ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194
Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

NOTICE

Notice is hereby given that the 10th Annual General Meeting of the members of Ilex Developers and Resorts Limited will be held at KHIL House, 70-C, Nehru Road, Vile Parle (East), Mumbai 400099 on Friday, 21st September, 2018 at 2.30 p.m. to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the audited financial statement for the year ended on 31st March, 2018 and Reports of the Board of Directors and Auditors thereon.

2. To appoint a Director in place of Dr. Vithal V. Kamat who retires by rotation and being eligible offers himself for re-appointment.

3. To consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

   "RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 (the Act) and the Companies (Audit and Auditors) Rules, 2014, (the Rules), as amended from time to time, M/s. N. A. Shah Associates LLP, Chartered Accountants (FRN: 116560W/W100149), who have given written consent for their re-appointment and a certificate that their appointment, if made, will be in accordance with the conditions of Section 141 of the Act and Rule 4 of the Rules, be and are hereby re–appointed as Statutory Auditors of the Company for the Financial Year 2018- 2019, to hold the office from the conclusion of this Annual General Meeting (AGM) until the conclusion of the 15th Annual General Meeting of the Company to be held in the year 2023 which will be subject to ratification by members at every Annual General Meeting on such remuneration as may be mutually agreed between the Auditors and the Board of Directors of the Company plus reimbursement of actual out of pocket expenses in connection with the audit of books of accounts of the Company."

For and on behalf of the Board of Directors of
For ILEX DEVELOPERS AND RESORTS LIMITED

BABU A. DEVADIGA
DIN NO. 00492360
DIRECTOR

Place: Mumbai
Date: 23-05-2018

NOTES:

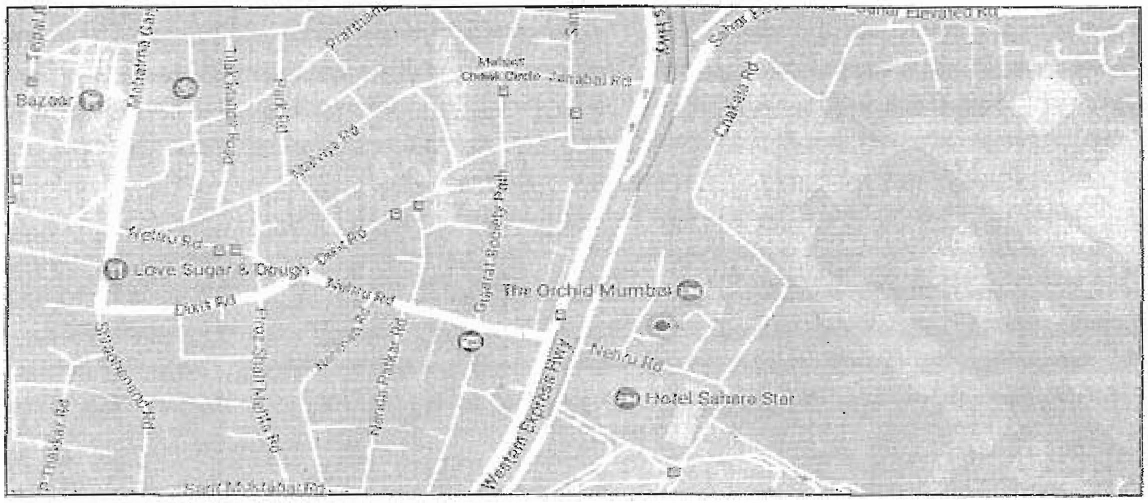
(1) A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND A PROXY NEED NOT BE A MEMBER.

(2) The instrument appointing a proxy should, however, be deposited at the registered office of the company not less than 48 hours before the commencement of the meeting.

(3) A person can act as proxy on behalf of members not exceeding fifty and holding in aggregate not more than ten percent of the total share capital of the Company carrying voting rights.

(4) A member holding more than ten percent of the total share capital of the company carrying voting rights may appoint single person as proxy and such person shall not act as a proxy for any other person or shareholder.

(5) Every member entitled to vote at a meeting of the Company, or on any resolution to be moved thereat, shall be entitled, during the period beginning twenty-four hours before the time fixed for the commencement of the 10th Annual General Meeting and ending with the conclusion of the said Annual General Meeting, to inspect the proxies lodged, at any time during the business hours of the Company, provided not less than three days of notice in writing of the intention so to inspect is given to the Company.



ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194
Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

BOARD'S REPORT

To,
The Members,

We have pleasure in presenting the 10th Annual Report together with the audited financial statement of the Company for the year ended 31st March, 2018.

1. **FINANCIAL HIGHLIGHTS:**

Particulars	Year ended March 31, 2018 (Amount in Rs.)	Year ended March 31, 2017 (Amount in Rs.)
Total Income	98,105,591	81,929,714
Total Expenses	76,581,199	107,899,467
Profit Before Interest, Depreciation & Taxation	21,524,392	(25,969,753)
Finance Cost	199,133	40,710,313
Depreciation and Amortisation Expenses	14,141,758	14,226,208
Profit/(Loss) before tax	21,524,392	(25,969,753)
Deferred Tax	(22,034,751)	(10,971)
Net Profit/ (Loss) after tax	43,559,143	(25,958,782)
Amount proposed to be carried to reserves	-	-

2. **THE STATE OF THE COMPANY'S AFFAIRS:**
During the year under review, the Company has incurred a loss of Rs. 25,958,782/- as compared to earned profit of Rs. 43,559,143/- in the previous year.

3. **DIVIDEND:**
In view of the loss during the year under review, your Directors do not recommend any dividend.

4. **SHARE CAPITAL:**
During the year under review, no shares with differential voting rights, sweat equity shares or employee stock options were issued by the company. During the year under review, there was no change in the authorised or paid up share capital of the Company.

5. **CHANGE IN THE NATURE OF BUSINESS, IF ANY:**
The main object of the Company, as per Memorandum of Association, continues to remain inter-alia carrying on the business of builders, real estate developers, infrastructural developer's etc. During the year under review, there was no change in the nature of business of the company.

6. **DIRECTORS AND KEY MANAGERIAL PERSONNEL:**

Dr. Vithal V. Kamat retires by rotation and being eligible offer himself for re-appointment. The Directors recommend her re-appointment.

The requirement of Key Managerial Personnel as provided under section 203 of the Companies Act, 2013 is not applicable to the Company.

7. **NUMBER OF MEETINGS OF THE BOARD:**

During the financial year 2017-18, 6 (Six) meetings of the Board of Directors of the company were held.

8. **EXTRACT OF THE ANNUAL RETURN:**

An extract of the annual return in form MGT-9 as provided under sub- section (3) of section 92 of the Companies Act, 2013 is enclosed in **Annexure I** forming part of Board's Report.

9. **DIRECTORS RESPONSIBILITY STATEMENT:**

As required by Section 134 (5) of the Companies Act, 2013 the Directors hereby state that:

a. in the preparation of the annual accounts, the applicable accounting standards have been followed and there are no material departures;
b. selected accounting policies were applied consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at 31st March, 2018 and profit of the company for the financial year ended on that date.
c. proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
d. annual accounts have been prepared on a going concern basis; and
e. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems are adequate and are operating effectively.

10. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE:

The particulars of Loan and Guarantee given, Security provided and Investment made by the Company under Section 186 of the Companies Act, 2013 are given as under:

	Opening Balance	During the year	Closing Balance
Loans Given	48,00,000	4,13,25,782	4,61,25,782
Guarantee Given	Rs. 3,85,83,00,000*	-	Rs. 3,85,83,00,000*
Security Provided	NIL	NIL	NIL
Investment Made	NIL	NIL	NIL

* The Company has given Corporate Guarantee to banks/financial institutions for various Credit Facilities availed by Kamat Hotels (India) Limited.

11. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

During the year under review there was no new contract or arrangements entered into by the Company with Related Parties as referred to in sub-section (1) of section 188 of the Companies Act, 2013. Accordingly disclosure of Related Party Transactions as required under Section 134(3)(h) of the Companies Act, 2013 in Form AOC 2 is not applicable.

12. DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES:

Holding Company:	NIL
Subsidiary company:	NIL
Joint venture company:	Kamat Hotels (India) Limited
Associate Company:	NIL

13. RISK MANAGEMENT POLICY:

The Board periodically reviews and assesses risks in various areas including statutory, operational and financial risks.

During the year under review, no risk threatening the existence of the Company was identified.

14. DEPOSITS:

There was no deposit accepted by the Company within the meaning of Section 58A of the Companies Act, 1956 and Rules made there under at the beginning of the year. During the year under review, the Company has neither invited nor accepted any deposits under Section 73 of the Companies Act, 2013 and the rules made there under and no deposit was remaining unpaid or unclaimed as at the end of the year.

15. MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes and commitment affecting the financial position of the Company during the financial year 2017-18.

16. PARTICULARS OF EMPLOYEES:

The Company had no employee's for the year under review.

17. INFORMATION REQUIRED UNDER RULE 8(3) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

(A) Conservation of energy-

i. the steps taken or impact on conservation of energy:
ii. the steps taken by the company for utilising alternate sources of energy:
iii. the capital investment on energy conservation equipments:

The Company continued energy conservation efforts during the year. It has closely monitored power consumption and running hours on day to day basis, thus resulting in optimum utilization of energy. The hotel is fitted with energy saving devices to conserve energy in the long run.

(B) Technology absorption-

i. the efforts made towards technology absorption: The activities of the Company at present do not involve technology absorption and research and Development.
ii. the benefits derived like product improvement, cost reduction, product development or import substitution: NA

iii. in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
   a. the details of technology imported: NA
   b. the year of import: NA
   c. whether the technology been fully absorbed: NA
   d. if not fully absorbed, areas where absorption has not taken place, and the reasons thereof: NA

iv. the expenditure incurred on Research and Development: NA

(C) Foreign exchange earnings and Outgo-

The Foreign Exchange earned in terms of actual inflows during the year and the Foreign Exchange outgo during the year in terms of actual outflows:

1. Earnings in Foreign Currency: NIL
2. Expenditure in Foreign Currency: Rs. 4,476/-

18. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS:

During the period under review no significant and material order was passed by any regulator/ court or tribunal which has an effect on the going concern status of the company and its operations.

19. INTERNAL FINANCIAL CONTROLS:

The internal financial controls are adequate and commensurate with the size and nature of the business.

20. SECRETARIAL AUDIT:

The requirement of Secretarial Audit as provided under section 204 of the Companies Act, 2013 is not applicable to the Company.

21. CORPORATE GUARANTEE:

Some of the lenders issued demand notices in the earlier years to the Company in respect of Corporate Guarantee extended by the Company on behalf of Kamat Hotels (India) Limited. The Company has requested the borrowers to take appropriate steps in the matter. The aprent Company has restructured substantially its secured debts through Asset Reconstruction Companies and One Time Settlements. The Company is dealing with the matter as per legal advice.

22. STATUTORY AUDITORS:

M/s. N. A. Shah Associates LLP, Chartered Accountants, Mumbai retire at the ensuing Annual General Meeting and being eligible, offer themselves for re-appointment.

It is proposed to appoint M/s. N. A. Shah Associates LLP, Chartered Accountants (FRN: 116560W/W100149), Mumbai as the Statutory Auditors of the company to hold the office from the ensuing 10th Annual General Meeting to 15th Annual General Meeting to be held in the year 2023, which will be subject to ratification by the members at every Annual General Meeting.

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

23. ACKNOWLEDGEMENTS:

Your Directors take this opportunity to express and place on record their appreciation for the continued support, cooperation and assistance extended by shareholders, employees, agents, bankers, financial institutions and other stakeholders of the Company.

