized within 12 months after the date of reporting period, or
- Cash and cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting period.

Current assets include the current portion of non-current financial assets.
All other assets are classified as non-current.
A liability is current when it satisfies any of the following criteria:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within 12 months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period Current liabilities include the current portion of long term financial liabilities.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets and their realization in cash and cash equivalents. The Company has identified 12 months as its operating cycle.

2.20 Share Capital

Ordinary Shares

Ordinary shares are classified as equity. Incremental costs, if any, directly attributable to the issue of ordinary shares are recognized as a deduction from other equity, net of any tax effects.

2.21 Fair Value Measurement

Fair value is the price that would be received from the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell an asset or transfer the liability takes place either:

- in the principle market for the asset or liability
- in the absence of principle market, in the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

- Level 1 – Quoted (Unadjusted) Market prices in active markets for incidental assets or liabilities
- Level 2 –Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 – Valuation Techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers that have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Determination of Fair Value

1) Financial Assets - Debt Instruments at amortized cost

After initial measurement the financial assets are subsequently measured at amortized cost using the Effective Interest Rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or cost that are an integral part of the EIR.

2) Financial Assets - Debt Instruments at Fair Value through Other Comprehensive Income (FVTOCI)

Measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the Other Comprehensive Income (OCI). On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to P&L.

3) Debt Instruments, derivatives and equity instruments at Fair Value through Profit or Loss (FVTPL)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

4) Financial Liabilities

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

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

Subsequent Measurement

Fair value through Profit & Loss
Financial liabilities at fair value through profit & loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. All changes in fair value of such liabilities are recognized in statement of profit or loss.

Loans and Borrowings
After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.The EIR amortization is included as finance costs in the statement of profit and loss.

5) Embedded Derivatives
An embedded derivative is a component of a hybrid (combined) instrument that also includes a non-derivative host contract - with the effect that some of the cash flows of the combined instrument vary in a way similar to a standalone derivative. If the hybrid contract contains a host that is a financial asset within the scope of IND AS 109, the Company does not separate embedded derivatives. Rather, it applies the classification requirements contained in IND AS 109 to the entire hybrid contract. These embedded derivatives are measured at fair value with changes in fair value recognized in profit or loss.

2.22 Dividend
Dividend on share is recorded as liability on the date of approval by the shareholders.

2.23 Investments
Long Term Investments are carried at cost. Provision for diminution is made to recognize the decline, other than temporary in the value of these investments. Current investments are carried at lower of the cost and fair value.

2.24 Associates and joint ventures
Associates and joint ventures are accounted for under the equity method at cost at the date of acquisition. In subsequent periods, the carrying amount is adjusted up or down to reflect the Company's share of the comprehensive income of the investee. Any distributions received from the investee and other changes in the investees equity reduce or increase the carrying amount of the investment. If the losses of an associate or joint venture attributable to the Company equal or exceed the value of the interest held in this associate or joint venture, no further losses are recognised unless the Company incurs an obligation or makes payments on behalf of the associate or joint venture. If there are any indications of impairment in the investments in associates or joint ventures, the carrying amount of the relevant investment is subject to an impairment test. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the investment is increased to a maximum figure of the share of net assets in the associate or joint venture.

2.25 Non-current assets held for sale and discontinued operations
Non-current assets are classified separately in the balance sheet as held for sale if they are available for sale in their present condition and the sale is highly probable. Assets that are classified as held for sale are measured at the lower of their carrying amount and their fair value less costs to sell. Liabilities classified as directly related to non-current assets held for sale are disclosed separately as held for sale in the liabilities section of the balance sheet. For discontinued operations, additional disclosures are required in the Notes, as long as the requirements for classification as discontinued operations are met.

2.26 Segment Reporting
The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the Chief Operating Decision Maker (CODM) in deciding how to allocate resources and in assessing performance.

'The accounting policies adopted for segment reporting are in line with the accounting policies of the Company. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship to the operating activities of the segment. Inter-segment revenue is accounted on the basis of transactions which are primarily determined based on market / fair value factors. Revenue, expenses, assets and liabilities which relate to the Company as a whole and are not allocable to segments on reasonable basis have been included under "unallocated revenue / expenses / assets / liabilities".