For and on behalf of the Board of Directors of
For ILEX DEVELOPERS AND RESORTS LIMITED

Place: Mumbai Date: 23-05-2018	**VIDYA V KAMAT** **DIN NO. 00737305** **DIRECTOR**	**BABU A. DEVADIGA** **DIN NO. 00492360** **DIRECTOR**

ILEX DEVELOPERS AND RESORTS LIMITED

CIN No. U70102MH2008PLC184194

Regd. Off.: 70-C, Nehru Road, Vile Parle (East), Mumbai -400 099, Tel. No. 26164000, Email id: cs@khil.com

Annexure I

Form No. MGT-9
EXTRACT OF ANNUAL RETURN

as on the financial year ended on 31.03.2018
[Pursuant to section 92(3) *of the Companies Act, 2013* and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

i. CIN:- U70102MH2008PLC184194
ii. Registration Date :- 02/07/2008
iii. Name of the Company: - Ilex Developers & Resorts Limited.
iv. Category / Sub-Category of the Company :- Company Limited by Shares / Indian Non Government Company
v. Address of the Registered office and contact details :- 70 – C, Nehru Road, Vile Parle (East), Mumbai - 400099
vi. Whether listed company: - No
vii. Name, Address and Contact details of Registrar and Transfer Agent : Not Applicable

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Hotels and Restaurants	99633102	94.80%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES – Not Applicable

Sr. No.	Name and Address of Company	CIN / GLN	Holding / Subsidiary / Associate	% of Shares	Applicable Section
1.	NIL	NIL	NIL	NIL	NIL

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of total shares	Demat	Physical	Total	% of total shares	
A. Promoters (1) Indian a. Individual/ HUF	-	9998	9998	1.2351%	-	9998	9998	1.2351%	-
b. Central Govt.	-	-	-	-	-	-	-	-	-
c. StateGovt (s)	-	-	-	-	-	-	-	-	-
d. Bodies Corp.	-	799500	799500	98.7647%	-	799500	799500	98.7647%	-
e. Banks / FI	-	-	-	-	-	-	-	-	-
f. Any other	-	-	-	-	-	-	-	-	-
Sub-Total (A) (1):-	-	809498	809498	99.9998%	-	809500	809500	99.9998%	-
(2) Foreign a. NRIs –	-	-	-	-	-	-	-	-	-

Individuals									
b. Other- Individual	-	-	-	-	-	-	-	-	
c. Bodies Corp.	-	-	-	-	-	-	-	-	-
d. Banks/ FI	-	-	-	-	-	-	-	-	-
e. Any other.	-	-	-	-	-	-	-	-	-
Sub-Total (A) (2) :-	-	-	-	-	-	-	-	-	-
Total Shareholding of Promoter (A) = (A)(1)+(A)(2)	-	809498	809498	99.9998%	-	809500	809500	99.9998%	-
B. Public Shareholding 1. Institutions	-	-	-	-	-	-	-	-	-
a. Mutual Funds	-	-	-	-	-	-	-	-	-
b. Banks/FI	-	-	-	-	-	-	-	-	-
c. Central Govt	-	-	-	-	-	-	-	-	-
d. State Govt (s)	-	-	-	-	-	-	-	-	-
e. Venture Capital Funds	-	-	-	-	-	-	-	-	-
f. Insurance Companies	-	-	-	-	-	-	-	-	-
g. FIIs	-	-	-	-	-	-	-	-	-
h. Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i. Others (Specify)	-	-	-	-	-	-	-	-	-
Sub–Total (B) (1):-	-	-	-	-	-	-	-	-	-
2. Non Institutions	-	-	-	-	-	-	-	-	-
a. Bodies Corp.	-	-	-	-	-	-	-	-	-
i. Indian	-	-	-	-	-	-	-	-	-
ii. Overseas	-	-	-	-	-	-	-	-	-
iii. Individual i) Individual Shareholders holding Nominal Share Capital upto Rs. 1 Lakh	-	2	2	0.0002%	-	2	2	0.0002%	-
ii) Individual Shareholders holding Nominal Share Capital in excess of Rs. 1 Lakh	-	-	-	-	-	-	-	-	-
iii) Others (Specify)	-	-	-	-	-	-	-	-	-
Sub–Total (B) (2):-	-	2	2	0.0002%	-	2	2	0.0002%	-
Total Public Shareholding (B)=(B)(1)+ (B)(2)	-	2	2	0.0002%	-	2	2	0.0002%	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-		-	-	-
Grand Total (A+B+C)	-	809500	809500	100%	-	809500	809500	100%	-

(ii)Shareholding of Promoters

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year	Share holding at the end of the year	

		No. of Shares	% of total Shares of the company	%of Shares Pledged /encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	% change in share holding during the year
1	Dr. Vithal V. Kamat	4999	0.6175%	100%	4999	0.6175%	100%	-
2	Mrs. Vidya V. Kamat	4999	0.6175%	100%	4999	0.6175%	100%	-
3	Kamat Hotels (India) Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
4	Venketesh Hotels Private Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
5	Plaza Hotels Private Limited	266500	32.9216%	100%	266500	32.9216%	100%	-
	Total	809498	99.9998%	100%	809498	99.9998%	100%	-

(iii) Change in Promoters' Shareholding (please specify, if there is no change): There was no change in the promoter's shareholding.

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	809500	100%	-	-
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	809500	100%	-	-

(iv)Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): Not Applicable

Sr. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
	For each of the top ten shareholders	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity etc):	-	-	-	-
	At the End of the year (or on the date of separation, if separated during the year):	-	-	-	-

(v) Shareholding of Directors and Key Managerial Personnel: The shareholding of directors is provided below. The company does not have any Key Managerial Personnel.

Sr.No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
	For Each of the Directors and KMP	No. of shares	% of total shares of	No. of shares	% of total shares of the

			the company		company
1.	Dr. Vithal V. Kamat				
	At the beginning of the year i.e. 1st April, 2017	4999	0.6175%	-	-
	Date wise Increase/ Decrease	NIL	NIL	-	-
	At the end of the year i.e. 31st March, 2018	4999	0.6175%	-	-
2.	Mrs. Vidya V. Kamat				
	At the beginning of the year i.e. 1st April, 2017	4999	0.6175%	-	-
	Date wise Increase/ Decrease	NIL	NIL	-	-
	At the end of the year i.e. 31st March, 2018	4999	0.6175%	-	-
3.	Mr. Babu A. Devadiga				
	At the beginning of the year i.e. 1st April, 2017	1	0.0001%	-	-
	Date wise Increase/ Decrease	NIL	NIL	-	-
	At the end of the year i.e. 31st March, 2018	1	0.0001%	-	-

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal amount	578,821	235,000,000	-	23,60,78,821
ii) Interest due but not paid	-	89,588	-	89,588
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)				
Change in Indebtedness during the Financial Year				
Addition	-	1,47,123	-	1,47,123
Reduction	79,497	13,589,588	-	1,36,69,085
Net Change				
Indebtedness at the end of the financial year				
i) Principal Amount	499,324	222,000,000	-	22,24,99,324
ii) Interest due but not paid	-	1,47,123	-	1,47,123
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	-	-	-	-

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. *Remuneration to Managing Director, Whole-time Directors and/or Manager:* The Company does not have any Managing Director, Whole-Time Director and/or Manager and hence no remuneration was paid to such persons in the 2017-18.

Sr. No.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
				---	--	
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-	-
2.	Stock Option	-	-	-	-	-
3.	Sweat Equity	-	-	-	-	-
4.	Commission - as % of Profit - other, specify	-	-	-	-	-
5.	Others, please specify	-	-	-	-	-
	Total (A)	-	-	-	-	-
	Ceiling as per Act	-	-	-	-	-

B. *Remuneration to other directors:* No Remuneration was paid to any Director during the financial year 2017-18.

Sr. No.	Particulars of Remuneration	Name of Directors						Total Amount
	1. Independent Directors							
	a. Fee for attending Board/ committee Meetings	-	-	-	-	-	-	-
	b. Commission	-	-	-	-	-	-	-
	c. Other, please specify	-	-	-	-	-	-	-
	Total (1)	-	-	-	-	-	-	-
	2. Other Non Executive Directors	-	-	-	-	-	-	-
	a. Fee for attending Board/ committee Meetings	-	-	-	-	-	-	-
	b. Commission	-	-	-	-	-	-	-
	c. Other, please specify	-	-	-	-	-	-	-
	Total (2)	-	-	-	-	-	-	-
	Total (B) = (1+2)	-	-	-	-	-	-	-
	Total Managerial Remuneration	-	-	-	-	-	-	-
	Overall Ceiling as per Act (for Sitting Fees)	-	-	-	-	-	-	-

C. *Remuneration To Key Managerial Personnel Other Than MD/Manager/WTD-* The company does not have any Key Managerial Personnel and hence no remuneration was paid to such persons in the 2017-18.

Sr. No.	Particulars of Remuneration	Key Managerial Personnel			
		CEO	Company Secretary	CFO	Total
	Gross salary (a) Salary as per provisions contained	-	-	-	-

	in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961.				
	Stock Option	-	-	-	-
	Sweat Equity	-	-	-	
	Commission - as % of Profit - other, specify	-	-	-	-
	Others, please specify	-	-	-	-
	Total	-	-	-	-

VII. **PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES AGAINST THE COMPANY, DIRECTORS AND OTHER OFFICERS IN DEFAULT UNDER THE COMPANIES ACT, 2013:** NONE

By Order of the Board of Directors
For ILEX DEVELOPERS AND RESORTS LIMITED

Place: Mumbai
Date: 23-05-2018

VIDYA V KAMAT
DIN NO. 00737305
DIRECTOR

BABU A. DEVADIGA
DIN NO. 00492360
DIRECTOR

N. A. SHAH ASSOCIATES LLP
Chartered Accountants

ORIGINAL

Independent Auditors' Report

To,
The Members of
Ilex Developers and Resorts Limited

Report on the Ind AS financial statements

We have audited the accompanying Ind AS financial statements of **Ilex Developers and Resorts Limited** ('the Company') which comprise the Balance Sheet as at 31st March 2018, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information (together referred to as Ind AS financial statements).

Management's responsibility for the Ind AS financial statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with 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.

Auditor's responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder. We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of 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 Ind AS financial statements.

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 31st March 2018, and its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

N.A. SHAH ASSOCIATES LLP MUMBAI CHARTERED ACCOUNTANTS

B 41-45, Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 013.
Tel.: 91-22-40733000 • Fax : 91-22-40733090 • E-mail : info@nashah.com

Other matters

The comparative financial information of the Company for the year ended 31st March 2017 and the transition date opening balance sheet as at 1st April 2016 included in these Ind AS financial statements, are based on the previously issued statutory financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 audited by the predecessor auditor whose report for the year ended 31st March 2017 and 31st March 2016 dated 19th May 2017 and 20th May 2016 respectively expressed an unmodified opinion on those financial statements, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us.

Our opinion is not modified in respect of above matter.

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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report that,

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the 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 (Including other comprehensive income), the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act read with relevant rules issued thereunder.

   e) On the basis of the written representations received from the directors as on 31st March 2018 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March 2018, from being appointed as a director in terms of Section 164(2) of the Act.

   f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B".

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

      i. The Company does not have any pending litigations which would impact its financial position.

      ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

N. A. SHAH ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No.: 116560W/W100149

M. N. Mody

Milan Mody
Partner
Membership No.: 103286

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Place: Mumbai
Date: 23 MAY 2018

Ilex Developers & Resorts Limited
Annexure A to Independent Auditors' Report for the period from 1st April 2017 to 31st March 2018
[Referred to in 'Other legal and regulatory requirements 'of our report of even date]

i. In respect to fixed assets:

a) The Company has maintained proper records showing full particulars and situation except quantitative details in respect of office equipment, furniture & fixtures and plant & equipment having written down value of Rs. 228.43 lakhs as on 31st March 2018.

b) All the fixed assets have been physically verified during the year by the management. In our opinion, frequency of the physical verification is reasonable. In respect of fixed assets verified discrepancies noticed on physical verification were not material. In respect of office equipment, furniture & fixtures and plant & equipment, where in absence of quantitative details in fixed asset register; reconciliation with physical verification is not done by the Company and therefore, we cannot comment whether such discrepancies were material or not.

c) There is no other immovable properties (other than leasehold improvements) held by the Company. Therefore, clause (i) (c) of paragraph 3 of the Order relating to title deeds of immovable property is not applicable.

ii. In our opinion, physical verification of inventories has been conducted by the management at reasonable intervals. The discrepancies noticed on such verification by the management, were not material and have been properly dealt with in the books of account.

iii. According to the information and explanation given to us, the Company has not granted loans secured or unsecured to companies, firms, limited liability partnership, and other parties covered in in the register maintained under section 189 of the Act. Therefore, clause (iii)(a),(b),(c) of paragraph 3 of the Order is not applicable.

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 186 of the Act with respect to loan given. According to the information and explanation given to us, the Company has not granted any loan or given any guarantee or provided any security to any of its directors or any person connected to directors which attracts the provisions of section 185 of the Act from the date when it became effective. The Company has not made investment, given any guarantee or provided securities from the date when this section was effective for which compliance u/s 186 of the Act is required.

v. In our opinion and according to the information and explanation given to us, the Company has not accepted any deposits from the public within the meaning of provisions of Section 73 to 76 of the Act and the rules framed there under. We have been informed that no order relating to Company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.

vi. The Central Government has not prescribed maintenance of cost records under section 148(1) of the Act. Accordingly, clause (vi) of paragraph 3 the Order is not applicable to the Company.

vii. In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of amounts deducted / accrued in the books of accounts, the Company has been generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, professional tax, income tax, sales tax, service tax, goods and service tax (GST), duty of customs, duty of excise, value added tax, cess and any other material statutory dues, as applicable to the Company, during the period with the appropriate authorities. There are no undisputed amounts payable in respect of statutory dues outstanding as at 31st March 2018 for a period of more than six months from the date they become payable.

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Ilex Developers & Resorts Limited
Annexure A to Independent Auditors' Report for the period from 1st April 2017 to 31st March 2018
[Referred to in 'Other legal and regulatory requirements 'of our report of even date]

(b) According to the records of the Company and information and explanations given to us, there are no dues of income tax, sales tax, service tax, GST, duty of customs, duty of excise and value added tax which have not been deposited with appropriate authorities on account of any dispute.

viii. The company has not defaulted in repayment of loans or borrowing from bank. The Company has not taken any loan from financial institution, Government or issued any debentures during the year.

ix. The Company has not raised money by way of initial public offer or further public offer [including debt instruments] & term loans during the year, hence clause (ix) of paragraph 3 of the Order is not applicable.

x. During the course of our examination of the books of account and records of the Company, carried out in accordance with generally accepted auditing practices in India and according to the information and explanations given to us, we have neither come across any incidence of fraud by the Company or any fraud on the Company by its employees / officers, nor have been informed of any such case by the management.

xi. The Company has not paid or provided for any managerial remuneration. Hence, reporting under clause (xi) of paragraph 3 of the Order is not applicable.

xii. In our opinion, the Company is not a Nidhi company. Therefore, clause (xii) of paragraph 3 the Order is not applicable.

xiii. According to the information and explanations given to us and on the basis of our examination of records of the Company, transaction with related parties are in compliance with Section 188 of Act and have been disclosed in the Ind AS financial statements as required under Ind AS 24, Related Party Disclosure specified under section 133 of the Act [Also refer note 33 of Ind AS financial statements], read with Rule 7 of the Companies (Accounts) Rules 2014. Section 177 of the Act is not applicable to the Company.

xiv. The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Therefore, question of our comment on compliance with provisions of Section 42 of Act does not arise.

xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with directors or person connected with him. Therefore, question of our comment on compliance with provisions of Section 192 of the Act does not arise.

xvi. In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act 1934.

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No.116560W/W100149

M. Mody

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Milan Mody
Partner
Membership No. 103286

Place: Mumbai
Date: 23 MAY 2018

Ilex Developers and Resorts Limited
Annexure B to the Independent Auditor's Report
Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Ilex Developers and Resorts Limited** ("the Company") as of 31st March 2018 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Meaning of Internal Financial Controls over Financial Reporting

The Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. The 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Ind AS financial statements.

N. A. SHAH ASSOCIATES LLP MUMBAI CHARTERED ACCOUNTANTS

Ilex Developers and Resorts Limited
Annexure B to the Independent Auditor's Report
Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No.116560W/W100149

M. Mody

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Milan Mody
Partner
Membership No. 103286

Place: Mumbai
Date: 23 MAY 2018

Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194
Balance Sheet as at 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

	Particulars	Note no.	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	ASSETS				
A	Non-current assets				
	a) Property, plant and equipment	5	2,286.48	2,404.67	2,475.48
	b) Intangible assets	6	1.47	1.74	2.01
	c) Capital work-in-progress	7	96.37	-	-
	d) Financial assets				
	i) Loans	8	461.26	-	-
	ii)Other non current financial assets	9	21.09	66.87	16.89
	e) Income tax asset	10	12.45	4.19	5.40
	f) Deferred tax assets (net)	11	219.91	-	-
	g) Other non-current assets	12	42.80	432.92	435.11
	(A)		3,141.83	2,910.39	2,934.89
B	Current assets				
	a) Inventories	13	14.55	29.84	26.18
	b) Financial assets				
	i) Trade receivables	14	96.92	48.68	38.53
	ii) Cash and cash equivalents	15	65.93	51.07	43.64
	iii) Other current financial assets	16	50.02	12.30	12.27
	c) Other current assets	17	8.37	11.95	10.64
	(B)		235.79	153.84	131.26
	TOTAL (A + B)		3,377.62	3,064.23	3,066.15
	EQUITY AND LIABILITIES				
A	Equity				
	a) Equity share capital	18	80.95	80.95	80.95
	b) Other equity	19	877.51	441.23	700.56
	(A)		958.46	522.18	781.51
	Liabilities				
B	Non-current liabilities				
	a) Financial liabilities				
	i) Borrowings	20	1,878.89	2,164.70	101.00
	b) Provisions	21	20.92	18.46	17.10
	(B)		1,899.81	2,183.16	118.10
C	Current liabilities				
	a) Financial liabilities				
	i) Trade payables	22			
	- Amount due to Micro and small enterprises		-	-	-
	- Amount due to other than Micro and small enterprises		112.12	95.29	42.00
	ii) Other financial liabilities	23	368.89	216.79	2,103.55
	b) Other current liabilities	24	36.44	45.16	19.32
	c) Provisions	25	1.90	1.65	1.67
	(C)		519.35	358.89	2,166.54
	TOTAL (A+B+C)		3,377.62	3,064.23	3,066.15
	Significant accounting policies and notes to financial statements	1 to 43			

The notes referred to above form an integral part of the Financial Statements

As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W100149

M. Mody

Milan Mody
Partner
Membership No. : 103286

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Place: Mumbai
Date: 23rd May 2018

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat
Director
DIN 00737305

Babu A. Devadiga
Director
DIN. 00492360

Place: Mumbai
Date: 23rd May 2018

Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194
Statement of profit and loss for the year ended 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

	Particulars	Note no.	Year ended 31st March 2018	Year ended 31st March 2017
A	Income			
	Revenue from operations	26	930.00	814.57
	Other income	27	51.06	4.73
	Total income (A)		981.06	819.30
B	Expenses			
	Cost of materials consumed	28	170.79	131.30
	Employee benefit expenses	29	203.85	182.30
	Finance costs	30	1.99	407.10
	Depreciation and amortisation	5 & 7	141.42	142.26
	Other expenses	31	247.76	216.03
	Total expenses (B)		765.81	1,078.99
C	Profit/(loss) before tax (C) (A-B)		215.25	(259.69)
D	Tax expense:			
	- (Excess) provision of income tax for earlier years		(0.14)	-
	- Deferred tax charge/ (credit)	11	(220.21)	(0.11)
	Total tax expense (D)		(220.35)	(0.11)
E	Profit/(loss) after tax (E) (C-D)		435.60	(259.58)
F	Other comprehensive income / (loss)			
	a. i) Items that will not be classified to profit or loss			
	Remeasurement gain / (loss) of defined benefit plan		0.98	0.36
	ii) Income tax relating to items that will not be classified to profit or loss		(0.30)	(0.11)
	b. i) Items that will be classified to profit or loss		-	-
	ii) income tax relating to items that will be classified to profit or loss		-	-
	Other comprehensive income/ (loss) for the year (F)		0.68	0.25
G	Total comprehensive income/ (loss) for the year (E-F)		436.28	(259.33)
	Basic and diluted earnings/ (loss) per share	34		
	Equity shares -[Face value of Rs. 10 each]		53.81	(32.07)
	Significant accounting policies and notes to financial statement	1 to 43		

The notes referred to above form an integral part of the Financial Statements

As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W/ W100149

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Milan Mody
Partner
Membership No. : 103286

Place: Mumbai
Date: 23rd May 2018

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat
Director
DIN: 00737305

Babu A. Devadiga
Director
DIN: 00492360

Place: Mumbai
Date: 23rd May 2018

Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194
Cash Flow Statement for the year ended 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Particulars	Note	Year ended 31st March 2018	Year ended 31st March 2017
A. CASH FLOW FROM OPERATING ACTIVITIES:			
Net profit/(loss) before taxation		215.25	(259.69)
Adjustment for:			
Depreciation and amortization		141.42	142.26
Provision/(written back) for doubtful debts		(3.61)	19.55
Bad Debts		-	0.20
Loss on sale of assets		2.35	-
Fair value measurement of financial asset		(1.58)	(1.58)
Interest income		(49.47)	(3.38)
Interest expense		1.99	407.10
Operating profit / (loss) before working capital changes		306.35	304.46
Movements in working capital : (Current and Non-Current)			
(Increase)/ decrease in Trade receivables, financial assets and other assets		(40.68)	(29.66)
Increase/ (decrease) in Trade payables and Other Current Liabilities and provisions		17.87	86.77
(Increase)/ decrease in inventories		15.29	(3.66)
Cash generated from operations before tax		298.83	357.91
Adjustment for:			
Direct taxes - Refund received(net)/ (taxes paid) (Tax deducted at source)		(3.40)	1.25
Net cash generated/(used) in operating activities ......(A)		295.43	359.16
B. CASH FLOW FROM INVESTING ACTIVITIES:			
Purchase of property, plant and equipment (including Capital Work in Progress)		(127.72)	(73.05)
Proceeds from sale of assets		5.06	-
Loan given		(74.70)	(48.00)
Refund of loan given		48.00	-
Interest income		10.74	1.39
Cash generated/(used) from investing activities before tax		(138.62)	(119.66)
Adjustment for:			
Direct taxes - Refund received/ (taxes paid) (Tax deducted at source)		(4.73)	(0.04)
Net cash generated/(used) in investing activities ......(B)		(143.35)	(119.70)
C. CASH FLOW FROM FINANCING ACTIVITIES:			
Repayments of long term borrowings		(135.79)	(146.00)
Proceeds from long term borrowings		-	5.79
Interest paid		(1.42)	(91.82)
Net cash generated/(used) in financing activities ......(C)		(137.21)	(232.03)

N.A. SHAH ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Particulars	Note	Year ended 31st March 2018	Year ended 31st March 2017
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)		14.86	7.43
Cash and cash equivalents at beginning of the year		51.07	43.64
Cash and cash equivalents at end of the year		65.93	51.07
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS:		14.86	7.43
SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON FINANCIAL STATEMENTS	1 to 43		

Notes referred to herein above form an integral part of financial statements.

As per our report of even date

For N.A Shah Associates LLP
Chartered Accountants
Firm Registration No.116560W/W100149

M. D. Mody

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Milan Mody
Partner
Membership No.103286
Place: Mumbai
Date: 23rd May 2018

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat

(DIN : 00737305)

Place: Mumbai
Date: 23rd May 2018

Babu A. Devadiga
Director
(DIN : 00492360)

Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194
Statement of changes in equity for the year ended 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(a) Equity share capital

Particulars	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
Opening balance	80.95	80.95	80.95
Changes in equity share capital during the year	-	-	-
Closing balance	80.95	80.95	80.95

(Also refer note 18)

(b) Other equity

Particulars	Reserves & surplus		OCI*	Total other equity
	Securities Premium Account	Retained earnings	Remeasurement of the defined benefit plans	
Balance as at 1st April, 2016	1,519.05	(818.49)	-	700.56
Loss for the year	-	(259.58)	-	(259.58)
Other comprehensive income/ (loss) for the year (net)	-	-	0.25	0.25
Balance as at 31st March 2017	1,519.05	(1,078.07)	0.25	441.23
Profit for the year	-	435.60	-	435.60
Other comprehensive income/ (loss) for the year	-	-	0.68	0.68
Balance as at 31st March 2018	1,519.05	(642.47)	0.92	877.51

(Also refer note 19)

*Other comprehensive income

As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W

H. D. Mody

Milan Mody
Partner
Membership No. : 103286

Place: Mumbai
Date: 23rd May 2018

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat
Director
DIN: 00737305

Babu A. Devadiga
Director
DIN: 00492360

Place: Mumbai
Date: 23rd May 2018

1. Background

The Company was incorporated on 2nd July, 2008 under Companies Act, 1956 and is domiciled in India. The registered office of the Company is located at 70 – C, Nehru Road, Near Santacruz Airport, Vile Parle (E), Mumbai – 400 099, India. The Company is in the hospitality business. Company has taken hotel property in Orissa [Bhubaneswar] from Kamat Hotels (India) Limited ("KHIL") for operation and management for the period 20 years (with further renewal period of 10 years at the option of.KHIL).

The financial statements of the Company for the year ended 31st March 2018 were approved and adopted by board of directors of the Company in their meeting held on 23rd May 2018.

2. Basis of preparation

2.1. Statement of compliance with Ind AS

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

For all periods up to and including the year ended 31st March 2017, the Company had prepared its financial statements in accordance with the Accounting Standards notified under Section 133 of the Companies Act, 2013 read together with the Companies (Accounts) Rules 2014 (referred as "Indian GAAP"). These are the Company's first annual financial statements prepared complying in all material respects with the Ind AS notified under Section 133 of the Companies Act, 2013.

The financial statements comply with Ind AS notified by the Ministry of Corporate Affairs ('MCA'). The Company has consistently applied the accounting policies used in the preparation of its opening Ind AS Balance Sheet at 1st April 2016 throughout all periods presented, as if these policies had always been in effect and are covered by Ind AS 101 "First-time adoption of Indian Accounting Standards". The transition was carried out from Indian GAAP which is considered as the previous GAAP, as defined in Ind AS 101. The reconciliation of effects of the transition from Indian GAAP on the equity as at 1st April 2016 and 31st March 2017 and on the net profit and cash flows for the year ended 31st March 2017 is disclosed in note 43 to these Ind AS financial statements.