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No. 3 - Cash and Bank Balances

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
A) Current Cash and bank balances			
(a) Unrestricted Balances with banks	15,717	18,332	8,175
Total Cash and cash equivalent	**15,717**	**18,332**	**8,175**

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No. 4 - Loans

A. Current

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
a) Loans and Advances to Employees			
- Unsecured, considered good	-		
TOTAL (A)	-	-	-
b) Loans to related parties			
- Unsecured, considered good	-	-	4,60,000
TOTAL (B)	-	-	4,60,000
c) Other Loans			
- Unsecured, considered good	-	-	-
TOTAL (C)	-	-	-
GRAND TOTAL	-	-	4,60,000

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 5: Equity Share Capital

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No. of shares	Amount in ₹	No. of shares	Amount in ₹	No. of shares	Amount in ₹
Authorised:						
Equity shares of ₹ 10 each with voting rights	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
Issued, Subscribed and Fully Paid:						
Equity shares of ₹ 10 each with voting rights						

The company has only one class of equity shares having a par value of Rs 10 per share. Each holder of equity share is entitled for one vote per share held. In the event of liquidation of the company the holder of the equity share will be entitled to receive remaining asset after deducting all its liabilities in proportion to the number of equity shares held.

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 5.1: Equity Share Capital (Contd.)

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

Particulars	Number of Shares	Equity share capital
Issued and Paid up Capital at April 1, 2015	10,000	1,00,000
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	-	-
Fresh issue on account of rights issue during the year	-	-
Balance at March 31, 2016	**10,000**	**1,00,000**
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan		
Buy-back of equity shares		
Share buy-back costs, net of income tax		
Balance at March 31, 2017	**10,000**	**1,00,000**

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights						
Vascon Engineers Limited - Holding Company	6500	0.65	6500	0.65	6500	0.65
Pristine Buildcon Private Limited	3500	0.35	3500	0.35	3500	0.35

Greystone Premises Pvt Ltd
Statement of changes in equity for the year ended March 31, 2017

Note No. 5.2 - Other Equity

Particulars	Reserves and Surplus: Securities premium reserve	General reserve	Equity-settled employee benefits reserve	Debenture Redemption Reserve	Retained earnings	Items of other comprehensive income: Actuarial Gain / (Loss)	Other items of other comprehensive income (specify nature)	Total
Balance at the beginning of the reporting period - As of April 01, 2015	-	-	-	-	(3,49,22,269)	-	-	(3,49,22,269)
Premium on Shares issued during the year	-	-	-	-	-	-	-	-
Transferred to General reserve	-	-	-	-	-	-	-	-
Share issue costs on account of rights issue	-	-	-	-	-	-	-	-
Amount recorded on Grant	-	-	-	-	-	-	-	-
Transferred to securities premium reserve on exercise	-	-	-	-	-	-	-	-
Shares Forfeited during the year	-	-	-	-	-	-	-	-
Total Comprehensive income for the year	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	(3,48,714)	-	-	(3,48,714)
Balance at the end of the reporting period	-	-	-	-	(3,52,70,983)	-	-	(3,52,70,983)

Particulars	Reserves and Surplus: Securities premium reserve	General reserve	Equity-settled employee benefits reserve	0	Retained earnings	Items of other comprehensive income: Actuarial Gain / (Loss)	Other items of other comprehensive income (specify nature)	Total
Balance at the beginning of the reporting period - As of April 01, 2016	-	-	-	-	(3,52,70,983)	-	-	(3,52,70,983)
Premium on Shares issued during the year	-	-	-	-	-	-	-	-
Transferred to General reserve	-	-	-	-	-	-	-	-
Share issue costs on account of rights issue	-	-	-	-	-	-	-	-
Amount recorded on Grant	-	-	-	-	-	-	-	-
Transferred to securities premium reserve on exercise	-	-	-	-	-	-	-	-
Shares Forfeited during the year	-	-	-	-	-	-	-	-
Total Comprehensive income for the year	-	-	-	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	7,76,290	-	-	7,76,290
Balance at the end of the reporting period	-	-	-	-	(3,44,94,693)	-	-	(3,44,94,693)

Greystone Premises Pvt Ltd

Notes forming part of the financial statements

Note No. 6 - Other Financial Liabilities

Particulars		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Other Financial Liabilities Measured at Amortised Cost				
Non-Current				
(a)	Project Advance	3,40,62,837	3,49,34,656	3,49,28,856
		3,40,62,837	**3,49,34,656**	**3,49,28,856**
Current				
(a)	Current maturities of long-term debt	-	-	
(b)	Current maturities of finance lease obligations	-	-	
(c)	Interest accrued And not due	-	-	-
(d)	Unpaid dividends	-	-	
(e)	Short term Deposits	-	-	
(f)	Creditors for capital supplies/services	-	-	
(g)	*Others*	-	-	-
		-	-	-
Total other financial liabilities		**3,40,62,837**	**3,49,34,656**	**3,49,28,856**

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 7: Trade Payables

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Trade payable for goods & services dues to Micro, Small and Medium Enterprises			
Trade payable for goods & services dues to creditors other than Micro, Small and Medium Enterprises	66,378	1,55,898	72,857
Trade payable for salaries and wages	-		
Total trade payables	**66,378**	**1,55,898**	**72,857**

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 8: Provisions

A. Current

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
(a) Provision for employee benefits			
(1) Compensated absences			
(2) Gratuity			
(b) Other Provisions			
1 Taxation	178625	-	-
2 Warranty		-	
Total Provisions	**1,78,625**	**-**	**-**

B. Non - Current

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
(a) Provision for employee benefits			
(1) Compensated Absences		-	
Total Provisions	-	-	-

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 9: Other Liabilities

A. Other Current Liabilities

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
	-	-	-
a. Statutory dues			
- taxes payable (other than income taxes)	1,02,570	98,761	2,88,731
- Employee Recoveries and Employer Contributions			
TOTAL OTHER LIABILITIES	1,02,570	98,761	2,88,731

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No - 10 Other Income

Particulars	As at March 31, 2017	As at March 31, 2016	As at March 31, 2015
(a) Misc Income	9,87,608	-	-
Total Other Income	**9,87,608**	-	-

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note no - 11 Finance Cost

Particulars	As at March 31, 2017	As at March 31, 2016	As at March 31, 2015
(a) Interest expense *Less: Amounts included in the cost of qualifying assets*			13,770
Total finance costs	-	-	13,770

Greystone Premises Pvt Ltd

Notes forming part of the financial statements

Note no - 12 Other Expenses

	Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
(a)	Rates and taxes	2,500	3,700	18,335
(b)	**Auditors remuneration and out-of-pocket expenses**	**10,000**	**30,000**	**22,472**
(c)	Other expenses	20,193	3,15,014	43,572
	(1) Legal and other professional costs	13,000	27,948	41,082
	(2) Electricity Charges		1,58,515	
	(3) Bank charges	115	981	1,990
	(4) Other Expenses	7,078	25,000	500
	(5) Interest on late payment of TDS	-	1,02,570	
(d)	Net gain/(loss) arising on financial assets designated as at FVTPL			
Total Other Expenses		**32,693**	**3,48,714**	**84,379**

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note 13: Disclosures under Ind AS 33

Note	Particulars	For the year ended 31 March, 2017	For the year ended 31 March, 2016
		₹	₹
		Per Share	Per Share
	Basic Earnings per share		
	From continuing operations	**77.63**	**(34.87)**
	From discontinuing operations	-	-
	Total basic earnings per share	**77.63**	**(34.87)**
	Diluted Earnings per share		
	From continuing operations	77.63	(34.87)
	From discontinuing operations	-	-
	Total diluted earnings per share	**77.63**	**(34.87)**

Basic earnings per share
The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Note	Particulars	For the year ended 31 March, 2017	For the year ended 31 March, 2016
	Profit / (loss) for the year attributable to owners of the Company	7,76,290	(3,48,714)
	Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations	-	-
	Profits used in the calculation of basic earnings per share from continuing operations	7,76,290	(3,48,714)
	Weighted average number of equity shares	10,000	10,000
	Earnings per share from continuing operations - Basic	77.63	(34.87)
	Earnings per share from discontinuing operations - Basic	-	-

Diluted earnings per share
The diluted earnings per share has been computed by dividing the Net profit after tax available for Equity shareholders by the weighted average number of equity shares, after giving dilutive effect of the Stock options for the respective periods. Anti-dilutive effect, if any, has been ignored.