2.2. Functional and presentation of currency

The financial statements are prepared in Indian Rupees which is also the Company's functional currency. All amounts are rounded to the nearest rupees in lakhs.

2.3. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal market or the most advantageous market must be accessible to the Company.

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

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

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

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

Level 1 – Unadjusted quoted price in active markets for identical assets and liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3 – unobservable inputs for the asset or liability

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization at the end of each reporting period.

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

Fair values have been determined for measurement and / or disclosure purpose using methods as prescribed in "Ind AS 113 Fair Value Measurement".

2.4. Use of significant accounting estimates, judgements and assumptions

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses for the periods presented. The Company based its assumptions and estimates on parameters available when the financial statements were prepared.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.

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. Significant estimates and critical judgement in applying these accounting policies are described below:

i) Property, plant & equipment and Intangible assets

The Company has estimated the useful life, residual value and method of depreciation / amortization of property, plant & equipment and intangible assets based on its internal technical assessment and hotel operation and management agreement entered in to with Kamat Hotels (India) Limited. Property, plant & equipment and intangible assets represent a significant proportion of the asset base of the Company. Further, the Company has estimated that scrap value of property, plant & equipment would be able to cover the residual value & decommissioning costs of property, plant & equipment.

Therefore, the estimates and assumptions made to determine useful life, residual value, method of depreciation / amortization and decommissioning costs are critical to the Company's financial position and performance.

ii) Impairment of financial assets

The impairment provisions for financial assets are based on assumptions about risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation based on industry practice, Company's past historyand existing market conditions as well as forward looking estimates at the end of each reporting period.

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For trade receivables the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected life time losses to be recognized from initial recognition of trade receivables.

iii) Income taxes

Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case law and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore, the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets, cash tax settlements and therefore the tax charge in the statement of profit and loss.

iv) Measurement of defined benefit plan & other long term benefits

The cost of the defined benefit gratuity plan / other long term benefits and the present value of the gratuity obligation / other long term benefits are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation / other long term benefits is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

v) Impairment of non-financial assets

The carrying amounts of assets are reviewed at each balance sheet date for any indication of impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of a) fair value of assets less cost of disposal and b) its value in use. Value in use is the present value of future cash flows expected to derive from an assets or Cash-Generating Unit (CGU).

Based on the assessment done at each balance sheet date, recognised impairment loss is further provided or reversed depending on changes in circumstances. After recognition of impairment loss or reversal of impairment loss as applicable, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life. If the conditions leading to recognition of impairment losses no longer exist or have decreased, impairment losses recognised are reversed to the extent it does not exceed the carrying amount that would have been determined after considering depreciation / amortisation had no impairment loss been recognised in earlier years.

vi) Corporate guarantee:

The Company has given corporate guarantee (jointly with other fellow subsidiaries and group entities) on behalf of KHIL aggregating to Rs. 3,858,300,000 (31st March 2017: Rs. 3,858,300,000 & 1st April 2016: Rs. 3,858,300,000) towards loan facilities taken from banks/ others. Share of Company in this corporate guarantee is not quantifiable. Company does not expect any outflow on account of this guarantee. In view of the Management,KHIL would be able to refinance its outstanding debt and meet the debt obligations as and when they fall due and hence the financial guarantee obligation is not required to be recognised in financial statements and it has been disclosed as contingent liability.

3. Significant Accounting Policies

3.1. Presentation and disclosure of financial statement

All assets and liabilities have been classified as current and non-current as per Company's normal operating cycle and other criteria set out in the division II of Schedule III of the Companies Act, 2013 for a company whose financial statements are made in compliance with the Companies (India Accounting Standards) Rules, 2015.

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Based on the nature of service i.e. hospitality and the time between rendering of services and their realization in cash and cash equivalents, 12 months has been considered by the Company for the purpose of current / non-current classification of assets and liabilities.

3.2. Property, Plant and Equipment and Depreciation

Recognition and measurement

Under the previous GAAP, property, plant and equipment were carried at historical cost less depreciation and impairment losses, if any. On transition to Ind AS, the Company has availed the optional exemption under Ind AS 101 and accordingly it has used the carrying value as at the date of transition i.e. 1st April 2016 as the deemed cost of the property, plant & equipment under Ind AS.

Properties plant and equipment are stated at their cost of acquisition. Gross carrying amount of all property, plant and equipment are measured using cost model.Cost of an item of property, plant and equipment includes purchase price including non-refundable taxes and duties, borrowing cost directly attributable to the qualifying asset, any costs directly attributable to bringing the asset to the location and condition necessary for its intended use and the present value of the expected cost for the dismantling/decommissioning of the asset.High end operating supplies acquired prior to commencement of the hotel operations and opening of new restaurants / outlets are considered as a part of property, plant and equipment.

Parts (major components) of an item of property, plant and equipments having different useful livesare accounted as separate items of property, plant and equipments.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Capital work-in-progress comprises of cost incurred on property, plant and equipment under construction / acquisition that are not yet ready for their intended use at the Balance Sheet Date.

Depreciation and useful lives

Depreciation on the property, plant and equipment (other than capital work in progress and leasehold improvement) is provided on a straight-line method (SLM) over their useful liveswhich is in consonance of useful life as mentioned in Schedule II to the Companies Act, 2013. Leasehold improvement are amortized over the period of lease or useful life whichever is lower.

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted prospectively.

De-recognition

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is de-recognised.

3.3. Intangible assets and amortisation

Recognition and measurement

Under the previous GAAP, intangible assets were carried at historical cost less amortization and impairment losses, if any. On transition to Ind AS, the Company has availed the optional exemption under Ind AS 101 and accordingly it has used the carrying value as at the date of transition i.e. 1st April 2016 as the deemed cost of the intangible assets under Ind AS.

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Intangible assets are recognized only if it is probable that the future economic benefits attributable to asset will flow to the Company and the cost of asset can be measured reliably. Intangible assets are stated at cost of acquisition/development less accumulated amortization and accumulated impairment loss if any.

Cost of an intangible asset includes purchase price including non - refundable taxes and duties, borrowing cost directly attributable to the qualifying asset and any directly attributable expenditure on making the asset ready for its intended use.

Intangible assets under development comprises of cost incurred on intangible assets under development that are not yet ready for their intended use as at the Balance Sheet date.

Amortization and useful lives

Computer softwares are amortized in 10 years on straight line basis. Amortisation methods and useful lives are reviewed at each financial year end and adjusted prospectively.

In case of assets purchased during the year, amortization on such assets is calculated on pro-rata basis from the date of such addition.

3.4. Inventories

Inventories comprises of stock of food, beverages, stores and unused operating supplies and are valued at lower of cost (computed on weighted average basis) or net realizable value. Purchase of operating supplies (other than initial acquisition during the pre-commencement of the hotel and commencement of new restaurants / outlets) is charged to statement of profit and loss in the year of consumptions. The cost comprises of cost of purchases, duties and taxes (other than those subsequently recoverable) and other costs incurred in bringing them to their present location and condition. Cost of inventories is arrived at after providing for cost of obsolescence.

3.5. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the Government and discounts given to the customers.

(i) Revenue comprises of sale of rooms, banquets, food & beverages and allied services relating to hotel operations. Revenue is recognised upon rendering of service. Sales and services are recorded inclusive of excise duty (wherever applicable) and net of goods and service tax, sales tax, service tax, luxury tax and discounts. Revenue yet to be billed is recognised as unbilled revenue.

(ii) For all financial instruments measured at amortised cost, interest income is recorded using the effective interest rate (EIR), which is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. Interest income is included in other income in the statement of profit and loss.

3.6. Foreign currency transaction

Transactions denominated in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. As at the Balance Sheet date, foreign currency monetary items are translated at closing exchange rate. Exchange difference arising on settlement or translation of foreign currency monetary items are recognised as income or expense in the year in which they arise.

Foreign currency non-monetary items which are carried at historical cost are reported using the exchange rate at the date of transactions.

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3.7. Employee benefits

- Short term employee benefits

  All employee benefits falling due wholly within twelve months of rendering the service are classified as short term employee benefits and they are recognized as an expense at the undiscounted amount in the Statement of Profit and Loss in the period in which the employee renders the related service.

- Post-employment benefits& other long term benefits

  a. Defined contribution plan

  The defined contribution plan is a post-employment benefit plan under which the Company contributes fixed contribution to a Government Administered Fund and will have no obligation to pay further contribution. The Company's defined contribution plan comprises of Provident Fund, Labour Welfare Fund and Employee State Insurance Scheme. The Company's contribution to defined contribution plans are recognized in the Statement of Profit and Loss in the period in which the employee renders the related service.

  b. Post-employment benefitand other long term benefits

  The Company has defined benefit plans comprising of gratuity and other long term benefits in the form of leave benefits and long service rewards. Company's obligation towards gratuity liability isunfunded. The present value of the defined benefit obligations and certain other long term employee benefits is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

  Re-measurements comprising of (a) actuarial gains and losses, (b) the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur [with respect to gratuity] and for other long term employee benefits same are recognized immediately in Statement of Profit and Loss. Re-measurements with respect to gratuity are not reclassified to statement of profit and loss in subsequent periods.

  Gains or losses on the curtailment or settlement of defined benefit plan are recognised when the curtailment or settlement occurs.

  Actuarial gains or losses arising on account of experience adjustment and the effect of changes in actuarial assumptions for other employee benefit plan [other than gratuity] are recognized immediately in the Statement of Profit and Loss as income or expense.

  The cost of providing benefit under long service awards scheme is determined on the basis of estimated average cost of providing service.Since there are no employees eligible under the scheme as at the balance sheet date, no provision for the same is required to be made

3.8. Borrowing cost

Borrowing costs (net of interest income on temporary investments) that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of the respective asset till such time the asset is ready for its intended use or sale. A qualifying asset is an asset which necessarily takes a substantial period of time to get ready for its intended use or sale. Ancillary cost of borrowings in respect of loans not disbursed are carried forward and accounted as borrowing cost in the year of disbursement of loan. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest expenses calculated as per effective interest method, exchange difference arising from foreign

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currency borrowings to the extent they are treated as an adjustment to the borrowing cost and other costs that an entity incurs in connection with the borrowing of funds.

3.9. Leases

The Company determines whether an arrangement contains a lease by assessing whether the fulfillment of a transaction is dependent on the use of a specific asset and whether the transaction conveys the right to use that asset to the Company in return for payment. Where this occurs, the arrangement is deemed to include a lease and is accounted for either as finance or operating lease. Leases are classified as finance leases where the terms of the lease transfers substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Where Company is lessee

Operatinglease - Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased assets are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term except where scheduled increase in rent compensates the Company with expected inflationary costs.

3.10. Taxes on income

Tax expenses for the year comprises of current tax, deferred tax charge or credit and adjustments of taxes for earlier years. In respect of amounts adjusted outside profit or loss (i.e. in other comprehensive income or equity), the corresponding tax effect, if any, is also adjusted outside profit or loss.

Provision for current tax is made as per the provisions of Income Tax Act, 1961.

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences, and deferred tax assets are recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxation authority.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which such deferred tax assets can be utilized. In situations where the Company has unused tax losses and unused tax credits, deferred tax assets are recognised only if it is probable that they can be utilized against future taxable profits. Deferred tax assets are reviewed for the appropriateness of their respective carrying amounts at each Balance Sheet date.

At each reporting date, the Company re-assesses unrecognised deferred tax assets. It recognises previously unrecognised deferred tax assets to the extent that it has become probable that future taxable profit allow deferred tax assets to be recovered.

3.11. Cash and cash equivalent

Cash and cash equivalents include cash in hand, bank balances, deposits with banks (other than on lien) and all short term and highly liquid investments that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

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For the purpose of cash flow statement, cash and cash equivalent as calculated above also includes outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

3.12. Cashflow statement

Cash flows are reported using the indirect method, where by net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities are segregated.

3.13. Provisions, contingent liabilities,contingent assets

A provision is recognised when the Company has a present obligation (legal or constructive) as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risk specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation or a present obligation in respect of which likelihood of outflow of resources is remote, no provision or disclosure is made.

The Company does not recognize a contingent asset but discloses its existence in the financial statements if the inflow of economic benefits is probable. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date

3.14. Earnings per share

Basic earnings per share is computed using the net profit for the year attributable to the shareholders' and weighted average number of shares outstanding during the year. The weighted average numbers of shares also includes fixed number of equity shares that are issuable on conversion of compulsorily convertible preference shares, debentures or any other instrument, from the date consideration is receivable (generally the date of their issue) of such instruments.

Diluted earnings per share is computed using the net profit for the year attributable to the shareholder' and weighted average number of equity and potential equity shares outstanding during the year including share options, convertible preference shares and debentures, except where the result would be anti-dilutive. Potential equity shares that are converted during the year are included in the calculation of diluted earnings per share, from the beginning of the year or date of issuance of such potential equity shares, to the date of conversion.