Note	Particulars	For the year ended 31 March, 2017	For the year ended 31 March, 2016
	Profit / (loss) for the year used in the calculation of basic earnings per share	7,76,290	(3,48,714)
	Profit for the year on discontinued operations used in the calculation of diluted earnings per share from discontinued operations	-	-
	Profits used in the calculation of diluted earnings per share from continuing operations	7,76,290	(3,48,714)
	Weighted average number of equity shares used in the calculation of Basic EPS	10,000	10,000
	ESOPs	-	14,49,217
	Weighted average number of equity shares used in the calculation of Diluted EPS	10,000	14,59,217
	Earnings per share from continuing operations - Dilutive	77.63	(0.24)
	Earnings per share from discontinuing operations - Dilutive	0	-

14 The Board of Directors of the Company in its meeting held on February 9 th 2016have proposed a scheme of merger of the Company with the holding company – M/s Vascon Engineers Limited (Pursuant to a resolution passedby the Board of Directors of the holding company on February 9 th 2016), in terms of a scheme ofamalgamation / merger under the Companies Act 1956 or corresponding provisions of thecompanies act 2013. The scheme of merger has been approved by the shareholders of the holding company on 16th September 2016. The scheme would be effective on receipt ofnecessary approval and completion of formalities as laid down thereunder.As per the proposed scheme the business of the company shall be transferredto the holding company on a going concern basis.

15 In accordance with the provisions of IND AS 12 " Accounting for Taxation" in absence of probale certainty of taxable income, no provision for deferred tax assets in respect of carried forward business loss, has been made.

Note No. - 16 First-time adoption of Ind-AS

These financial statements, for the year ended March 31, 2017, are the first the Company has prepared in accordance with Ind-AS. For periods up to and including the year ended March 31, 2016, the Company prepared its financial statements in accordance with statutory reporting requirement in India immediately before adopting Ind AS ('previous GAAP').

Accordingly, the Company has prepared financial statements which comply with Ind-AS applicable for periods ending on or after March 31, 2017, together with the comparative period data as at and for the year ended March 31, 2016, as described in the summary of significant accounting policies. In preparing these financial statements, the Comapny's opening balance sheet was prepared as at April 01, 2015, the Company's date of transition to Ind-AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 01, 2015 and the financial statements as at and for the year ended March 31, 2016.

This note explains the principal adjustments made by the Company in restating its Indian GAAP financials statements, including the opening Balance sheet as at April 01, 2015 and the financial statements for the year ended March 31, 2016.

Exception to retrospective application

(a) Estimate

The estimates at April 01,2015, and at March 31, 2016 are consistent with those made for the same dates in accordance with previous GAAP (after adjustments to reflect any differences in accounting policies) apart from the items where application of previous GAAP did not require estimation. The Company has elected to apply change in estimates prospectively from the date of transition to Ind AS:

- Provision for doubtful debt;
- Estimate of useful life and residual value of fixed assets.

Exemption from retrospective application:

The Company has applied the following exemptions:

(a) Investments in subsidiaries, joint ventures and associates

The Company has elected to adopt the carrying value under previous GAAP as on the date of transition i.e. April 01, 2015 in its separate financial statements.

(b) Business Combination

Ind AS 103, Business Combinations, has not been applied to acquisitions of subsidiaries, which are considered as "businesses" for Ind AS, or of interests in associates and joint ventures that occurred before April 01, 2015. Use of this exemption means that the previous GAAP carrying amounts of assets and liabilities, which are required to be recognised under Ind AS, is their deemed cost at the date of the acquisition. After the date of the acquisition, measurement is in accordance with Ind AS.

Assets and liabilities that do not qualify for recognition under Ind AS are excluded from the opening Ind AS Balance sheet. The Company did not recognise or exclude any previously recognised amounts as a result of Ind AS recognition requirements.

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No. - 16A First-time adoption Reconciliations

(i) Reconciliation of equity and P&L as previously reported under Indian GAAP to IND AS

Particulars	Notes	As at 01/04/2015 (Date of Transition)	As at 31/3/2016 (end of last period presented under previous GAAP)
Equity as reported under previous GAAP		-34822269.2	-35170982.96
Ind AS: Adjustments increase (decrease):			
Equity as reported under IND AS		-34822269.2	-35170982.96

Reconciliation of profit

PARTICULARS	Year ended 31/3/2016 latest period presented under previous GAAP)		
	Notes	Profit before Tax	Profit for the year
Previous GAAP		-348713.76	954915
Ind AS: Adjustments increase (decrease):			
Total adjustment to profit or loss			
Total comprehensive income under Ind ASs		-348713.76	954915

Note: No statement of comprehensive income was produced under previous GAAP. Therefore the reconciliation at A.4 starts with profit under previous GAAP.

(ii) Reconciliation of equity and P&L as previously reported under India GAAP to IND AS

		Particulars	Notes	As at 01/04/2015 (Date of Transition)			As at 31/3/2016 (end of last period presented under previous GAAP)		
				Previous GAAP	Effect of transition to Ind AS	Opening Ind AS balance sheet	Previous GAAP	Effect of Transition to Ind AS	Ind AS
A		ASSETS							
	1	Non-current assets							
		(a) Property, Plant and Equipment	(a)						
		(b) Capital work-in-progress							
		(c) Investment Property							
		(d) Goodwill							
		(e) Other Intangible assets							
		(f) Intangible assets under development							
		(g) Biological Assets other than bearer plants							
		(h) Financial Assets							
		(i) Investments							
		(ii) Trade receivables							
		(iii) Loans							
		(iv) Others (to be specified)							
		(i) Deferred tax assets (net)							
		(j) Other non-current assets							
		Total Non - Current Assets							
	2	Current assets							
		(a) Inventories							
		(b) Financial Assets							
		(i) Investments							
		(ii) Trade receivables							
		(iii) Cash and cash equivalents		8175		8175	18332		18332
		(iv) Loans		460000		460000			
		(v) Others (to be specified)							
		(c) Current Tax Assets (Net)							
		(d) Other current assets							
		(e) Assets classified as held for sale							
		Total Current Assets		468175		468175	18332		18332

			Notes						
		Total Assets (1+2)		468175		468175	18332		18332
B		EQUITY AND LIABILITIES							
	1	Equity							
		(a) Equity Share capital		100000		100000	100000		100000
		(b) Convertible non-participating preference share capital							
		(c) Other Equity excluding non-controlling interests	(b)	-34922269.2		-34922269.2	-35270982.96		-35270982.96
		Equity attributable to owners of the Company (I)							
		Non-controlling interests (II)							
		Total equity (I+II)		-34822269.2		-34822269.2	-35170982.96		-35170982.96
		LIABILITIES							
	2	Non-current liabilities							
		(a) Financial Liabilities							
		(i) Borrowings							
		(ii) Trade payables							
		(iii) Other financial liabilities (other than those specified in (b) below, to be specified)		34928856		34928856	34934656		34934656
		(b) Provisions							
		(c) Deferred tax liabilities (Net)							
		(d) Other non-current liabilities							
	3	Current liabilities							
		(a) Financial Liabilities							
		(i) Borrowings							
		(ii) Trade payables		72857		72857	155898		155898
		(iii) Other financial liabilities (other than those specified in (c) below)							
		(b) Other current liabilities		288731		288731	98761		98761
		(c) Provisions							
		(d) Current Tax Liabilities (Net)							
		Total Equity and Liabilities (1+2+3)		468175		468175	18332		18332
				0			0		

Reconciliation of profit or loss for the year ended March 31, 2016

	Particulars	Notes	Year ended 31/3/2016 latest period presented under previous GAAP)		
			Previous GAAP	Effect of transition to Ind AS	Ind AS
I	Revenue from operations				
II	Other Income				
III	Interest Income				
IV	Total Revenue (I + II + III)				
V	EXPENSES				
	(a) Cost of materials consumed				
	(b) Purchases of finished, semi-finished and other products				
	(c) Changes in stock of finished goods, work-in-progress and stock-in-trade				
	(d) Employee benefit expense				
	(e) Finance costs				
	(f) Depreciation and amortisation expense				
	(h) Consulting expense				
	(i) Impairment loss on trade receivables		3,48,714		3,48,714
	(j) Other expenses		3,48,714		3,48,714
	Total Expenses (V)				
VI	Share of profit / (loss) of joint ventures and associates				
	(1) Share of profit / (loss) of joint ventures				
	(2) Share of profit / (loss) of associates				
VII	Profit/(loss) before exceptional items and tax (IV - V + VI)				
VIII	Exceptional Items				
IX	Profit/(loss) before tax (VII - VIII)				
X	Tax Expense				
	(1) Current tax				