3.15. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial 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 of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

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3.15.1. Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- It has been acquired principally for the purpose of selling it in the near term; or
- On initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- It is a derivative that is not designated and effective as a hedging instrument or a financial guarantee. Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

Financial assets at fair value through profit or loss (FVTPL)

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Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model based on 'simplified approach' for the financial assets which are not fair valuedthrough profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equalto lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the twelve month ECL, unlessthere has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amountof expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required tobe recognized is recognized as an impairment gain or loss in statement of profit and loss.

De-recognition of financial asset

The Company de-recognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On de-recognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On de-recognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

3.15.2. Financial liability and equity instrument

Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

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Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs. Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for de-recognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on re-measurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

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Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Offsetting of financial instruments

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

Reclassification

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 management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. A change in the business model occurs when the 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 recognised gains, losses (including impairment gains or losses) or interest.

De-recognition of financial liabilities

The Company de-recognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial

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liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability de-recognised and the consideration paid and payable is recognised in profit or loss.

4. New standard issued but not effective and hence not adopted

The following standards issued / modified by MCA become effective w.e.f. 1st April 2018.

Particulars	Effective date
New Ind AS issued *	
Ind AS 115 – Revenue from contracts with customers	1st April 2018
Modification to existing Ind AS *	
Ind AS 12 – Income Taxes	1st April 2018
Ind AS 21 – The effects of changes in foreign exchange rates	1st April 2018
Ind AS 28 – Investments in associates and joint ventures	1st April 2018
Ind AS 40 – Investment property	1st April 2018
Ind AS 112 – Disclosure of interest in other entities	1st April 2018

* Does not include modification to existing other Ind AS due to issue of new Ind AS.

The Company is assessing the potential impact of above amendments on the financial statements. Management presently is of the view that it would not have a material impact on the financial statements.

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Notes to financial statements for the year ended 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

5	Property plant and equipment	Leasehold improvements	Plant & Equipment	Furniture & Fixtures	Office Equipments	Vehicle	Total
	Gross carrying value						
	Deemed Cost as at 1st April, 2016 (Refer note 5.1)	2,208.76	245.21	21.13	0.38	-	2,475.48
	Additions during the year 2016-17	55.87	8.20	-	0.10	7.02	71.18
	Deletions during the year 2016-17	-	-	-	-	-	-
	Balance as at 31st March, 2017	2,264.63	253.41	21.13	0.49	7.02	2,546.67
	Additions during the year 2017-18	17.34	12.77	-	0.25	-	30.36
	Deletions during the year 2017-18	0.01	10.69	-	-	-	10.70
	Balance as at 31st March, 2018	2,281.95	255.49	21.13	0.74	7.02	2,566.32
	Accumulated depreciation						
	Balance as at 1st April, 2016	-	-	-	-	-	-
	Additions during the year 2016-17	113.81	21.42	6.44	0.19	0.14	141.99
	Deletions during the year 2016-17	-	-	-	-	-	-
	Balance as at 31st March, 2017	113.81	21.42	6.44	0.19	0.14	141.99
	Additions during the year 2017-18	116.13	22.12	1.97	0.10	0.83	141.15
	Deletions during the year 2017-18	0.00	3.30	-	-	-	3.30
	Balance as at 31st March, 2018	229.94	40.24	8.40	0.29	0.97	279.84
	Net carrying amount						
	Balance as at 1st April, 2016	2,208.76	245.21	21.13	0.38	-	2,475.48
	Balance as at 31st March, 2017	2,150.82	231.99	14.69	0.30	6.88	2,404.67
	Balance as at 31st March, 2018	2,052.01	215.25	12.72	0.45	6.04	2,286.48

Notes:

5.1 On transition to Ind AS, the carrying values of all the property, plant and equipment under the previous GAAP have been considered to be the deemed cost under Ind AS.

5.2 Leasehold improvements are constructed on Hotel property taken under operational and management basis. Period of this arrangement is 20 years (further extendable by 10 years as the option of lessor). On the expiry of the term of the arrangement, these assets would be sold to the lessor at the written down value in accordance with the arrangement.

5.3 Details of property, plant and equipment given as security against borrowings are disclosed in Note 20.2 and 20.5.

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

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Other intangible assets	Software	Total
Gross carrying value		
Deemed Cost as at 1st April, 2016 (Refer note 6.1)	2.01	2.01
Additions during the year 2016-17	-	-
Deletions during the year 2016-17	-	-
Balance as at 31st March, 2017	2.01	2.01
Additions during the year 2017-18	-	-
Deletions during the year 2017-18	-	-
Balance as at 31st March, 2018	2.01	2.01
Accumulated amortization		
Balance as at 1st April, 2016		-
Amortization for the year 2016-17	0.27	0.27
Deletions during the year 2016-17	-	-
Balance as at 31st March, 2017	0.27	0.27
Amortization for the year 2017-18	0.27	0.27
Deletions during the year 2017-18	-	-
Balance as at 31st March, 2018	0.54	0.54
Net carrying amount		
Balance as at 1st April, 2016	2.01	2.01
Balance as at 31st March, 2017	1.74	1.74
Balance as at 31st March, 2018	1.47	1.47

Notes:

6.1 On transition to Ind AS, the carrying values of intangible assets under the previous GAAP have been considered to be the deemed cost under Ind AS.

6.2 Software is other than internally generated software.

6.3 Balance useful life of intangible as at 31st March 2018 is 2 years to 6 years (31st march 2017 : 3 to 7 years, 1st April 2016 : 4 to 8 years).

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Capital work in progress	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
Leasehold improvements			
Opening balance	-	-	-
Add: Additions during the year	96.37	-	-
Less: Capitalised during the year	-	-	-
Closing balance	96.37	-	-

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8	Loans	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Intercorporate loan given (Refer note 8.1 and 8.2)	461.26	-	-
	Total	461.26	-	-

8.1 Capital advance given in earlier year is converted into interest bearing loan during the year. As per the arrangement this loan is repayable as and when fund are available with the borrower, but not later than 10 years. In view of management, no repayment is expected in next 12 months, therefore the same is disclosed as non current.

8.2 Loan given by the Company is for general corporate purpose and has been applied for the purpose for which same has been given.

9	Other non-current financial assets	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Security deposit (Refer note 9.1)	21.09	18.87	16.89
	Project advance to related party (Refer note 9.2)	-	48.00	-
	Total	21.09	66.87	16.89

9.1 Security deposit given having carrying value of Rs. 80.00 lakhs as at 31st March 2018 (As at 31st March 2017: Rs.80 lakhs; as at 1st April 2016: Rs. 80 lakhs) is interest free and given for hotel property taken by the company under operation and management agreement. This deposit is given to an entity in which Company's director is director and member.

9.2 Project advances given to entity in which director of the Company is director and member.

10	Income tax assets (net)	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Income tax (Tax deducted at source)	12.45	4.19	5.40
	Total	12.45	4.19	5.40

11	Deferred tax assets (net)	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Major components of deferred tax assets and deferred tax liabilities:			
	Deferred tax assets on			
	Carried-forward losses as per income tax	290.49	360.94	352.41
	Expenses allowed on payment basis under tax law	90.83	150.76	60.87
	Ind AS adjustment for security deposit stated at present value	4.98	4.56	4.07
	Sub total (A)	386.29	516.26	417.35
	Deferred tax liabilities on			
	Difference in net carrying value of fixed asset as per income tax and books	166.39	185.83	166.37
	Sub-total (B)	166.39	185.83	166.37
	Less: Deferred tax asset not recognised [Refer note 11.1(b)]	-	330.43	250.98
	Deferred tax assets/(liability) (A-B)	219.91	-	-

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

11.1 Reconciliation of tax expenses and the accounting profit multiplied by applicable tax rate for 31st March 2018 and 31st March 2017

Particulars	As at 31st March 2018	As at 31st March 2017
Accounting profit/(loss) before tax from operations	216.23	(259.33)
Income tax liability/(asset) as per applicable tax rate i.e. 25.75% (March 31, 2017: 30.9%)	55.68	(80.13)
(a) Permanent disallowance	1.55	0.69
(b) Effect of change in tax rate from 30.90% to 26% for deferred tax liability calculation	56.14	-
(c) Deferred tax asset not recognised earlier now recognised [Refer note (b) below]	(330.43)	(79)
(d) Deferred tax assets created on IND AS adjustment	0.35	-
Tax expense/(credit) reported in the statement of profit and loss (net of OC) tax expense	(216.71)	-

Note:

(a) The Company offsets tax assets and liabilities only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same authority.

(b) No provision for income tax has been made in the previous year as there was no taxable income as per the Income Tax Act, 1961. As per Ind AS 12 - "Income Taxes", deferred tax asset should be recognised on the carry forward of unused tax losses and unused tax credits to the extent that it is probable that future taxable profit will be available against which the unused tax losses and unused tax credits can be utilised. Considering same in the earlier years, the Company had recognised deferred tax asset to the extent of deferred tax liability as in near future there was low probability that taxable profit would be available against which it could be utilised. In current year, deferred tax asset is recognized based on review of the probability of realizable value of deferred tax asset considering expected future profits.

The unused business losses is having expiry period from 1 to 8 years as at 31st March 2018 (1 to 8 years as at 31st March 2017 & 2 to 8 years as at 1st April 2016) respectively.

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Other non-current assets (Unsecured considered good)	As at31st March 2018	As at31st March 2017	As at1st April 2016
Capital advances (Refer note 8.1)	-	386.55	385.18
Advance lease rent (Refer note 9.1)	42.80	46.36	49.93
Total	42.80	432.92	435.11

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Inventories (At lower of cost or net realisable value)	As at31st March 2018	As at31st March 2017	As at1st April 2016
Food and beverages	7.66	6.58	7.47
Stores and operating supplies	6.89	23.26	18.71
Total	14.55	29.84	26.18

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Trade receivable (Unsecured considered good, unless otherwise stated)	As at31st March 2018	As at31st March 2017	As at1st April 2016
-Considered good	96.92	48.68	38.53
-Considered doubtful	17.85	21.46	1.91
Sub-total	114.77	70.14	40.45
Less: Allowance for expected credit loss	17.85	21.46	1.91
Total	96.92	48.68	38.53

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Cash and cash equivalent	As at31st March 2018	As at31st March 2017	As at1st April 2016
Cash in hand	0.66	15.64	22.62
Balances with bank			
- in current accounts	65.27	15.43	21.02
- Fixed deposit with bank (maturity less than 3 months)	-	20.00	-
Total	65.93	51.07	43.64

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

16	Other current financial assets	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Advance to staff	0.09	0.02	-
	Security deposit - others	12.27	12.29	12.27
	Interest receivable on loan	36.74	-	-
	Interest on deposits receivable	0.91	-	-
	Total	50.02	12.30	12.27

17	Other current assets	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Prepaid expenses	3.29	8.79	9.76
	Advance to supplier	4.36	1.54	-
	Balance with government authorities	0.72	1.63	0.88
	Total	8.37	11.95	10.64

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

18	Equity share capital	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Authorised capital 10,00,000 equity shares (31st March 2017: 10,00,000 & 1st April 2016: 10,00,000) of Rs.10 each	100.00	100.00	100.00
	Total	100.00	100.00	100.00
	Issued, subscribed and paid-up 8,09,500 equity shares (31st March 2017: 8,09,500 & 1st April 2016: 8,09,500) of Rs.10 each	80.95	80.95	80.95
	Total	80.95	80.95	80.95

18.1 Terms/ rights attached to equity shares :

The Company has only one class of shares referred to as equity shares having a par value of Rs. 10. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, there are no preferential amounts inter se equity shareholders. The distribution will be in proportion to the number of equity shares held by the shareholders (after due adjustment in case shares are not fully paid up).

18.2 Movements in equity share capital

Particulars	31st March 2018		31st March 2017	
	Number of Shares	Amount	Number of Shares	Amount
Number of shares at the beginning	8,09,500	80.95	8,09,500	80.95
Add: Shares issued during the year	-	-	-	-
Less: Buyback during the year	-	-	-	-
Number of shares at the end	8,09,500	80.95	8,09,500	80.95

18.3 Details of shareholders holding more than 5 % shares in the Company:

Particulars	As at 31st March 2018		As at 31st March 2017		As at 1st April 2016	
	% of holding	Number of Shares	% of holding	Number of Shares	% of holding	Number of Shares
Plaza Hotels Private Limited	32.92%	2,66,500	32.92%	2,66,500	32.92%	2,66,500
Sangli Rubber Agro Private Limited (Formerly known as Venketesh Hotels Private Limited)	32.92%	2,66,500	32.92%	2,66,500	32.92%	2,66,500
Kamat Hotels (India) Limited	32.92%	2,66,500	32.92%	2,66,500	32.92%	2,66,500

19	Other equity	As at31st March 2018	As at31st March 2017
	Reserves and surplus		
	Share premium account (Refer note 19.1)		
	As per last balance sheet	1,519.05	1,519.05
	Add: Security premium during the year	-	-
	Closing balance	1,519.05	1,519.05
	Surplus/(Deficit) in the Statement of Profit and loss (Refer note 19.2)		
	As per last balance sheet	(1,078.07)	(818.49)
	Add: Profit/(loss) for the year	435.60	(259.58)
	Closing balance	(642.47)	(1,078.07)
	Other comprehensive income		
	As per last balance sheet	0.25	-
	Add: Movement in OCI (Net) during the year	0.68	0.25
	Closing balance	0.92	0.25
	Total	877.51	441.23

19.1 Securities premium account is used to record the premium on issue of equity shares. The same is utilised in accordance with the provisions of The Companies Act, 2013.

19.2 Surplus / (Deficit) in Statement of Profit and Loss represent net loss remaining after all intra reserve allocations, if any.

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20	Borrowings	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Secured loan			
	Term loan from			
	- from a bank (vehicle loan) (Refer note 20.5)	4.99	5.79	-
	- from a bank (Refer note 20.1)	-	-	2,085.61
	Unsecured loan			
	-Term loan from others (Refer note 20.1 to 20.4)	2,221.47	2,355.90	-
	-From related party	-	-	101.00
		2,226.46	2,361.68	2,186.61
	Less: Current maturities of long term loans	(346.10)	(196.09)	(1,894.70)
	Less: Interest accrued and due (Refer note 23)	(1.47)	(0.90)	(190.91)
	Total	1,878.89	2,164.70	101.00

20.1 In the earlier year, loan from Punjab National Bank was classified as Non-Performing Asset (NPA). In the previous year, this term loan was assigned to Asset Care & Reconstruction Enterprise (ACRE) Limited by Punjab National Bank. Subsequently on 8th August 2016, Company entered into settlement agreement with ACRE and the underlying loan was settled at lump sum amount of Rs.2,400.00 lakhs.

20.2 The loan is secured by (i) Equitable mortgage of land & building and proposed additions to the hotel property at Bhubaneswar, Orissa owned by Kamat Hotels (India) Limited; (ii) First charge on entire assets of the Company and hypothecation of hotel equipments and furniture of property located at Bhubaneswar, Orissa; (iii) Corporate guarantee of Kamat Hotels (India) Limited and Plaza Hotels Private Limited; and (iv) Personal guarantees of Dr. Vithal V Kamat and Mrs. Vidya V Kamat, Directors of the Company.

20.3 The loan is repayable in 20 quarterly step-up installments starting from 30th September, 2016 and last installment is payable on 31st March, 2021.

20.4 There is a default in repayment of installment due in March, 2018, aggregating to Rs.60.00 lakhs (as at 31st March 2017: Nil, 1st April 2016: Nil) out of which Rs. 15.00 lakhs is paid subsequent to year end before signing of the Ind AS financial statements. Further, there is outstanding penal interest of Rs.1.47 lakhs pertaining to delay in repayment of installment due in December 2017.

20.5 Vehicle loan from a Bank is secured by hypothecation of vehicle. This loan is repayable in equated monthly installment and the last installment is payable on 30th January, 2022.

21	Provisions	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Provision for gratuity (Refer note 35)	13.49	11.52	9.45
	Provision for leave benefit (Refer note 35)	7.43	6.94	7.64
	Total	20.92	18.46	17.10

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

22	Trade payables	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
	Trade payables			
	-Total outstanding dues of micro enterprises and small enterprises (Refer note 22.1)	-	-	-
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	112.12	95.29	42.00
	Total	112.12	95.29	42.00

22.1 Under the Micro, Small and Medium Enterprises Development Act (MSMED Act), 2006, certain disclosures are required to be made relating to Micro and Small Enterprises. The Company has not received any information from its suppliers about their coverage under the MSMED Act and as such no further disclosures are required to be made. Auditor's have relied on the same.

23	Other financial liabilities	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Current maturities of long term loans			
	- to banks	1.10	1.09	1,894.70
	- to others	345.00	195.00	-
	Interest accrued and due (Refer note 20.4)	1.47	0.90	190.91
	Creditors for capital expenditure (Refer note 22.1)	0.86	1.86	2.36
	Employees liabilities	20.46	17.94	15.58
	Total	368.89	216.79	2,103.55

24	Other current liabilities	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Statutory dues	8.99	4.50	2.17
	Advance from customers	23.77	29.68	-
	Others	3.69	10.98	17.15
	Total	36.44	45.16	19.32

25	Provisions	As at31st March 2018	As at31st March 2017	As at1st April 2016
	Provision for gratuity (Refer note 35)	0.59	0.49	0.35
	Provision for leave benefit (Refer note 35)	1.31	1.16	1.32
	Total	1.90	1.65	1.67

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26	Revenue from operations	Year ended 31st March 2018	Year ended 31st March 2017
	Room rent income	463.04	401.21
	Food, beverages and banquet income	444.59	404.15
	Other operating income		
	- Incidental services	18.76	6.92
	- Sundry balances written back	3.61	1.43
	- Excess provision for leave encashment written back	0.00	0.86
	Total	930.00	814.57

27	Other income	Year ended 31st March 2018	Year ended 31st March 2017
	Interest earned		
	-on loans	40.83	-
	-on fixed deposit	0.40	0.36
	-on others	8.24	3.02
	Miscellaneous income	1.59	1.35
	Total	51.06	4.73

28	Cost of materials consumed	Year ended 31st March 2018	Year ended 31st March 2017
	Food and beverage		
	Opening stock	6.58	7.47
	Add: Purchases	171.87	130.41
		178.45	137.88
	Less: Closing stock	7.66	6.58
	Total	170.79	131.30

29	Employee benefit expenses	Year ended 31st March 2018	Year ended 31st March 2017
	Salaries and wages	173.71	163.03
	Contribution to provident and other funds	14.05	11.73
	Staff welfare expenses	12.40	4.98
	Gratuity	3.05	2.56
	Leave benefit	0.64	-
	Total	203.85	182.30

30	Finance costs	Year ended 31st March 2018	Year ended 31st March 2017
	Interest expense	1.99	407.10
	Other borrowing cost (Interest on delayed payment of statutory dues)	0.00	-
	Total	1.99	407.10

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31	Other expenses	Year ended 31st March 2018	Year ended 31st March 2017
	Operating expenses		
	Power and fuel	61.41	56.32
	Repairs to		
	-Building	7.92	6.25
	-Plant and machinery	28.06	15.30
	-Others	6.67	3.89
	Licenses, rates and taxes	17.85	14.08
	Expenses on apartments and boards	23.92	20.47
	Replacement of crockery, cutlery, linen	22.90	3.61
	Washing and laundry expenses	5.57	7.85
	Water charges	2.16	1.71
	Management fees	12.89	11.94
	Sub total(A)	189.36	141.40
	Sales and marketing expenses		
	Advertisement, publicity and sales promotion	17.47	13.89
	Commission and discounts	13.41	19.22
	Sub total(B)	30.88	33.12
	Administration and other expense		
	Communication expenses	2.63	2.27
	Printing and stationary	3.95	3.21
	Legal and professional fees	3.81	0.71
	Travelling and conveyance	4.60	3.12
	Insurance charges	2.21	1.72
	Bad debt written off	-	0.20
	Provision for doubtful debts	-	19.55
	Loss on sale of property, plant and equipment	2.35	-
	Auditor's remuneration (Refer note 31.1)	0.35	0.25
	Miscellaneous expense	7.61	10.47
	Sub total(C)	27.52	41.51
	Total(A+B+C)	247.76	216.03

31.1	Auditors' remuneration	Year ended 31st March 2018	Year ended 31st March 2017
	Audit fees	0.20	0.15
	Tax audit fees	0.15	0.10
	Total	0.35	0.25

Note: Above fees are excluding of GST of Rs.0.06 lakhs (Previous year service tax of Rs. 0.04 lakhs)

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32 Capital commitments, other commitments and contingent liabilities

32.1 Capital Commitments

(a) Estimated amount of contracts remaining to be executed on capital account (net of advance) is Rs. 164.18 lakhs (31st March 2017: Rs. Nil & 1st April 2016: Rs. Nil)

(b) Other significant commitments : Nil (31st March 2017: Nil & 1st April 2016: Nil).

32.2 Contingent liability

Company has given corporate guarantee (jointly with related parties) on behalf of Kamat Hotels (India) Limited aggregating to Rs. 38,583.00 lakhs (31st March 2017: 38,583.00 lakhs & 1st April 2016: 38,583.00 lakhs) towards loan facilities taken from banks/others. Share of Company in this corporate guarantee is not quantifiable. Company does not expect any outflow on account of this guarantee.

33 Disclosures as required by Indian Accounting Standard (Ind AS) 24 - Related Party Disclosures

33.1 Name and relationships of related parties:

a. Entity having significant influence over the company	Kamat Hotels (India) Limited Plaza Hotels Private Limited Sangli Rubber Agro Private Limited (Formerly known as Venketesh Hotels Private Limited)
b. Directors / Key management personnel(KMP)	Dr.Vithal V. Kamat (Director) Mrs.Vidya V. Kamat (Director) Mr.Babu A. Devadiga (Director)
c. Entity in which directors / KMP has significant influence (disclosed to the extent there are transactions/balances)	Treeo Resort Private Limited

33.2 Transactions with related parties (Disclosed only where there are transactions)

Nature of transaction	Name of the Party	Year ended 31st March 2018	Year ended 31st March 2017
Management fees expenses	Kamat Hotels (India) Limited	9.32	8.37
Deposit refunded during the year		-	48.00
Loan repaid during the year	Sangli Rubber Agro Private Limited (Formerly known as Venketesh Hotels Private Limited)	-	82.00
Refund received on advance for project		48.00	-
Advance given for project		-	48.00
Interest income		4.32	-
Loan taken during the year	Plaza Hotels Private Limited	-	29.00
Loan repaid during the year		19.00	10.00

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

33.3 Related party outstanding balances:

Nature of transaction	Name of the Party	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
Security deposit given (Refer note 1 below)	Kamat Hotels (India) Limited	80.00	80.00	80.00
Trade payable		7.16	7.12	-
Advances given		-	49.80	-
Corporate Guarantee given on behalf of Company		1,000.00	1,000.00	1,000.00
Security given for loan taken by Company (to the extent of outstanding loan)		799.68	799.68	799.68
Joint Corporate Guarantee given with group to banks / others for Credit Facility availed by Kamat Hotels (India) Limited [Company's share is not quantifiable]		38,583.00	38,583.00	38,583.00
Unsecured loan payable	Sangli Rubber Agro Private Limited (Formerly known as Venketesh Hotels Private Limited)	-	-	82.00
Advance for project		-	48.00	-
Unsecured loan received	Plaza Hotel Private Limited	-	19.00	19.00
Corporate Guarantee given on behalf of Company		2,000.00	2,000.00	2,000.00
Amount payable	Treeo Resort Private Limited	1.88	1.88	1.88
Personal guarantee provided	Dr. Vithal V. Kamat	2,273.00	2,273.00	2,273.00
Personal guarantee provided	Mrs. Vidya V. Kamat	2,273.00	2,273.00	2,273.00

Note 1: Transactions with related parties and outstanding balances at the year end are disclosed at transaction value.

33.4 Terms & Conditions of related party transactions:
Outstanding balances at the year end are secured with a short term duration an interest free and settlement occurs in cash. All transactions were made on terms equivalent to those that prevail in arm's length transaction if such terms can be substantiated.

34 Earnings/ (loss) per share

Particulars	As at31st March 2018	As at31st March 2017
Basic and diluted earning / (loss) per share		
Profit / (Loss) attributable to the equity holders of the Company	435.60	(259.58)
Weighted average number of equity shares outstanding	8,09,500	8,09,500
Face value per equity share (Rs.)	10	10
Basic and diluted earnings / (loss) per share	53.81	(32.07)

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

35 Employee benefit obligations

(i) Defined contribution plans

The Company has certain defined contribution plans. The obligation of the Company is limited to the amount contributed and it has no further contractual obligation. Following is the details regarding Company's contributions made during the year:

Particulars of defined contribution plan	2017-18	2016-17
Provident fund	3.49	2.78
Pension fund	5.18	4.46
Employees' state insurance (ESIC)	5.38	4.49
Total	14.05	11.73

(ii) Defined benefit plans

a) Gratuity

The Company provides for gratuity of employees as per the Payment of Gratuity Act, 1972. As per the policy of the Company, obligations on account of payment of gratuity of an employee is settled only on termination / retirement of the employee. Gratuity is provided in the books on the basis of actuarial valuation. It is an unfunded plan.

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

Interest rate risk	The defined benefit obligation is calculated using a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
Salary inflation risk	Higher than expected increases in salary will increase the defined benefit obligation.
Demographic risk	This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria.

For determination of the liability in respect of compensated gratuity, the Company has used following actuarial assumptions:

Particulars	2017-18	2016-17
Discount rate	7.55%	7.31%
Salary escalation	8.00%	8.00%
Attrition rate	5.00%	5.00%
Mortality rate	Indian Assured lives Mortality (2006-08)	Indian Assured lives Mortality (2006-08)

Changes in the present value of obligations:

Particulars	2017-18	2016-17
Liability at the beginning of the year	12.01	9.80
Interest cost	0.90	0.69
Current service cost	2.42	2.58
Benefits paid	(0.27)	(0.71)
Actuarial (gain)/loss on obligations	(0.98)	(0.36)
Liability at the end of the year	14.08	12.01

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Table of recognition of actuarial (gain) / loss :

Particulars	2017-18	2016-17
Actuarial (gain)/loss on obligation for the year	(0.98)	(0.36)
Actuarial (gain)/loss on assets for the year	-	-
Actuarial (gain)/loss recognized in Statement of Profit and Loss	(0.98)	(0.36)

Breakup of actuarial (gain) /loss:

Particulars	2017-18	2016-17
Actuarial loss/(gain) arising from change in demographic assumption	-	-
Actuarial loss arising from change in financial assumption	(0.41)	0.72
Actuarial loss/(gain) arising from experience	(0.57)	(1.07)
Total	(0.98)	(0.36)

Amount recognized in the Balance Sheet:

Particulars	2017-18	2016-17
Liability at the end of the year	14.08	12.01
Fair value of plan assets at the end of the year	-	-
Amount recognized in the Balance Sheet	14.08	12.01

Expenses recognized in the Statement of Profit and Loss:

Particulars	2017-18	2016-17
Current service cost	2.42	2.58
Interest cost	0.90	0.69
Expected return on plan assets	-	-
Benefits paid	(0.27)	(0.71)
Actuarial (gain)/loss	(0.98)	(0.36)
Expense recognized in Statement of Profit and Loss	2.07	2.21

Balance Sheet Reconciliation

Particulars	2017-18	2016-17
Opening net liability	12.01	9.80
Expense recognised in Statement of Profit and Loss	2.07	2.21
Amount Recognized in Balance Sheet	14.08	12.01
Non-current portion of defined benefit obligation	13.49	11.52
Current portion of defined benefit obligation	0.59	0.49

Sensitivity analysis of benefit obligation (Gratuity)

Particulars	2017-18	2016-17	2015-16
a)Impact of change in discount rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	12.53	10.66	8.70
b) Impact due to decrease of 1%	15.92	13.62	11.13
b)Impact of change in salary growth			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	15.84	13.55	11.07
b) Impact due to decrease of 1%	12.57	10.70	8.73
c)Impact of change in attrition rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	13.91	11.84	9.70
b) Impact due to decrease of 1%	14.27	12.21	9.92
d)Impact of change in mortality rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 10%	14.08	12.01	9.80

Maturity profile of defined benefit obligation

Particulars	2017-18	2016-17
Weighted average duration of the defined benefit obligation	14.25	14.49
Projected benefit obligation	14.08	12.01
Accumulated benefit obligation	6.43	5.41

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Payout analysis

Particulars	As at 31st March 2018	As at 31st March 2017
1st year	0.59	0.49
2nd year	0.56	0.47
3rd year	0.53	0.45
4th year	0.51	0.43
5th year	0.49	0.50
Next 5 year payout (6-10 year)	2.43	1.83
Payout above 10 year	8.97	7.83

b) Leave benefit

As per the policy of the Company, obligations on account of encashment of accumulated leave of an employee is settled only on termination / retirement of the employee. Such liability is recognised on the basis of actuarial valuation following Project Unit Credit Method. It is an unfunded plan.

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows:

Interest rate risk	The defined benefit obligation is calculated using a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
Salary inflation risk	Higher than expected increases in salary will increase the defined benefit obligation.
Demographic risk	This is the risk of variability of results due to unsystematic nature of decrements that include mortality, withdrawal, disability and retirement. The effect of these decrements on the defined benefit obligation is not straight forward and depends upon the combination of salary increase, discount rate and vesting criteria.

For determination of the liability in respect of compensated absences, the Company has used following actuarial assumptions:

Particulars	2017-18	2016-17
Discount Rate	7.55%	7.31%
Salary escalation	8.00%	8.00%
Attrition Rate	5.00%	5.00%
Mortality Rate	Indian Assured lives Mortality (2006-08)	Indian Assured lives Mortality (2006-08)

Changes in the present value of obligations:

Particulars	2017-18	2016-17
Liability at the beginning of the year	8.10	8.96
Interest cost	0.57	0.59
Current service cost	3.14	2.90
Benefits paid	(1.08)	(1.75)
Actuarial (gain)/loss on obligations	(1.99)	(2.61)
Liability at the end of the year	8.74	8.10

Table of Recognition of Actuarial (gain) / loss :

Particulars	2017-18	2016-17
Actuarial (gain)/loss on obligation for the year	(1.99)	(2.61)
Actuarial (gain)/loss on assets for the year	-	-
Actuarial (gain)/loss recognized in Statement of Profit and Loss	(1.99)	(2.61)

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Iiex Developers & Resorts Limited
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Breakup of actuarial (gain) /loss:

Particulars	2017-18	2016-17
Actuarial loss/(gain) arising from change in demographic assumption	-	-
Actuarial loss arising from change in financial assumption	(0.24)	0.44
Actuarial loss/(gain) arising from experience	(1.76)	(3.05)
Total	(1.99)	(2.61)

Amount recognized in the Balance Sheet:

Particulars	2017-18	2016-17
Liability at the end of the year	8.74	8.10
Fair value of plan assets at the end of the year	-	-
Amount recognized in the Balance Sheet	8.74	8.10

Expenses recognized in the Statement of Profit and Loss:

Particulars	2017-18	2016-17
Current service cost	3.14	2.90
Interest cost	0.57	0.59
Expected return on plan assets	-	-
Benefits paid	(1.08)	(1.75)
Actuarial (Gain)/Loss	(1.99)	(2.61)
Expense recognized in Statement of Profit and Loss	0.64	(0.86)

Balance Sheet Reconciliation

Particulars	2017-18	2016-17
Opening net liability	8.10	8.96
Expense recognised in Statement of Profit and Loss	0.64	(0.86)
Amount Recognized in Balance Sheet	8.74	8.10
Non-current portion of defined benefit obligation	7.43	6.94
Current portion of defined benefit obligation	1.31	1.16

Sensitivity analysis of benefit obligation(Leave encashment)

Particulars	2017-18	2016-17	2015-16
a)Impact of change in discount rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	7.86	7.27	8.06
b) Impact due to decrease of 1%	9.79	9.10	10.05
b)Impact of change in salary growth			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	9.06	8.40	9.29
b) Impact due to decrease of 1%	8.43	7.81	8.65
c)Impact of change in attrition rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 1%	8.67	8.02	8.91
b) Impact due to decrease of 1%	8.82	8.20	9.03
d)Impact of change in mortality rate			
Present value of obligation at the end of the year			
a) Impact due to increase of 10%	8.74	8.10	8.96

Maturity profile of defined benefit obligation

Particulars	2017-18	2016-17
Weighted average duration of the defined benefit obligation	14.25	14.49
Projected benefit obligation	8.74	8.10

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Payout analysis

Particulars	As at 31st March 2018	As at 31st March 2017
1st year	0.39	0.36
2nd year	0.37	0.34
3rd year	0.36	0.33
4th year	0.34	0.31
5th year	0.33	0.39
Next 5 year payout (6-10 year)	1.58	1.32
Payout above 10 year	5.36	5.05

36 Leased Assets

The Company has taken Hotel Building to renovate, manage and operate under Business Contract Agreement for a period of 20 years, which shall be extendable for a further period of 10 years at the sole discretion of the lessor. In lieu of the same, Company pays management fees calculated based on percentage of revenue earned by the lessee from this property. The Company has recognised Management fees expense of Rs. 9.32 lakhs during the year (Previous year Rs. 8.37 lakhs). Since future revenue is based on percentage of revenue which is contingent in nature, other disclosures as required under Ind AS 17 - 'Leases' are not quantifiable as at the balance sheet date.

37 Note on Cash Flow Statement

i) During the year, capital advances given in earlier years to one of the party aggregating to Rs. 384.75 lakhs is converted to loan given, same is considered non cash transaction for the purpose of cash flow statement. Also refer note 8.1.

ii) Aggregate amount of outflow on account of direct taxes paid is Rs. 8.12 lakhs (inflow in previous year on account of refund received is Rs. 1.21 lakhs).

iii) Changes in financing liabilities arising from cash and non-cash changes:

Particulars	01-Apr-17	Cash flow	Non-cash changes	31-Mar-18
Borrowings from Bank/ others	2,360.79	(135.79)	-	2,224.99
Total	2,360.79	(135.79)	-	2,224.99

38 Disclosures as required by Indian Accounting Standard (Ind AS) 108 - Operating Segments

There are no reportable segments under Ind AS-108 'Operating Segments' as the Company is operating only in the hospitality service segment, therefore, disclosures of segment wise information is not applicable. Further, no single customer represents 10% or more of the Company's total revenue during the year ended March 31, 2018 and March 31, 2017.

39 Foreign currency exposure outstanding as on 31st March 2018: Nil (31st March 2017: Nil & 1st April 2016: Nil). There are no outstanding derivative contracts as on 31st March 2018 (31st March 2017: Nil & 1st April 2016: Nil).

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40 Financial instruments - Accounting Classifications & Fair value Measurement

(a) Financial instruments by category

Sr. No.	Particulars	31st March 2018			31st March 2017			1st April 2016		
		Amortised Cost	FVTOCI	FVTPL	Amortised Cost	FVTOCI	FVTPL	Amortised Cost	FVTOCI	FVTPL
A	Financial assets									
(i)	Cash and cash equivalents	65.93	-	-	51.07	-	-	43.64	-	-
(ii)	Trade receivables	96.92	-	-	48.68	-	-	38.53	-	-
(iii)	Loans	461.26		-	-			-		
(iv)	Other current financial assets	50.02	-	-	12.30	-	-	12.27	-	-
(v)	Other non-current financial assets	21.09	-	-	66.87	-		16.89	-	-
	Total financial assets	695.22	-	-	178.93	-	-	111.34	-	-
B	Financial liabilities									
(i)	Non-current financial liabilities - Borrowings	1,878.89	-	-	2,164.70	-	-	101.00	-	-
(ii)	Trade payables	112.12			95.29	-	-	42.00	-	-
(iii)	Other current financial liabilities	368.89	-	-	216.79	-	-	2,103.55	-	-
	Total financial liabilities	2,359.90	-	-	2,476.78	-	-	2,246.55	-	-

FVTOCI - Fair Value Through Other Comprehensive Income
FVTPL - Fair Value Through Profit or Loss

(b) Fair valuation techniques

The Company maintains policies and procedures to value financial assets or financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at 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.

The following method and assumptions are used to estimate the fair values:

(i) The management assessed that fair value of Cash and cash equivalents, Trade receivables, Trade payables and Other current financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. Further, the management has assessed that fair value of Non-current financial liabilities - Borrowings will be approximate to their carrying amounts. With respect to deposit given under long term operating and management agreement, same is stated at fair value of the deposit.

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(c) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement as follows:

Level 1 : Quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2 : Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3 : Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

(d) Fair value of instruments measured at amortised cost:

Particulars	Level	31st March 2018		31st March 2017		1st April 2016	
		Carrying value	Fair value	Carrying value	Fair value	Carrying value	Fair value
Financial assets							
Loans	Level 3	461.26	461.26	-	-	-	-
Other non-current financial asset	Level 3	80.00	21.09	128.00	66.87	80.00	16.89
Total financial assets		541.26	482.35	128.00	66.87	80.00	16.89
Financial liabilities							
Borrowings	Level 3	1,878.89	1,878.89	2,164.70	2,164.70	101.00	101.00
Other financial liabilities	Level 3	368.89	368.89	216.79	216.79	2,103.55	2,103.55
Total financial liabilities		2,247.78	2,247.78	2,381.49	2,381.49	2,204.55	2,204.55

Notes:

(i) The above disclosures are presented for non-current financial assets and non-current financial liabilities. Short term financial assets and current financial liabilities (cash and cash equivalents, other receivables, trade payables and other current financial liabilities) are stated at carrying value which is approximately equal to their value.

(ii) Management uses its best judgement in estimating the fair value of its financial instruments. However, there are inherent limitations in any estimation technique. Therefore, for substantially all financial instruments, the fair value estimates presented above are not necessarily indicative of the amounts that the Company could have realised or paid in sale transactions as of respective dates. As such, fair value of financial instruments subsequent to the reporting dates may be different from the amounts reported at each reporting date.

41 Financial risk management

The Company has exposure to the three risks mainly funding/ liquidity risk, credit risk, market risk. The Company's overall risk management Programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance. The Company does not have any derivative financial instruments. The Board of directors has overall responsibility for the establishment of the Company's risk management framework. Risk management systems are reviewed periodically to reflect changes in market conditions and Company's activities.

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(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

(a) Credit Risk :

Credit risk is the risk of financial loss to the Company if a counterparty to a financial instruments fail to meet its contractual obligations. The Company is exposed mainly to credit risk which arises from cash and cash equivalents and deposit with banks.

(i) Cash and cash equivalent

The Company considers factors such as track record, size of institution, market reputation and service standards to select the banks with which balances and deposits are maintained. The balance and fixed deposits are generally maintained with the banks with whom the Company has regular transactions. Further, the Company does not maintain significant cash in hand other than those required for its day to day operations. Considering the same, the Company is not exposed to expected credit loss of cash and cash equivalent and bank deposits.

(b) Liquidity Risk :

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligation on time. The Company relies on mix of borrowings, capital and operating cash flows to meet its needs for funds. The table below provides details regarding the remaining contractual maturities of financial liabilities at the reporting date based on the undiscounted payments.

Particulars	Less than 1 year	1 to 5 year	Above 5 years	Total
As at 31st March 2018				
Borrowings	346.10	1,878.89	-	2,224.99
Trade payables	112.12	-	-	112.12
Other financial liabilities	22.79	-	-	22.79
As at 31st March 2017				
Borrowings	196.09	2,164.70	-	2,360.79
Trade payables	95.29	-	-	95.29
Other financial liabilities	20.70	-	-	20.70
As at 1st April 2016				
Borrowings	1,894.70	101.00	-	1,995.70
Trade payables	42.00	-	-	42.00
Other financial liabilities	208.85	-	-	208.85

(c) Interest rate risk

Company has taken term loan from bank and other. With respect to term loan from other, it has fixed repayment schedule in accordance with settlement agreement and no separate interest is payable [Refer note 20 1]. In case of loan from bank [Vehicle loan], it carries interest rate 9.25%, which is fixed in nature. Hence, borrowing of the Company are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

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42 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity shareholders of the Company. The primary objective of the Company's capital management is to maximise the shareholder's value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

The Company monitors capital using 'net Debt' to 'Equity'. The Company's net debt to equity are as follows:

Particulars	As at 31st March 2018	As at 31st March 2017	As at 1st April 2016
Total debt	2,224.99	2,360.79	1,995.70
Total capital (total equity shareholder's fund)	958.46	522.18	781.51
Net Debt to Equity ratio	2.32	4.52	2.55

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43 Disclosure as required by Ind AS 101 - First time adoption of Indian Accounting Standards

Transition to Ind AS

(a) Basis of preparation

These are the Company's first financial statements prepared in accordance with Ind AS. For the periods up to and including the year ended 31st March 2017, the Company had prepared its financial statements in accordance with Indian GAAP.

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for the year ended 31st March 2018, together with the comparative period data as at and for the year ended 31st March 2017, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at 1st April 2016 being 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 1st April 2016 and the financial statements as at and for the year ended 31st March 2017 to Ind AS.

(b) Exemption availed

"Ind AS 101 - First-time adoption of Indian Accounting Standards" allows first time adopters certain exemptions from the retrospective application of certain Ind AS. The Company has applied the following optional exemption:

(i) Deemed cost of property, plant and equipment and intangible assets

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment and intangible assets as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous Indian GAAP and use that as its deemed cost as at the date of transition. Accordingly, the Company has elected to measure all of its property, plant and equipment and intangible assets at their previous Indian GAAP carrying value.

(c) Estimates

The estimates at 1st April 2016 and at 31st March 2017 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies) except in respect of impairment of financial assets based on expected credit loss model where application of Indian GAAP did not require estimation.

The estimates used by the Company to present impairment of financial assets based on the expected credit loss model is in accordance with Ind AS which reflect conditions as at 1st April 2016, the date of transition to Ind AS and as of 31st March 2017.

(d) Reconciliation between previous India GAAP and Ind AS

Ind AS 101 requires the Company to reconcile the effects of the transition from Indian GAAP to Ind AS on the equity as at 1st April 2016 and 31st March 2017 and on the total comprehensive loss and cash flows for the year ended 31st March 2017:

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Reconciliation of equity as on 1st April 2016 (i.e. date of transition to Ind AS)*

Particulars	Reference	Indian GAAP*	Adjustments	Ind AS
ASSETS				
Non-current assets				
a) Property, plant and equipment	43(e) (iii)	2,394.16	81.32	2,475.48
b) Intangible assets	43(e) (iii)	1.54	0.46	2.01
c) Capital work-in-progress		-	-	-
d) Financial assets				
i) Loans		-	-	-
ii)Other non current financial assets	43(e) (i)	80.00	(63.11)	16.89
e) Income tax asset		6.27	(0.87)	5.40
f) Deferred tax assets (net)		-	-	-
g) Other non-current assets	43(e) (i)	385.18	49.93	435.11
(A)		2,867.15	67.74	2,934.89
Current assets				
a) Inventories		26.18	-	26.18
b) Financial assets				-
i) Trade receivables		38.53	-	38.53
ii) Cash and cash equivalents		43.64	-	43.64
iii) Other current financial assets		12.27	-	12.27
c) Other current assets		9.76	0.88	10.64
(B)		130.39	0.88	131.27
TOTAL (A + B)		2,997.53	68.62	3,066.15
EQUITY AND LIABILITIES				
Equity				
a) Equity share capital		80.95	-	80.95
b) Other equity	43(e) (iii) and 43(e) (i)	631.96	68.61	700.56
(A)		712.91	68.61	781.51
Liabilities				
Non-current liabilities			-	-
a) Financial liabilities			-	-
i) Borrowings		101.00	-	101.00
ii) Other financial liabilities		-	-	-
b) Provisions		17.10	-	17.10
(B)		118.10	-	118.10
Current liabilities				
a) Financial liabilities				
i) Trade payables		42.00	-	42.00
ii) Other financial liabilities		2,103.54	0.01	2,103.55
b) Other current liabilities		19.32	-	19.32
c) Provisions		1.67	-	1.67
d) Current Tax Liabilities (Net)		-	-	-
(C)		2,166.53	0.01	2,166.55
TOTAL (A+B+C)		2,997.53	68.62	3,066.15

* The previous Indian GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

N.A. SHAH ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

Ilex Developers & Resorts Limited
CIN: U70102MH2008PLC184194
Notes to financial statements for the year ended 31st March 2018
(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Reconciliation of equity as on 31st March 2017*

Particulars	Reference	Indian GAAP*	Adjustments	Ind AS
ASSETS				
Non-current assets				
a) Property, plant and equipment	43(e) (iii)	2,242.95	161.73	2,404.67
b) Intangible assets	43(e) (iii)	1.50	0.24	1.74
c) Capital work-in-progress		-	-	-
d) Financial assets				
i)Other non current financial assets	43(e) (i)	80.00	-13.13	66.87
e) Income tax asset		5.81	-1.63	4.19
f) Deferred tax assets (net)		-	-	-
g) Other non-current assets	43(e) (i)	434.54	-1.63	432.92
(A)		2,764.80	145.59	2,910.39
Current assets				
a) Inventories		29.84	-	29.84
b) Financial assets				-
i) Trade receivables		48.68	-	49.28
ii) Cash and cash equivalents		51.07	-	50.47
iii) Other current financial assets		12.30	-	12.30
c) Other current assets		10.33	1.62	11.95
(B)		152.22	1.62	153.85
TOTAL (A + B)		2,917.02	147.21	3,064.24
EQUITY AND LIABILITIES				
Equity				
a) Equity share capital		80.95	-	80.95
b) Other equity	43(e) (iii) and 43(e) (i)	294.01	147.21	441.23
(A)		374.96	147.21	522.18
Liabilities				
Non-current liabilities				
a) Financial liabilities				
i) Borrowings		2,164.70	-	2,164.70
b) Provisions		18.46	-	18.46
(B)		2,183.16	-	2,183.16
Current liabilities				
a) Financial liabilities				
i) Trade payables		95.29	-	95.29
ii) Other financial liabilities		216.79	-	216.79
b) Other current liabilities		45.16	-	45.16
c) Provisions		1.65	-	1.65
(C)		358.90	-	358.90
TOTAL (A+B+C)		2,917.02	147.21	3,064.24

* The previous Indian GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

N.A. SHAH ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Reconciliation of Statement of profit and loss for the year ended 31st March 2017

Particulars	Reference	Indian GAAP	Adjustments	Ind AS
Income				
Revenue from operations		813.26	1.31	814.57
Other income	43(e) (i)	5.29	(0.57)	4.73
Total income (A)		818.55	0.75	819.30
Expenses				
Cost of materials consumed		131.30	-	131.30
Employee benefit expenses	43(e)	183.19	(0.88)	182.30
Finance costs		407.10	-	407.10
Depreciation and amortisation	43(e) (iii)	222.44	(80.18)	142.26
Other expenses	43(e) (i)	212.46	3.57	216.03
Total expenses (B)		1,156.49	(77.50)	1,078.99
Profit/(loss) before tax (C) (A-B)		(337.94)	78.24	(259.70)
Tax expense:				
- Deferred tax charge/ (credit)		-	(0.11)	(0.11)
Total tax expense (D)		-	(0.11)	(0.11)
Profit/(loss) after tax (E) (C-D)		(337.94)	78.35	(259.59)
Other comprehensive income / (loss)				
a. i) Items that will not be classified to profit or loss	43(e)	-	0.36	0.36
ii) Income tax relating to items that will not be classified to profit or loss		-	(0.11)	(0.11)
b. i) Items that will be classified to profit or loss		-	-	-
ii) Income tax relating to items that will be classified to profit or loss		-	-	-
Other comprehensive income/ (loss) for the year (F)		-	0.25	0.25
Total comprehensive income/ (loss) for the year (E-F)		(337.94)	78.60	(259.34)

Particulars	Reference	As at 31st March 2017	As at 1st April 2016
Total equity (shareholder's fund) as per Indian GAAP		374.96	712.91
Adjustments:			
a) Interest free deposits valued at present value	43(e) (i)	(14.76)	(13.18)
b) Excess depreciation charged in earlier year now reversed	43(e) (iii)	161.97	81.79
Total equity (shareholder's fund) as per Ind AS		522.17	781.51

N.A. SHAH ASSOCIATES LLP * CHARTERED ACCOUNTANTS * MUMBAI

(Amount in rupees lakhs, except share and per share data, unless otherwise stated)

Reconciliation of total comprehensive income for the year ended 31st March 2017

Particulars	Reference	For the year ended 31st March 2017
Loss after tax as per Indian GAAP		(337.94)
a) Interest free deposits valued at present value	43(e) (i)	(3.57)
b) Excess depreciation charged in earlier year now reversed	43(e) (iii)	80.18
c) Interest income recognised on unwinding of deposits given	43(e) (i)	1.98
Total comprehensive loss as per Ind AS		(259.34)

Impact of Ind AS on statement of cash flows for the year ended 31st March 2017

Particulars	Reference	Previous GAAP	Adjustments	Ind AS
Net cash flow from operating activities	43(e) (iv)	361.09	-	359.16
Net cash flow (used in) investing activities	43(e) (iv)	(120.73)	-	(119.70)
Net cash flow (used in) financing activities	43(e) (iv)	(232.93)	-	(232.03)
Net Increase / (Decrease) in Cash and Cash equivalents		7.43	-	7.43

(e) Explanations for reconciliation of Balance Sheet as previously reported under IGAAP to Ind AS:

(i) Interest free lease deposits are valued at present value as compared to being carried at transaction value in the previous GAAP. The adjustment includes the difference between the book value and present value of interest free security deposits which has been recognised as deferred rent expense. This amount is subsequently charged to the Statement of Profit and Loss on a straight line basis as an interest expense. Further, interest income computed on the present value of the security deposit is recognised over the tenure of the security deposit using the EIR method.

(ii) Tax component on the gain/ (loss) on fair value of defined benefit plans and equity instruments have been transferred to the OCI under Ind AS.

(iii) Excess depreciation provided in earlier year on account of errors has been rectified and effect has been given in opening equity as at 1st April 2016 and FY 2016-2017.

(iv) The impact of transition from Indian GAAP to Ind AS on the Statement of Cash Flows is due to various reclassification adjustments recorded under Ind AS in Balance Sheet, Statement of Profit & Loss.

As per our audit report of even date

For N. A. Shah Associates LLP
Chartered Accountants
Firm Registration No. 116560W

N. A. SHAH ASSOCIATES LLP
MUMBAI
CHARTERED ACCOUNTANTS

Milan Mody
Partner
Membership No. : 103286

Place: Mumbai
Date: 23rd May 2018

For and on behalf of the Board of Directors of
Ilex Developers & Resorts Limited

Vidya V. Kamat
Director
DIN: 00737305

Babu A. Devadiga
Director
DIN: 00492360

Place: Mumbai
Date: 23rd May 2018