	(i) Current tax				
	(ii) Current tax relating to previous years				
	(2) Deferred tax				
	(i) Deferred tax	(b)			
	(ii) Deferred tax relating to previous years		-		
	Total tax expense				
XI	**Profit/(loss) after tax from continuing operations (IX - X)**		3,48,714		3,48,714
XII	Profit/(loss) after tax from discontinued operations		-		
XIII	Profit/(loss) on disposal of discontinued operations		-		
XIV	Profit/(loss) after tax from discontinued operations (XII + XIII)		-		
XV	Profit/(loss) for the period (XI + XIV)		3,48,714		3,48,714
XVI	Profit/(Loss) from continuing operations for the period attributable to:				
	Owners of the Company		3,48,714		3,48,714
	Non controlling interests				
XVII	Profit/(Loss) from discontinued operations for the period attributable to:		-		
	Owners of the Company				
	Non controlling interests				
XVIII	Other comprehensive income				
	A (i) Items that will not be recycled to profit or loss				
	(ii) Income tax relating to items that will not be reclassified to profit or loss				
	B (i) Items that may be reclassified to profit or loss				
	(ii) Income tax on items that may be reclassified to profit or loss				
XIX	Total comprehensive income for the period (XV + XVIII)				
XX	Total comprehensive income for the period attributable to:				
	Owners of the Company				
	Non controlling interests				
XXI	Earnings per equity share (for continuing operation):				
	(1) Basic		(35)		(35)
	(2) Diluted		(35)		(35)
XXII	Earnings per equity share (for discontinued operation):				
	(1) Basic				
	(2) Diluted				
XXIII	Earnings per equity share (for continuing and discontinued operations):				
	(1) Basic		(35)		(35)
	(2) Diluted		(35)		(35)

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No. - 17 Financial Instruments and Risk Review

Financial Risk Management Framework

Greystone Premises Pvt Ltd is exposed primarily to credit risk, liquidity risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

i) Credit Risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analyzing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade payables and borrowings. None of the financial instruments of the Company result in material concentration of credit risk.

Trade receivables

Ind AS requires expected credit losses to be measured through a loss allowance. The Company assesses at each date of statements of financial position whether a financial asset or a group of financial assets is impaired. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

The Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and adjusted for forward-looking information. Company's exposure to customers is diversified and some customer contributes more than 10% of outstanding accounts receivable as of March 31, 2017, March 31, 2016 and April 01, 2015, however there was no default on account of those customer in the past. The concentration of credit risk is limited due to the fact that the customer base is large and unrelated.

Before accepting any new customer, the Company uses an external/internal credit scoring system to assess the potential customer's credit quality and defines credit limits by customer. Limits and scoring attributed to customers are reviewed on periodic basis.

The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as given in the provision matrix. The provision matrix at the end of the reporting period is as follows.

Movement in the expected credit loss allowance:

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
Balance at the beginning of the period/year Movement in the expected credit loss allowance on trade receivables Balance at the end of the period/year	-	-	-

Notes forming part of the financial statements

Note No. - 18 Fair Value
Set out below is the comparison by class of the carrying amounts and fair value of the Company's financials instruments

Particulars	Carrying amount			Fair Value		
	March 31, 2017	March 31, 2016	April 1, 2015	March 31, 2017	March 31, 2016	April 1, 2015
FINANCIAL ASSETS						
Financial assets measured at amortised cost						
(i) Balance with banks in current account	15,717	18,332	8,175	15,717.04	18,332.04	8,174.80
Financial assets measured at fair value through Statement of Profit &						
(a) Current investments						
(b) Non Current investments quoted						
FINANCIAL LIABILITIES						
Financial liabilities measured at amortised cost						
(a) Non Current Borrowing				-	-	-
(b) Current Borrowing						
(c) Security deposits received from dealers						
(d) Retention money						
(e) Current maturities of long-term debt						
(f) Interest accrued but not due on borrowings						
(g) Payables on purchase of property plant & equipment						
(h) Trade Payable	66,378.00	1,55,898.00	72,857.00	66,378.00	1,55,898.00	72,857.00

The management assessed that the fair values of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short - term maturities of these instruments. The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company determines fair values of financial assets and financial liabilities by discounting the contractual cash inflows/outflows using prevailing interest rates of financials instruments with similar terms. The initial measurement of financial assets and financial liabilities is at fair value. The fair value of investment is determined using quoted net assets value from the fund. Further, the subsequent measurement of all financial assets and liabilities (other than investment in mutual funds) is at amortised cost, using the effective interest method.

Discount rates used in determining fair value

The interest rate used to discount estimated future cash flows, where applicable, are based on the incremental borrowing rate of the borrower which in case of financial liabilities is the weighted average cost of borrowing of the Company and in case of financial assets is the average market rate of similar credit rated instrument.

The Company maintain policies and procedure to value financial assets or financial liabilities using the best and most relevant data available. In addition, the Company internally reviews valuation, including independent price validation for certain instruments.

Fair value of financial assets and liabilities is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

The following methods and assumptions were used to estimate fair value:

(a) Fair value of short term financial assets and liabilities significantly approximate their carrying amounts largely due to the short term maturities of these instruments.

(b) Security deposit paid are evaluated by the Company based on parameters such as interest rate non performance risk of the customer. The fair value of the Company's security deposit paid are determined by estimating the incremental borrowing rate of the borrower (primarily the landlords). Such rate has been determined using discount rate that reflects the average interest rate of borrowing taken by similar credit rate companies where the risk of non performance risk is more than significant.

(c) Fair value of quoted mutual funds is based on the net assets value at the reporting date. The fair value of other financial liabilities as well as other non current financial liabilities is estimated by discounting future cash flow using rate currently applicable for debt on similar terms, credit risk and remaining maturities.

(d) The fair value of the Company's interest bearing borrowing received are determined using discount rate that reflects the entity's borrowing rate as at the end of the reporting period. The own non performance risk as at the reporting was assessed to be insignificant.

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted (unadjusted) price is active market for identical assets or labilities.

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed , either directly or indirectly.

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

The following table presents the assets and liabilities measured at fair value on recurring basis at March 31, 2017 and March 31, 2016.

Particulars	Level 1	Level 2	Level 3
March 31, 2017			
Investment in mutual funds			
Investment in Optionally Convertible Redeemable Debentures	-	-	-
Equity			
Zero Coupon, Rupee Denominated, Unrated, Unlisted, Secured Non Convertible Debentures	-	-	-
March 31, 2016			
Investment in mutual funds			
Investment in Optionally Convertible Redeemable Debentures	-	-	-
Equity			
Zero Coupon, Rupee Denominated, Unrated, Unlisted, Secured Non Convertible Debentures	-	-	-

During the year ended March 31, 2017, there were no transfer between Level 1 and Level 2 fair value measurement and no transfer into and out of Level 3 fair value measurement.

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No - 19: Events after the reporting period

Ind AS 10.21	Following are the material events occurred after the balance sheet date but before the approval of financial statements by board of directors. Nil

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 20: Contingent liabilities and commitments

Contingent liabilities (to the extent not provided for)	Amount in ₹		
	As at 31 March, 2017	As at 31 March, 2016	As at April 1, 2015
Contingent liabilities			
(a) Disputed demands for Income Tax	-	-	-
(b) Disputed demands for Service Tax	-	-	-
(c) Disputed demands for Value Added Tax	-	-	-
(d) Performance and financial guarantees given by the Banks on behalf of the Company	-	-	-
(e) Corporate guarantees given for other companies / entities and mobilization	-	-	-
(f) Claims against the Company not acknowledged as debt	-	-	-

Particulars	Amount in ₹		
	As at 31 March, 2017	As at 31 March, 2016	As at April 1, 2015
	₹	₹	₹
Commitments			
(a) Estimated amount of contracts remaining to be executed on capital account and not provided for	-	-	-
(b) Other commitments	-	-	-

Note 21 : Significant estimates and assumptions

Estimates and Assumptions

The preparation of the Company's financial statements requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assests or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes will be reflected in the assumptions when they occur.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or Cash Generating Unit (CGU) exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amounts sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, the fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value target and the discount factor.

The Company has valued its financial instruments through profit & loss which involves significant judgements and estimates such as cash flows for the period for which the instrument is valid, EBITDA of investee company, fair value of share price of the investee company on meeting certain requirements as per the agreement, etc. The determination of the fair value is based on expected discounted cash flows. The key assumptions take into consideration the probability of meeting each performance target and the discount factor.

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note No 22 : Related Party Transactions

I Names of related parties

1. Fellow Subsidiaries
- Marvel Housing Private Limited
- Vascon Dwellings Private Limited
- IT CITI Info Park Private Limited
- Windflower Properties Private Limited
- GMP Technical Solution Private Limited
- Floriana Properties Private Limited
- Vascon Pricol Infrastructure Limited
- Almet Corporation Limited
- Marathawada Realtors Private Limited
- Just Homes (India) Private Limited
- GMP Technical Solutions Middle East (FZE)
- Sunflower Real Estate Developers Pvt Ltd
- Angelica Properties Private Limited]
- Shreyas strategists Private limited
- Sansara Development India Private limited
- GMP Technical Services LLC

2. Joint Ventures
- Phoenix Ventures
- Cosmos Premises Private Limited
- Ajanta Enterprises
- Vascon Qatar WLL

3. Associates
- Mumbai Estate Private Limited

4. Key Management Personnel
- Mr. D.Santhanam
- Mr.M.Krishnamurthi

5. Relatives of Key Management Personnel

6. Establishments where in which individuals in serial number (4) and (5) exercise significant influence
- D. Santanam (HUF)
- M krishnamurthi (HUF)

	II Related party transactions	As at March 31, 2017	As at March 31, 2016	As at March 31, 2015
(a)	**Sales and work**	-	-	-
(b)	**Interest Income**	-	-	-
(c)	**Interest Expense**	-	-	-
(d)	**Purchase of Goods / Work/Rent**	-	-	-
(e)	**Receiving of Services**	-	-	-
(f)	**Share of Profit from AOP/Firm**	-	-	-
(g)	**Share of Loss from AOP/Firm**	-	-	-
(h)	**Reimbursement of expenses**	-	-	-
(i)	**Finance Provided (including equity contributions in cash or in kind)/repayment of loan/repayment of fixed deposit**	-	-	-
(j)	Finance availed /Received back(including equity contributions in cash or in kind)	-	-	-
(k)	Outstanding corporate / bank guarantees given	-	-	-
(l)	Project Advance Outstanding as on	**3,40,62,837**	**3,49,34,656**	**3,49,28,856**
(m)	Project Advance Received	53,03,979	1,60,30,800	82,394
(n)	Project Advance Repaid	61,75,798	1,60,20,000	-

Notes:-
i) Related party relationships are as identified by the Company on the basis of information available and accepted by the auditors.
ii) No provision have been made in respect of receivable from related party as at March 31, 2017.

Greystone Premises Pvt Ltd
Notes forming part of the financial statements

Note - 23-30 : Additional Information to the Financial Statements

23 **Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

Particulars	31 March, 2017	31 March, 2016
	₹	₹
(i) Principal amount remaining unpaid to MSME suppliers as on		
(ii) Interest due on unpaid principal amount to MSME suppliers as on		
(iii) The amount of interest paid along with the amounts of the payment made to the MSME suppliers beyond the appointed day		
(iv) The amount of interest due and payable for the year (without adding the interest under MSME Development Act)		
(v) The amount of interest accrued and remaining unpaid as on		
(vi) The amount of interest due and payable to be disallowed under Income Tax		

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

24 The company enters into "domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulation'). The pricing of such domestic transactions will need to comply with Arm's length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Company has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic

25 Segment information has been presented in the Consolidated Financial Statements as permitted by Indian Accounting Standard (Ind AS) 108 on operating segment as notified under the Companies (Indian Accounting Standards) Rules, 2015.

26

Expenditure in foreign currency on account of :	For the year ended 31 March, 2017	For the year ended 31 March, 2016
	₹	₹
Purchase of Spares/ materials	-	
Purchase of services	-	
Travelling & other expenditure	-	
Purchase of Fixed Assets	-	-
	-	-

27

Disclosure of particulars of contract revenue as required by Accounting Standard 11	For the year ended 31 March, 2017	For the year ended 31 March, 2016
Contract Revenue Recognized during the year	-	-
Contract costs incured during the year	-	-
Recognized Profit	-	-
Advances received for contracts in progress	-	-
Retention money for contracts in progress	-	-
Gross amount due from customer for contract work (assets)	-	-
Gross amount due to customer for contract work (liabilty)	-	-

28 The company has not performed CSR activities as mentioned in Section 135 read with companies (Corporate Social responsibility)Rules 2014(CSR rules) and Notification and circulars issued by the ministry during the financial year as the company is not within the criteria of 'Qualifying company'.

29 **Specified Bank Notes (SBN) held during and transacted during the period November 8, 2016 to December 30, 2016:**

Particulars	SBN*	Other denomination	Total
Closing cash in hand as on November 8, 2016			
Total			
Add:Permitted receipts			
Add:Petty advance returned back from locations			
Less:Permitted Payments			
Less:Amount Deposited in Bank			
Closing cash in hand as on December 30, 2016			-

30 Previous year's figures have been regrouped/ reclassified wherever necessary to correspond with the current year's

In terms of our report attached.

For Chandrashekhar Iyer & Co
Chartered Accountants
Firm Registration No. 114260W

Chandrashekhar Iyer
Proprietor
Membership No. 047723
Mumbai ; Dated 26 MAY 2017

For and on behalf of the Board of Directors

D.Santhanam	Mr. Krishnamurthy M
Director	Director
DIN :00226569	DIN :00037763
Place:	Place:
Date:	Date: