Prestige GROUP
Add Prestige to your life

September 13, 2019

The Manager **Dept of Corporate Services** **BSE Limited** **Regd. Office: Floor 25, P J Towers** **Dalal Street** **Mumbai – 400 001** **Scrip code: 533274**	**The General Manager** **Dept. of Corporate Services** **National Stock Exchange of India Limited,** **Bandra Kurla Complex** **Bandra (E),** **Mumbai – 400051** **Scrip code: PRESTIGE**

Dear Sir/Madam,

Sub: Annual Report for the FY 2018-19.

With reference to the above Captioned Subject matter and in compliance with Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we here by enclose the annual report for the financial year 2018-2019. The Annual General Meeting is scheduled to be held on Wednesday, September 25, 2019 wherein the financial statements for the year ended March 31, 2019 are to be approved by the shareholders.

Request you to kindly take this on record.

Thanking You,

Yours faithfully
For Prestige Estates Projects Limited,

PRESTIGE ESTATES PROJECTS LTD. Bangalore 560 001

Manoj Krishna JV
Company Secretary & Compliance Officer

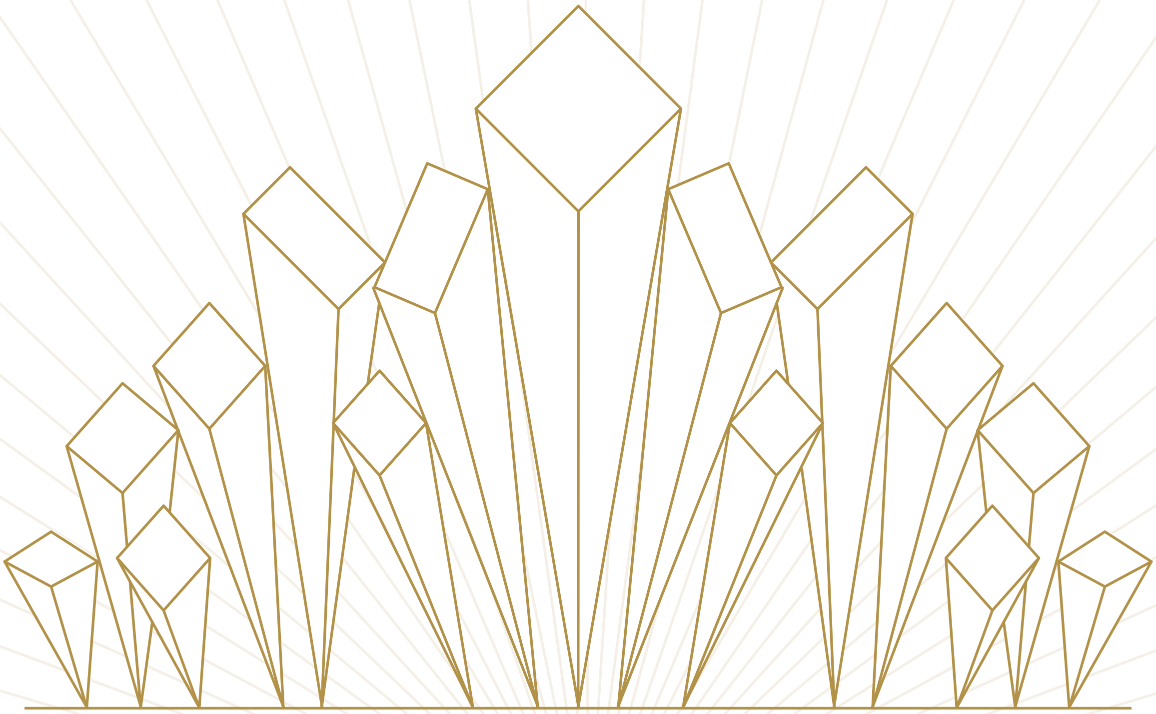
Encl: As stated above

Prestige Estates Projects Ltd., 'The Falcon House', No. 1, Main Guard Cross Road, Bangalore - 560 001.
Phone : +91 80 25591080 Fax : +91 80 25591945 E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com
CIN : L07010KA1997PLC022322

Prestige GROUP

Add Prestige to your life

PRESTIGE ESTATES PROJECTS LIMITED
ANNUAL REPORT 2018-19



SCALING NEW HEIGHTS

GROWING DEEPER AND WIDER

Highlights of FY 2018-19

MAKING DEEPER INROADS

24.09 mn sq. ft.
203% y-o-y growth
RECORD COMPLETION

₹45,571 mn
38% y-o-y growth
PRE-SALES

7.09 mn sq. ft.
46% y-o-y growth
NEW SALES VOLUME

₹44,085 mn
3% y-o-y growth
STRONG COLLECTIONS

₹7,487 mn
21% y-o-y growth
RENTAL INCOME

₹52,841 mn
REVENUE

₹15,660 mn
EBITDA

₹4,408 mn
PAT

30%
EBITDA MARGIN

8%
PAT MARGIN

Outlook

PURSUING WIDER GROWTH

135.96 mn sq. ft.
IN PIPELINE

₹100 bn
REVENUE POTENTIAL FROM HDFC RESIDENTIAL PLATFORM

2x
ANNUITY INCOME IN THE NEAR TERM

Retail
17
MALLS IN THE NEAR TERM

FY 2019-20 GUIDANCE

50,000 - 60,000
NEW SALES VALUE*

50,000 - 55,000
TURNOVER*

45,000 - 50,000
COLLECTIONS*

10 - 12
LAUNCH VOLUME**

10 - 12
PROJECTS COMPLETED**

2 - 2.5
LEASING VOLUME**

9,500 - 10,000
EXIT RENTAL INCOME*

1.40x
CONSOLIDATED DEBT EQUITY RATIO

* *Value in ₹mn*
** *Volume in mn sq. ft.*

At Prestige, we are on a path of constant transformation while staying true to our roots. Carrying forward a rich legacy of delighting our customers, we are scaling newer heights while growing our presence. We are breaking ground in newer geographies while furthering our leadership in the existing cities. With our undivided passion, we are performing today and promising a stronger tomorrow.

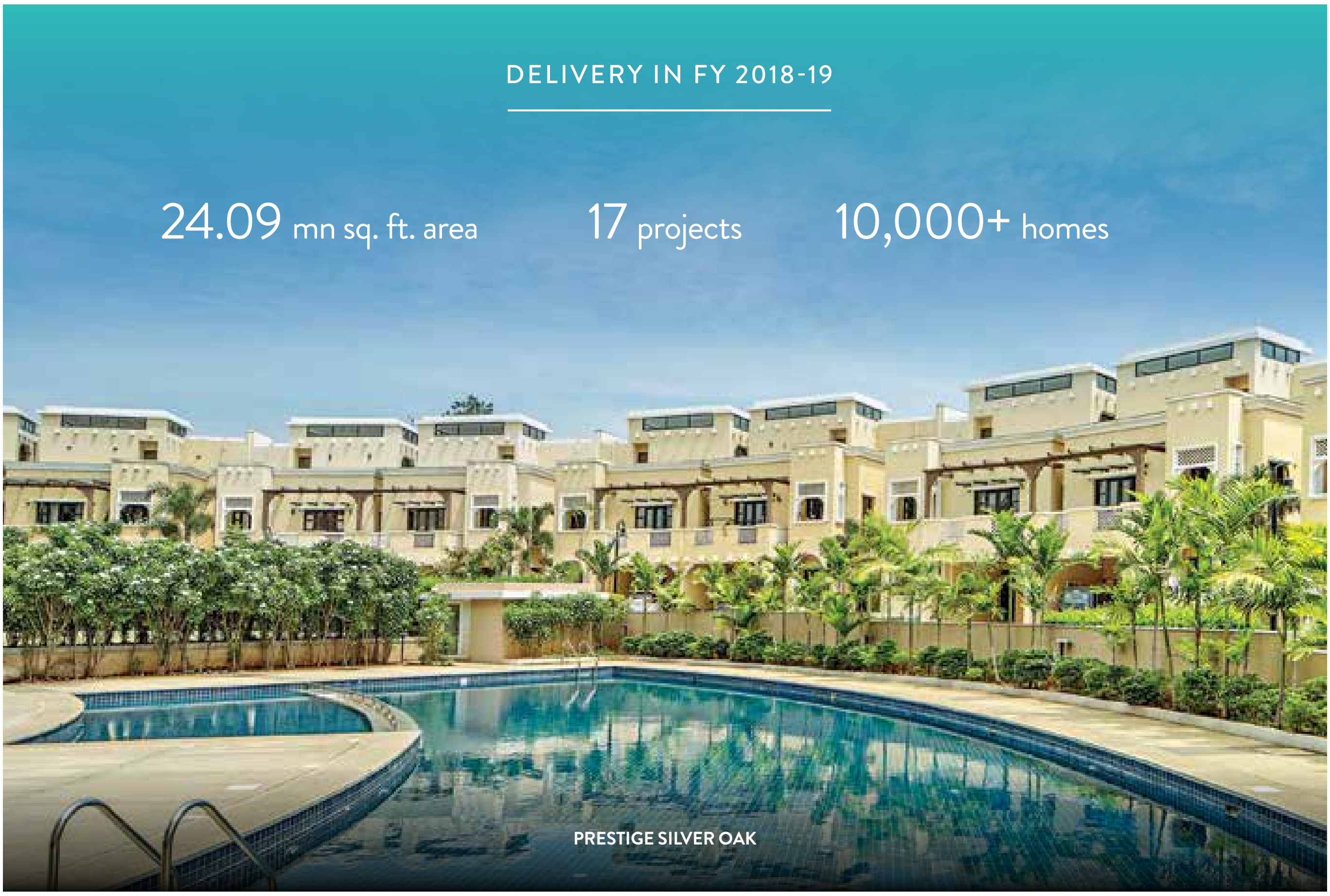
WHAT'S INSIDE

CORPORATE OVERVIEW

STATUTORY REPORTS

FINANCIAL STATEMENTS

DELIVERING DELIGHT WITH EVERY DEVELOPMENT



(Shot at location)

Prestige Estates Projects Limited (Prestige/PEPL) is one of India's largest real estate developers with well-established presence in India's high-growth locations.

For 32 years, Prestige has been adding value for its stakeholders by focussing on premium design, unmatched quality and prompt delivery. Till date, the Company has delivered 231 benchmark projects with a cumulative area of 112.67 mn sq. ft., a feat achieved with visionary leadership, prudent strategy and unwavering customer-centricity.

5
BUSINESS SEGMENTS

2,00,000+
RESIDENTS AT PRESTIGE PROPERTIES

10
FORUM SHOPPING MALLS

300+
AWARDS WON

CRISIL DA1
HIGHEST DEVELOPER GRADING

ICRA A+ (Long-term)/ ICRA A1+ (Short-term)
CREDIT RATING

OUR CORE BUSINESS SEGMENTS

RESIDENTIAL

Our residential properties cater to premium and mid-segment customers. Spread across multiple cities, we design and develop contemporary living spaces. Our residential projects span townships, apartments, luxury villas, mansions, row houses, town homes, golf developments and plots.

Read more on Page 16

99 — COMPLETED PROJECTS WITH 64.11 MN SQ. FT.

34 — ONGOING PROJECTS WITH 37.36 MN SQ. FT.

23 — UPCOMING PROJECTS WITH 40.11 MN SQ. FT.

156 — TOTAL PROJECTS WITH 141.58 MN SQ. FT.

COMMERCIAL/OFFICE

Over the years, Prestige has developed several state-of-the-art, Grade A office spaces that are located in prime locations within cityscapes. Our office portfolio offers world-class design and space economy. This has led to Prestige housing a large proportion of urban youth, by partnering with large corporates as our clientele.

Read more on Page 20

106 — COMPLETED PROJECTS WITH 31.47 MN SQ. FT.

11 — ONGOING PROJECTS WITH 7.84 MN SQ. FT.

10 — UPCOMING PROJECTS WITH 14.95 MN SQ. FT.

127 — TOTAL PROJECTS WITH 54.26 MN SQ. FT.

RETAIL

Our retail spaces comprise malls that garner thousands of footfalls every day. The malls built and operated by Prestige have become landmarks of major Indian cities, housing several international and domestic brands.

Read more on Page 24

10 — COMPLETED PROJECTS WITH 7.12 MN SQ. FT.

3 — ONGOING PROJECTS WITH 2.42 MN SQ. FT.

4 — UPCOMING PROJECTS WITH 3.17 MN SQ. FT.

17 — TOTAL PROJECTS WITH 12.71 MN SQ. FT.

HOSPITALITY

In association with global players such as Hilton, Sheraton, Marriott, and Oakwood, we build and operate modern hotels, located at prime locations.

Read more on Page 28

8 — COMPLETED PROJECTS WITH 2.55 MN SQ. FT.

1 — ONGOING PROJECTS WITH 1.11 MN SQ. FT.

9 — TOTAL PROJECTS WITH 3.66 MN SQ. FT.

PROPERTY MANAGEMENT

The Group's Property Management Services (PMS) segment was instituted to provide world class support and maintenance services for all Prestige Properties. We have been credited as the first property developer in the country to have a dedicated PMS platform, and it has a revenue potential of ₹12,100 mn.

Read more on Page 32

PLOTTED DEVELOPMENT

In line with the demand for housing plots, Prestige has included plotted development as a diversified offering in the portfolio. This is expected to further overall sales and garner faster cash flows.

8 — COMPLETED PROJECTS WITH 7.42 MN SQ. FT. AREA

OUR EXECUTION TRACK RECORD AND DEVELOPMENT PIPELINE

231 — COMPLETED PROJECTS WITH 112.67 MN SQ. FT.

49 — ONGOING PROJECTS WITH 48.73 MN SQ. FT.

37 — UPCOMING PROJECTS WITH 58.23 MN SQ. FT.

29 mn sq. ft. — LAND BANK/DEAL PIPELINE

317 — TOTAL PROJECTS WITH 248.63 MN SQ. FT.

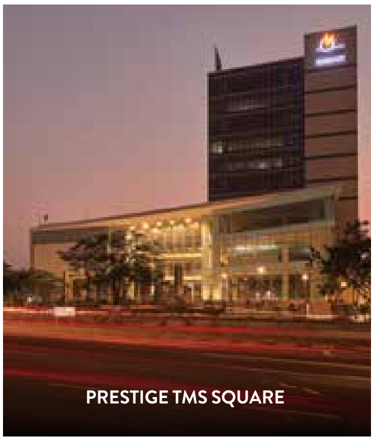
Marquee projects


PRESTIGE FALCON CITY


SHERATON GRAND


PRESTIGE FERNS GALAXY


PRESTIGE LAKESIDE HABITAT


PRESTIGE TMS SQUARE


PRESTIGE BAGMANE TEMPLE BELLS


PRESTIGE AUGUSTA GOLF VILLAGE

(All pictures shot at location)

Scale of operations

SCALING NEW HEIGHTS DELIVERING COMMITMENTS

Prestige has a large portfolio of completed, ongoing and upcoming projects across its five core verticals. While the completed projects testify to the Company's prowess in building landmark structures, ongoing and upcoming projects reflect Prestige's contemporary design flavour and customer serviceability.

77 mn sq. ft.

RESIDENTIAL PROJECTS UNDER CONSTRUCTION/ PLANNING

₹26,632 mn

RENTAL PER ANNUM ANNUITY PORTFOLIO (NEAR TERM)

17 shopping malls

PORTFOLIO IN NEAR TERM (10 MALLS OPERATIONAL)

1,559+ keys

HOSPITALITY PORTFOLIO IN NEAR TERM (1,262 KEYS OPERATING)

29 mn sq. ft.

LAND BANK DEVELOPMENT POTENTIAL

100 bn

POTENTIAL TOPLINE FROM JV WITH HDFC CAPITAL AFFORDABLE REAL ESTATE FUND

PRESENCE ACROSS

12 key cities of India

CREATING CONSISTENT VALUE

	SALES	COLLECTIONS	EXIT RENTALS
FY 2011-12	₹21,127 mn	₹13,354 mn	₹1,870 mn
FY 2018-19	₹45,571 mn	₹44,085 mn	₹8,255 mn

PRESITGE GLENWOOD

1. IMPECCABLE EXECUTION TRACK RECORD OF OVER THREE DECADES

In business since 1986 and listed since 2010, Prestige has delivered 231 projects spanning different segments to become one of the largest real estate developers. Over the years, these projects have won numerous awards for their design and development. Today, the Prestige brand has become synonymous with high-quality real estate. This has led to the Company receiving the highest developer grading of DA1 by CRISIL.

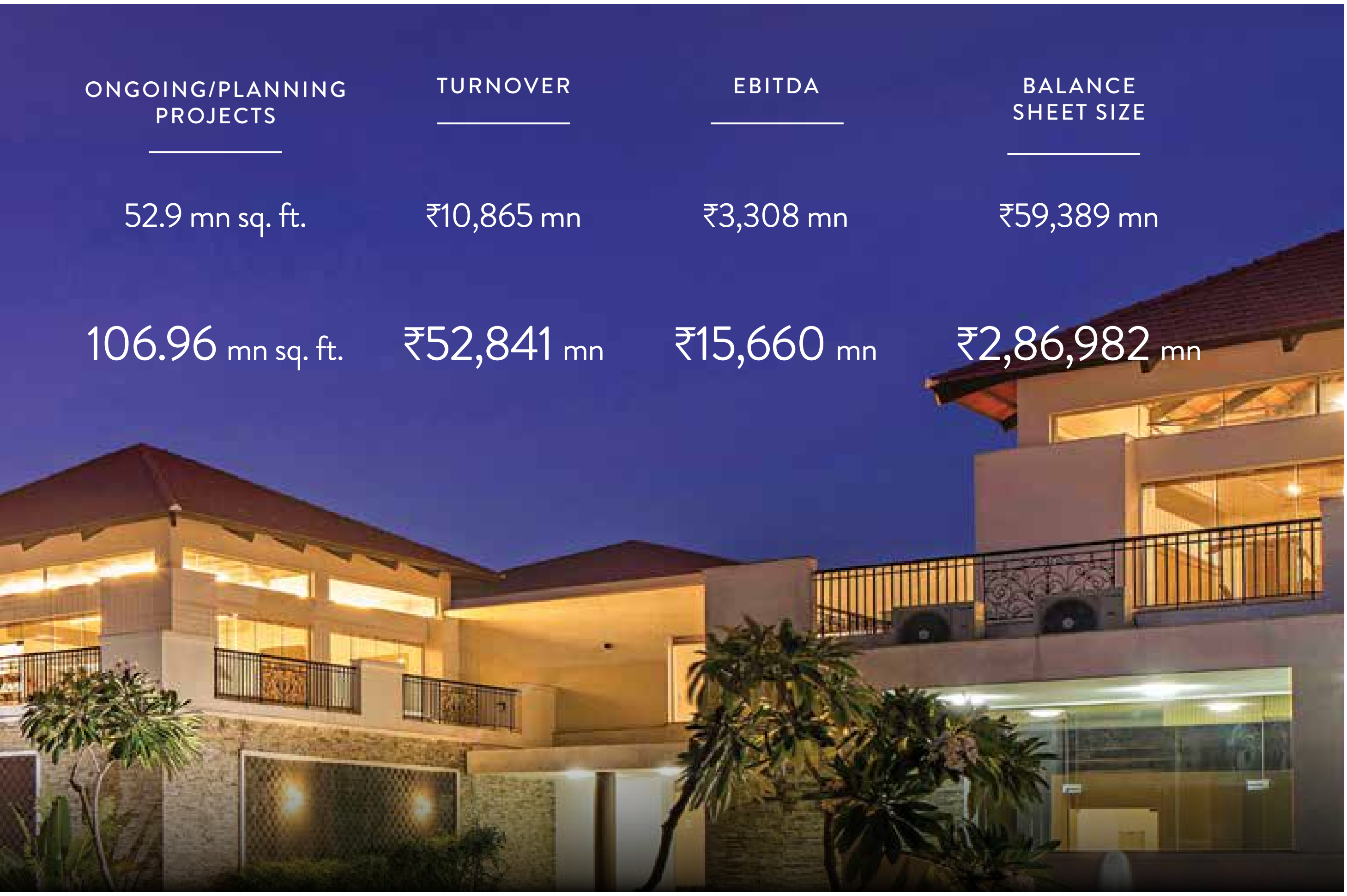
2. WELL-DIVERSIFIED BUSINESS WITHIN REAL ESTATE SPACE

Prestige's well-diversified business straddles the residential, commercial, retail, hospitality and property management verticals. Leased properties managed by the Company are consistent sources of cash flows while sales of newly developed properties should lead the way forward. The Company is also venturing into newer locations to diversify its geographical presence. Currently, the Company has presence in 12 geographies.

3. SET TO BENEFIT MOST FROM CHANGING INDUSTRY LANDSCAPE

The real estate industry has witnessed wide-ranging reforms in the recent past with the government implementing the Real Estate (Regulation and Development) Act (RERA, 2016) and rolling out the Goods and Services Tax (GST). These much-needed reforms have not only improved transparency in the sector, but have also triggered an industry-wide consolidation. Prestige, with its impeccable execution track record of more than three decades and high level of governance and compliance standards, stands to be one of the biggest beneficiaries of this changing industry landscape.

Since listing, Prestige has consistently grown, delivering returns and multiplying the value of all key performance parameters.



(Shot at location)

4. STRONG MACRO AND STRUCTURAL TAILWINDS TO DRIVE GROWTH

In India, rising income levels, rapid urbanisation and strong consumption-led economic growth are driving realty demand. Real estate in India is projected to reach a market size of US$1 trillion by 2030 from US$120 billion in 2017 and contribute 13% to the country's GDP by 2025 (Source: NAREDCO and APREA report). The government's continued infrastructure push bodes well for the sector in general, and retail, hospitality and commercial real estate in particular. Prestige, being an established player across all verticals, is well positioned to capitalise on these opportunities.

5. ROBUST FINANCIAL PERFORMANCE

Over the years, Prestige has consistently delivered on its shareholder metrics, as much as it has on its customer focus. This track record is expected to continue.

The Company's execution track record is unparalleled with new milestones being achieved every year, across all parameters.

6. VISIONARY LEADERSHIP AND MANAGEMENT

Led by Mr. Irfan Razack, a doyen in the Indian real estate development space, and his brothers Mr. Rezwan Razack and Mr. Noaman Razack, Prestige has come a long way. Under their able leadership, Prestige has proactively responded to industry trends and have fostered value-led growth.

DELIVERING ON COMMITMENTS. CONSISTENTLY.

"We, at Prestige, are excited to enter this new era which gives us significant headroom to grow and explore."

Dear Stakeholders,
I'm pleased to present your Company's Annual Report for FY 2018-19. Throughout the year, we continued to deliver on our commitments and invest in our future.

We are in an opportune time when our country is setting new benchmarks. At over 7% growth rate, India remains the world's fastest growing major economy. A robust consumption economy, strong government expenditure and rising domestic and foreign investments characterise India's growth story. The past year also saw India jumping up the World Bank's Ease of Doing Business Index, a testimonial to the country's attractiveness as an investment destination.

"We scaled up our execution and sales capabilities, leading to a strong operational performance."

The Indian real estate sector has entered a revitalisation mode and is set to be a trillion-dollar opportunity within the next decade. The drivers of India's economy — favourable demographics, rising disposable income and rapid urbanisation — contribute to the development of the real estate sector as well. Demand for real estate across residential, commercial, retail and hospitality is increasing. In addition, foreign investors are increasingly showing interest in India's real estate sector, aided by the successful listing of India's first-ever Real Estate Investment Trust (REIT), wide-ranging structure reforms carried out in recent years and strong market fundamentals.

The introduction of the Good and Services Tax (GST) and the implementation of the Real Estate (Regulation and Development) Act, 2016 (RERA) have changed the dynamics of the industry. The industry is experiencing disruptions as well as buoyancy with these emerging developments, which is expected to result in a large-scale industry consolidation and benefit established, organised and compliant players.

We, at Prestige, are excited to enter this new era which gives us significant headroom to grow and explore. We continued to invest in the Group's future and spread our operations deeper and broader into new geographies.

During the year under review, we delivered on our guidance and we scaled up our execution and sales capabilities, leading to a strong operational performance. In fact, we clocked record completions during the year and delivered 17 projects, spanning 24.09 mn sq. ft., across segments and geographies. This was no small feat.

As part of our ongoing geographical expansion, we signed two deals in Mumbai's prime localities. We expect to unlock significant value from these deals. We also ventured into the National Capital Region (NCR) to establish our presence in the North Indian market.

To capitalise on newer avenues of growth, we had set up a ₹25,000 mn mid-income housing platform with HDFC's Alternative Investment Fund (AIF). The first deal on this platform has materialised while few more are underway.

Our performance in FY 2018-19 testifies to our prowess in strategy execution. It also validates the substantial investments made in the recent past, from which we are now deriving significant returns. Taken together, these contribute to our competitiveness and increasing market share. While our strategy remained prudent, the diversity and resilience of our growth model was vindicated by the multiple transactions across business verticals.

As we grow, we rely on our strong fundamentals and values that have made us who we are. From the start, we have focussed on responsible growth and our corporate governance and risk management framework is stronger than ever. Year after year, we reiterate our commitment to our stakeholders, including investors, customers, employees, society and environment, and deliver on them. In doing so, Prestige has paved the way for its long-term sustainability.

I conclude by sincerely thanking the Board and the Management in helping me perform my duties effectively. As we chart our growth path for the coming years, I request your continued support.

Best regards,

Irfan Razack
Chairman and Managing Director

Message from the Chief Executive Officer

SCALING WITH PROMISES. SCALING WITH PERFORMANCE.


VENKAT K. NARAYANA
CHIEF EXECUTIVE OFFICER

"We are confident about our sustainability and long-term growth, and have also positioned ourselves to capitalise on the changing opportunity landscape."

Dear Stakeholders,

As we put our performance in FY 2018-19 on record, we can once again point to a successful year for Prestige – a year replete with deliveries, milestones and responsible growth. I'm pleased to convey to you that we delivered largely above our guidance.

We operate in a country and in an industry where the macroeconomic environment is undergoing substantial changes. With India growing at the current high pace and the consolidating industry giving more power to the established players, we are not only confident about our sustainability and long-term growth, but have also positioned ourselves to capitalise on the changing opportunity landscape.

At Prestige, we have always believed in changing with the times. In over 32 years, this belief has led us to build and offer path-breaking and contemporary real estate solutions. This year was no different as we rolled out projects that delighted our customers, across segments.

"We have always given back to the society and have maintained our environmental and social commitments."

KEY OPERATIONAL AND STRATEGIC HIGHLIGHTS

FY 2018-19 was an eventful one. We delivered broad-based growth across all key metrics and have outperformed guidance on most counts. At the conclusion of the fiscal, we had completed 231 projects, at a cumulative level. The biggest highlight of the year was the delivery of projects spanning 24.09 mn sq. ft. This is a strong indicator of our ability to execute and is a validation of our teamwork.

Our collections stood at a record ₹44,085 mn, 118% of our annual guidance. Our pre-sales saw an uptick to reach ₹45,571 mn, led by our recent launches and under construction projects. This was 130% of our guidance. Our exit rentals, on the annuity business front, grew to register ₹8,255 mn, above the annual guidance.

We launched projects spanning 6.63 mn sq. ft. across segments and geographies.

As part of our geographic expansions, we signed two prime real estate deals in Mumbai – one in Worli and the other in the Bandra Kurla Complex.

Under the HDFC Capital platform, the first project has commenced and we are on track to deploy ₹25,000 mn in the near term. We also acquired a stake in a large land parcel located at Bengaluru's prime real estate, as part of a private equity (PE) interest. This acquisition was done for a large-scale mixed project.

KEY FINANCIAL HIGHLIGHTS

Our revenue came in at ₹52,841 mn. Our profitability was well-maintained, with EBITDA increasing to ₹15,660 mn with a 30% margin and PAT increasing to ₹4,408 mn with an 8% margin. We have a total inventory value of ₹67,583 mn and unrecognised revenue of ~ ₹120,000 mn.

THE ROAD AHEAD

The ongoing sectoral reforms, low interest rates and inflation, increasing urbanisation, growing per capita income levels, and the government's continued focus on building infrastructure will help players like Prestige go a long way. These added to the documented shortage of housing and other spaces will drive demand.

Amid these developments, we are well positioned to reap the benefits, given our execution capabilities and bandwidth. We have ample exposure to the healthy property markets of south Indian cities, including Bengaluru, Hyderabad, and Chennai, and have plans to expand our footprint into new geographies. We also have a balanced portfolio of rental and development projects, both have good scale-up potential of ~135.96 mn sq. ft.

At Prestige, we believe in inclusive growth. We are cognisant of the fact that being a good corporate citizen is imperative to being a good company. That's why, we have always given back to the society and have maintained our environmental commitments.

Our growth has been a function of the continued and tireless contribution of our team members over the years. I extend my heartfelt thanks to each and every member of the Prestige family who has helped us scale newer heights.

I also express my sincere gratitude to the Board and the Management, whose able guidance has helped me carry out my responsibilities in the best possible manner.

Best regards,

Venkat K. Narayana
Chief Executive Officer

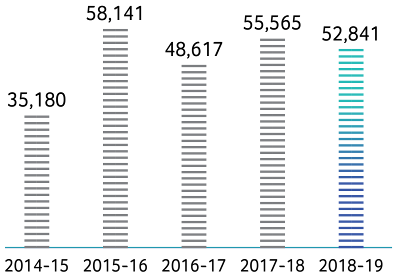
EXCEEDING GUIDANCE AND BENCHMARKS

OPERATIONAL INDICATORS

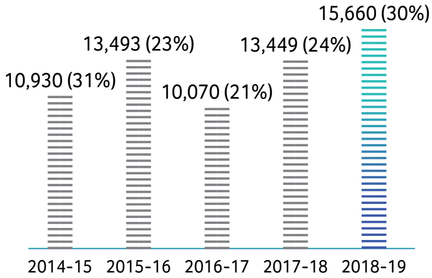
Guidance	Achieved	Achieved in FY 2018-19
₹35,000-40,000 mn — PRE-SALES	130%	₹45,571 mn — PRE-SALES
₹37,500-40,000 mn — COLLECTIONS	118%	₹44,085 mn — COLLECTIONS
10-12 mn sq.ft — COMPLETIONS	241%	24.09 mn sq.ft — COMPLETIONS
₹8,000-8,250 mn — EXIT RENTALS	103%	₹8,255 mn — EXIT RENTALS
2 mn sq.ft — LEASING	89%	1.77 mn sq.ft — LEASING
10 mn sq.ft — LAUNCHES	66%	6.63 mn sq.ft — LAUNCHES

PROFIT & LOSS INDICATORS

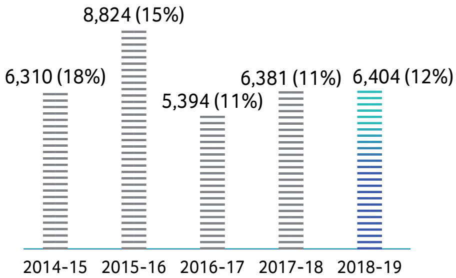
Turnover (₹ mn)



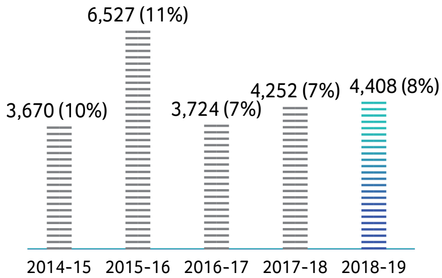
EBITDA (₹ mn) EBITDA margin (%)



PBT (₹ mn) and PBT margins (%)

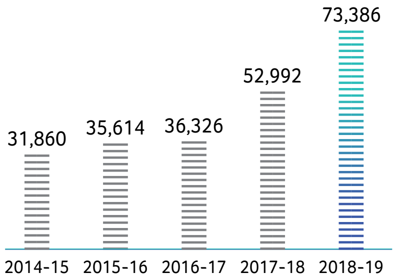


PAT (₹ mn) and PAT margins (%)

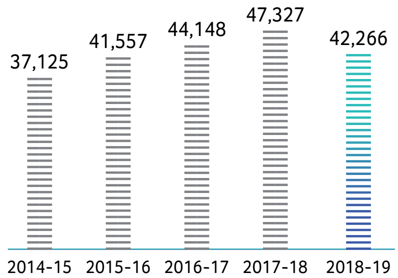


BALANCE SHEET INDICATORS

Gross block (₹ mn)

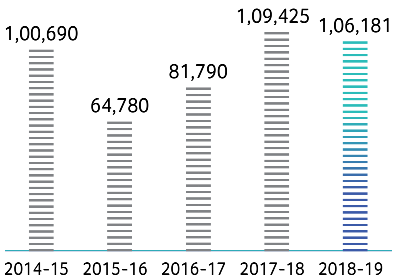


Net worth (₹ mn)

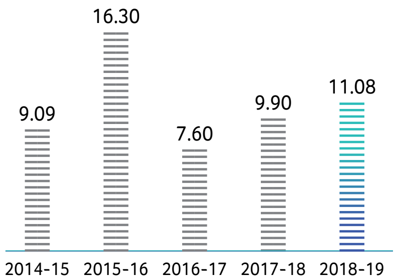


EQUITY INDICATORS

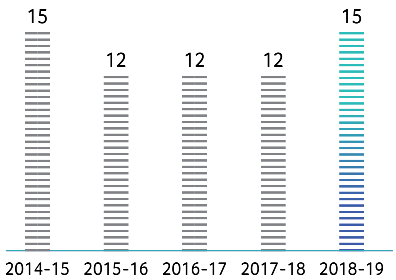
Market capitalisation (₹ mn)



Annualised earnings per share (₹)



Dividend (%)



During FY 2018-19 IND AS 115 has become applicable for the Group, resulting in recognition of revenues from real estate activities on completion basis and has reversed revenue to the extent of ₹74,656 mn with consequential reduction in retained earnings as at the said date by ₹10,119 mn.

FOCUSSED ON DELIVERY AND GROWTH

(Shot at location)

Prestige has grown through the years with eyes on the future. Going forward, the Company will focus on the following core areas:

1. CONTINUE INVESTING IN FUTURE GROWTH

- Acquire land at locations with promising growth prospects through joint development and joint ventures
- Explore partnerships similar to HDFC Capital and acquisitions similar to CapitaLand
- Invest in people and people practices
- Invest in technology

2. DIVERSIFY INTO NEWER GEOGRAPHIES

Explore new geographies to diversify on the lines of new projects in Mumbai and NCR.

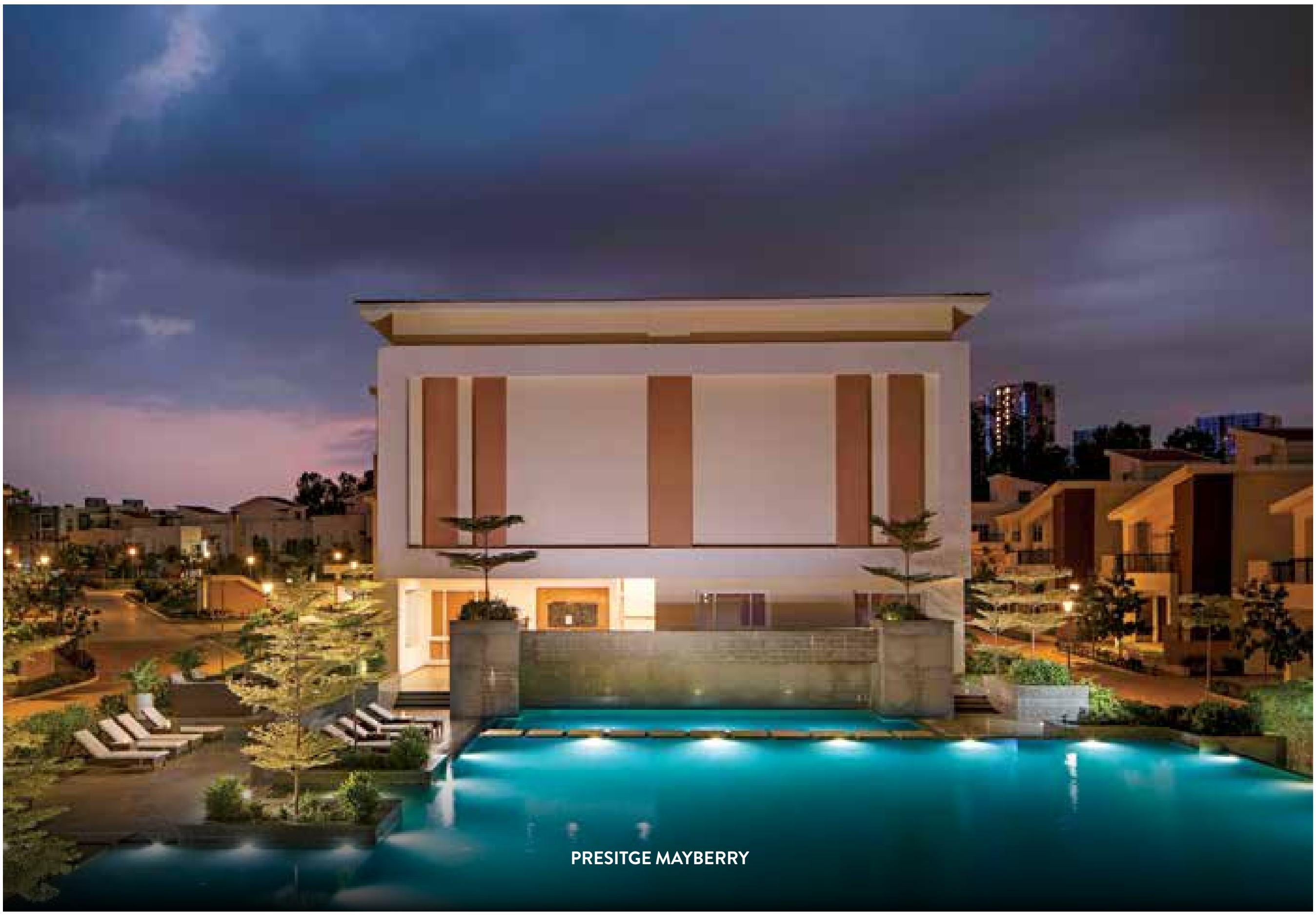
3. DELIVER CONSISTENT, BROAD-BASED GROWTH

- Grow topline with higher sales
- Grow profitability with focus on EPS
- Rental income growth
- Consistently raise the bar in operational efficiency

4. ENSURE CUSTOMER DELIGHT IN EVERYTHING WE DO

- Ensure better client onboarding, stronger relationship management and active lead generation
- Regularly improve upon quality of service

5. CAPITAL MANAGEMENT AND VALUE UNLOCKING



(Shot at location)

ENABLERS OF STRATEGY

FOCUS
Value, growth, quality, transparency, integrity and timely delivery

TRUST
One of the most trusted real estate brands in India

LEADERSHIP
Spearheaded by real estate icon Mr. Irfan Razack and his brothers Mr. Rezwan Razack and Mr. Noaman Razack. Strong Board and senior management team with vast management experience and local market expertise

SCALE
A wide array of large landmark projects across South India and entering into new markets across India

CREDIBILITY
Reaffirmation of stable credit rating of ICRA A+ and developer grading of CRISIL DA1

COMPETENCY
Unparalleled execution capability and superior project portfolio across geographies and sectors – residential, commercial, retail and hospitality

DIVERSIFIED BUSINESS MODEL
Balanced and stable business model. Steady cash flows from various segments and geographies

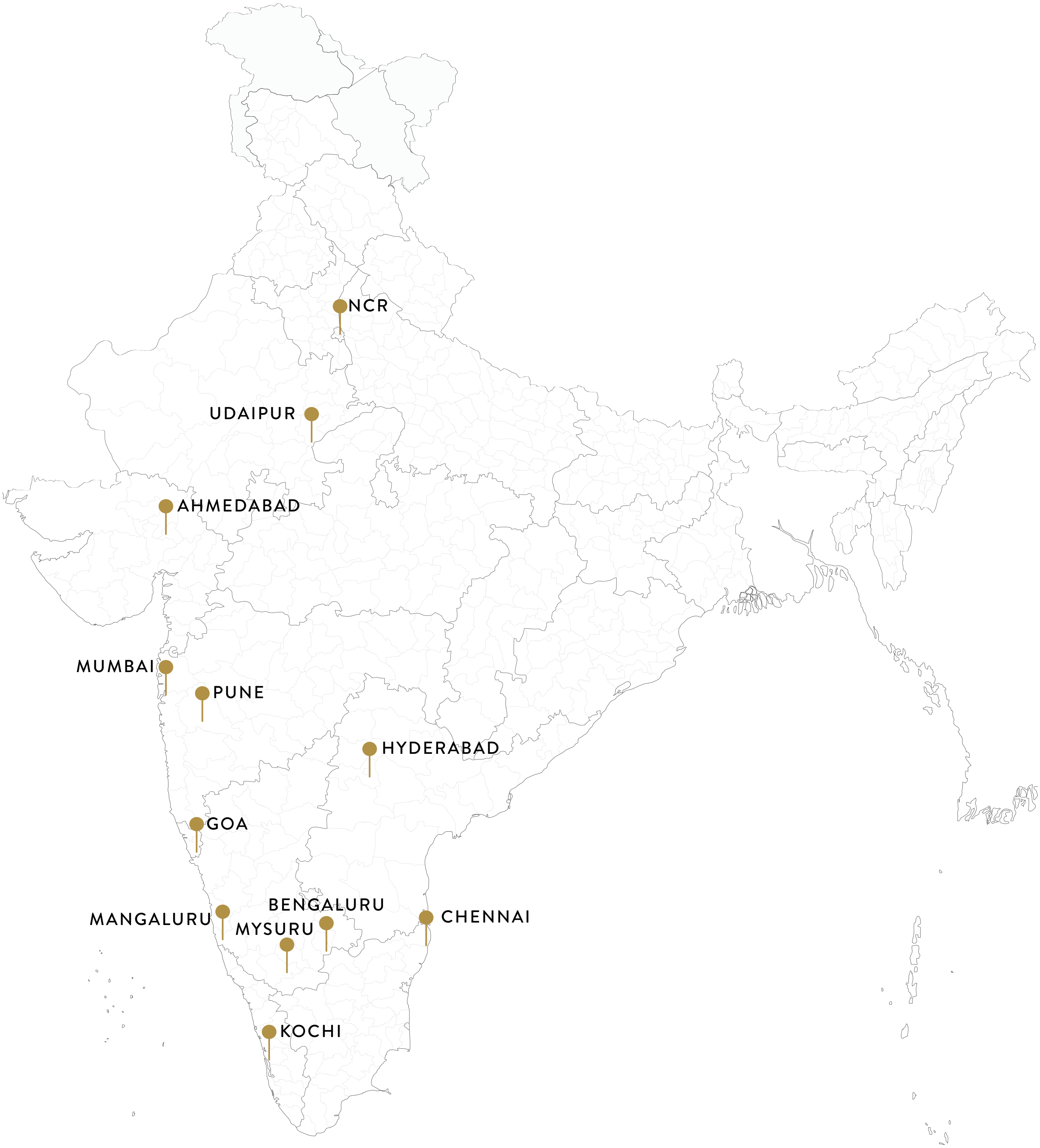
INNOVATION
Brand is synonymous with innovative offerings in building construction and use of latest technologies

RESIDENTIAL

Our residential portfolio witnessed strong growth in FY 2018-19; we delivered 10,000+ homes.

(Shot at location)

PRESENT IN 12 CITIES ACROSS INDIA



PROJECTS DELIVERED IN FY 2018-19


PRESTIGE KINGFISHER TOWERS
1.15 mn sq. ft.

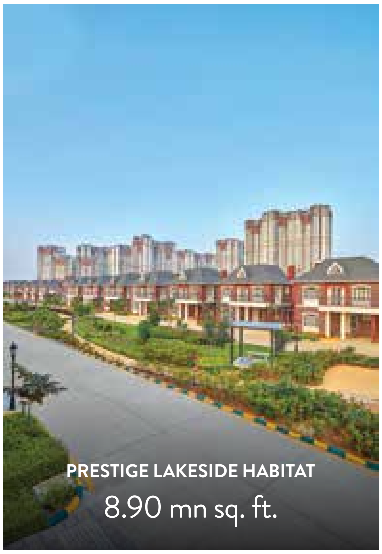

PRESTIGE ROYALE GARDENS, PHASE-I
2.77 mn sq. ft.


PRESTIGE SPENCER HEIGHTS
0.11 mn sq. ft.

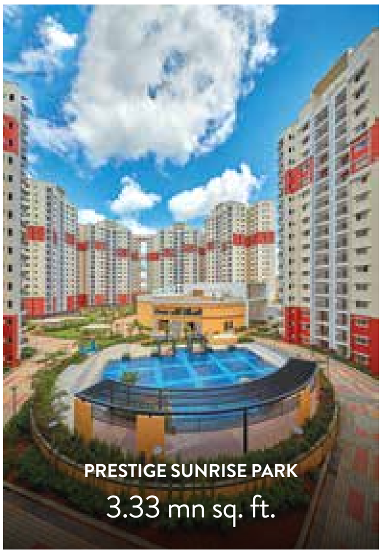

PRESTIGE IVY LEAGUE
0.97 mn sq. ft.


PRESTIGE AUGUSTA GOLF VILLAGE
1.36 mn sq. ft.


RESTIGE WESTWOODS
1.34 mn sq. ft.


PRESTIGE LAKESIDE HABITAT
8.90 mn sq. ft.


PRESTIGE IVY TERRACES
0.64 mn sq. ft.


PRESTIGE SUNRISE PARK
3.33 mn sq. ft.

(All pictures shot at location)

MACRO TRENDS

1. AFFORDABLE HOUSING

The government's ambitious Housing for All by 2022 programme is taking shape with affordable homes being built around the country. Through the scheme, the government aims to subsidise the construction of 2.95 crore rural houses and 1.2 urban houses by 2022. This has arrived as a huge boost for the housing construction sector.

2. RISING PER CAPITA INCOME

India's per capita income is expected to have risen 11.1% y-o-y to touch ₹1,26,406 (Source: MoSPI). India's consumption story is feeding into its overall growth and the increasing affluence of the middle-class is central to this story. The rising per capita income is expected to translate into residential real estate purchase across India's urban areas.

3. RERA

The Real Estate (Regulation and Development) Act (RERA) has triggered large-scale consolidation in the industry; the residential segment is witnessing the strongest impact. RERA has empowered customers and has helped achieve a level playing field for organised developers.

4. DEMAND-SUPPLY ALIGNMENT

Rise in population and urbanisation, combined with increasing disposable income and family nuclearisation, has fuelled overall demand for housing. While demand-supply mismatch continues to exist at current price points, developers are modifying the unit sizes to align with the budget of potential consumers. RERA has also contributed this alignment.

PRESTIGE STRATEGY

1. CONSOLIDATION; ENTRY INTO HIGH GROWTH POTENTIAL MARKETS

The industry is consolidating in light of the newer regulations such as RERA and players like Prestige are well positioned to take the lead. This also gives Prestige an avenue to grow into newer markets such as Mumbai, NCR, Pune and other Tier-II growth markets to further its leadership positioning.

2. LEVERAGING HDFC CAPITAL PLATFORM

With a view to capitalise on emerging opportunities, we had set up a mid-income housing platform with HDFC Capital in FY 2017-18. In the near term, we expect full utilisation of the ₹25,000 mn fund, which has ₹100 bn revenue potential.

3. PRUDENT DEBT MANAGEMENT

We actively pursue deleveraging-led debt management to keep our borrowings in check, thereby strengthening both our balance sheet and profitability.

4. STRONG INVENTORY MANAGEMENT

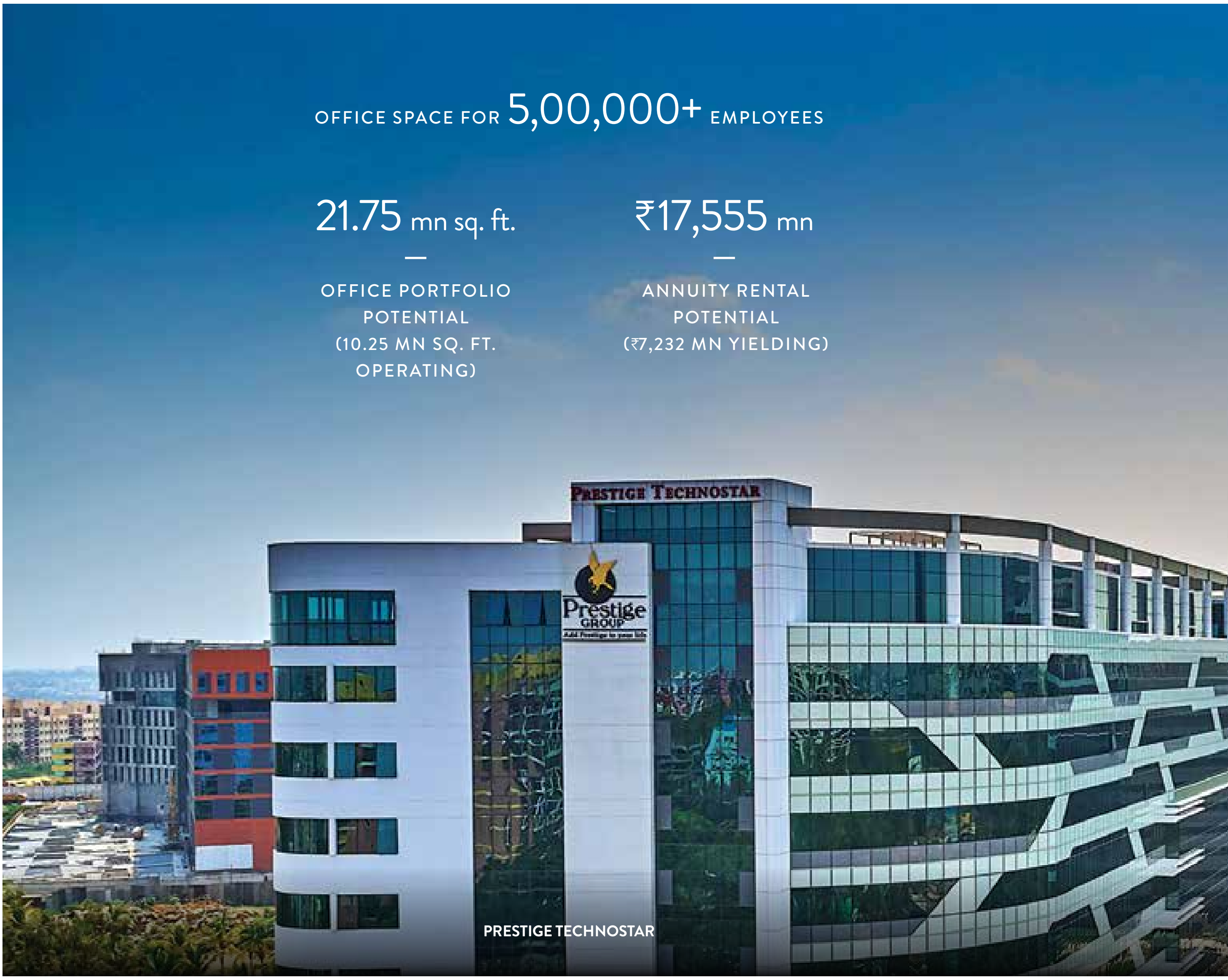
We maintain a sharp focus on monetising the bulk of our inventory through a rigorous sales focus. At present, we have 21% unsold inventory amounting to 8.65 mn sq. ft.

COMMERCIAL/OFFICE

OFFICE SPACE FOR 5,00,000+ EMPLOYEES

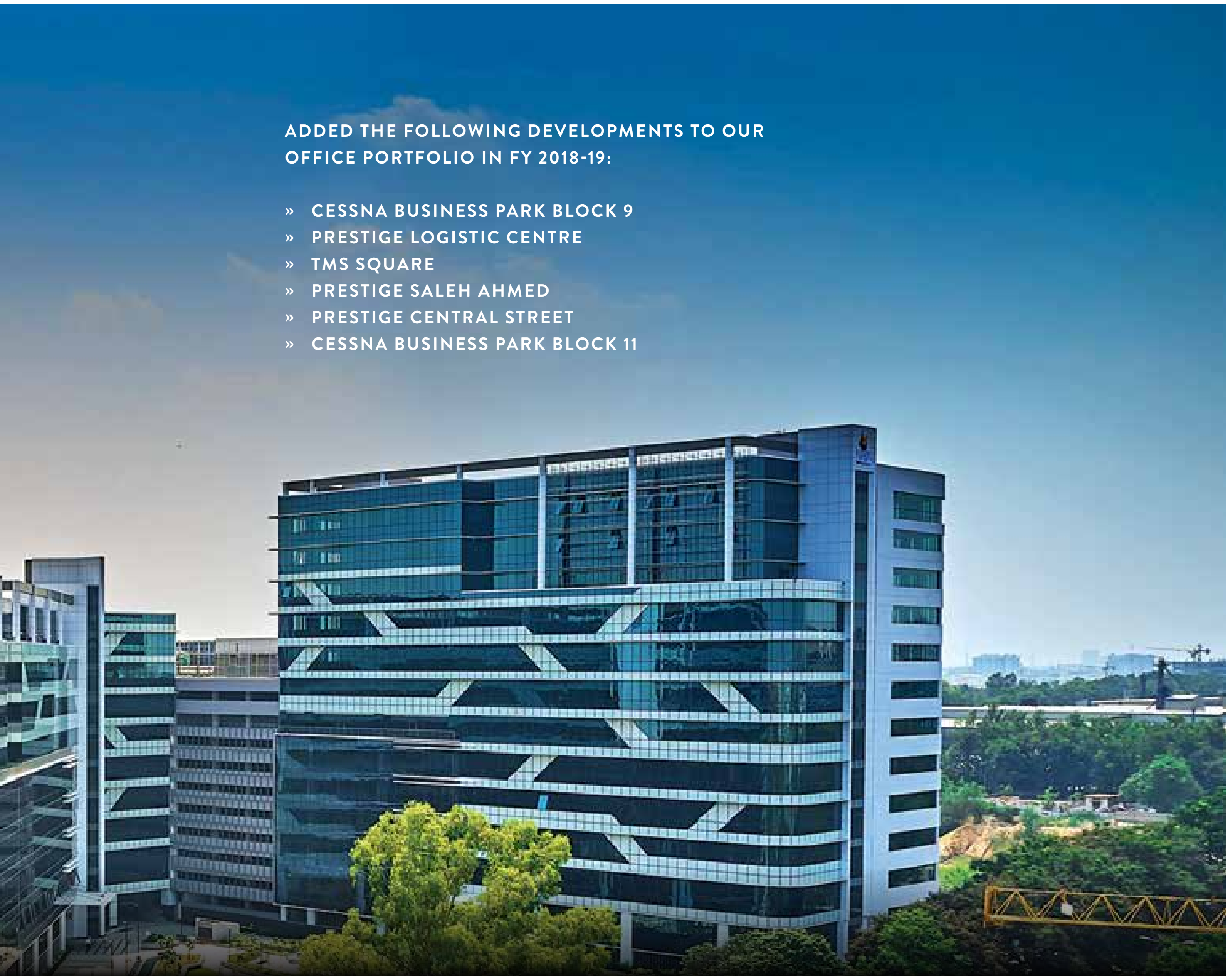
21.75 mn sq. ft.
—
OFFICE PORTFOLIO POTENTIAL (10.25 MN SQ. FT. OPERATING)

₹17,555 mn
—
ANNUITY RENTAL POTENTIAL (₹7,232 MN YIELDING)



PRESTIGE TECHNOSTAR

We have a sprawling portfolio of commercial office spaces, which is expected to reach a total area of over 21.75 mn sq. ft. (including under development projects). Our rental income has increased almost five-fold since listing and the momentum is continuing.



(Shot at location)

	GROSS LEASABLE AREA (GLA)	ECONOMIC INTEREST	RENTALS PER ANNUM	ECONOMIC INTEREST
OPERATING	10.25 mn sq.ft.	8.92 mn sq.ft.	₹7,232 mn	₹5,917 mn
UNDER CONSTRUCTION	4.45 mn sq.ft.	3.06 mn sq.ft.	₹4,429 mn	₹2, 809 mn
UPCOMING	7.05 mn sq.ft.	5.39 mn sq.ft.	₹5,894 mn	₹4,550 mn
TOTAL	21.75 mn sq. ft.	17.37 mn sq. ft.	₹17,555 mn	₹13,276 mn

Note: Based on current rentals rates

PROJECTS DELIVERED IN FY 2018-19

0.67 mn sq. ft.
—
CESSNA BUSINESS PARK BLOCK 9

0.38 mn sq. ft.
—
PRESTIGE LOGISTIC CENTRE

0.29 mn sq. ft.
—
TMS SQUARE

0.10 mn sq. ft.
—
PRESTIGE SALEH AHMED

0.19 mn sq. ft.
—
PRESTIGE CENTRAL STREET

0.70 mn sq. ft.
—
CESSNA BUSINESS PARK BLOCK 11

PRESTIGE SALEH AHMED

(Shot at location)

MACRO TRENDS

1. A MATURING REAL ESTATE MARKET

Rapid urbanisation of India's cities, coupled with large scale of commercial investments is driving Indian real estate sector to maturity. In 2018, this led to a strong absorption of office spaces in Indian cities. This trend of a very strong office space absorption is expected to continue in the near term.

2. INCREASING OFFICE SPACE OCCUPANCY BY NON-IT SECTORS

India's office real estate growth was driven predominantly by players in the IT sector. However, recent trends show that other service and manufacturing organisations have started to occupy a larger share of the total real estate absorption. Banking, Financial services, and Insurance (BFSI), consulting, telecom, healthcare and e-commerce comprise sectors that demonstrate active adoption.

3. RISE OF FLEXIBLE WORKPLACES

Flexi workplaces (co-working spaces and business centres) are multiplying rapidly in India. In 2018, leasing by flexi workplace operators crossed 7 mn sq. ft., accounting for ~14% of total leasing (Source: Colliers Int'l). There are two key enablers for the increase in flexible workplaces: a) India's burgeoning start-up ecosystem, which is the third largest in the world; and b) a young workforce that comprises 46% millennials.

4. REITs

Going forward, India would witness the announcement and listing of more Real Estate Investment Trusts (REITs). This will contribute to the development of higher quality Grade A offices.

5. DEMAND FOR PRO-TECHNOLOGY, PRO-ENVIRONMENT AND PRO-SAFETY OFFICES

In the near term, contemporary technologies, including robotics and automation will play a major role in creating differentiation at workspaces. There is also a rising emphasis on sustainable buildings and office spaces that have energy saving, smart lighting, water conservation and rainwater harvesting, which are finding an increasing number of takers. Security and safety are also key factors in office leasing decisions, with fire and earthquake resistance assuming increasing priority.

PRESTIGE STRATEGY

1. INCREASE RENTAL INCOME

PEPL's commercial business unit caters to a broad market of office space, built-to-suit campuses, Special Economic Zones (SEZs) and IT parks, etc. Bengaluru is also the best positioned office market in India, based on trend in absorption and vacancy rates.

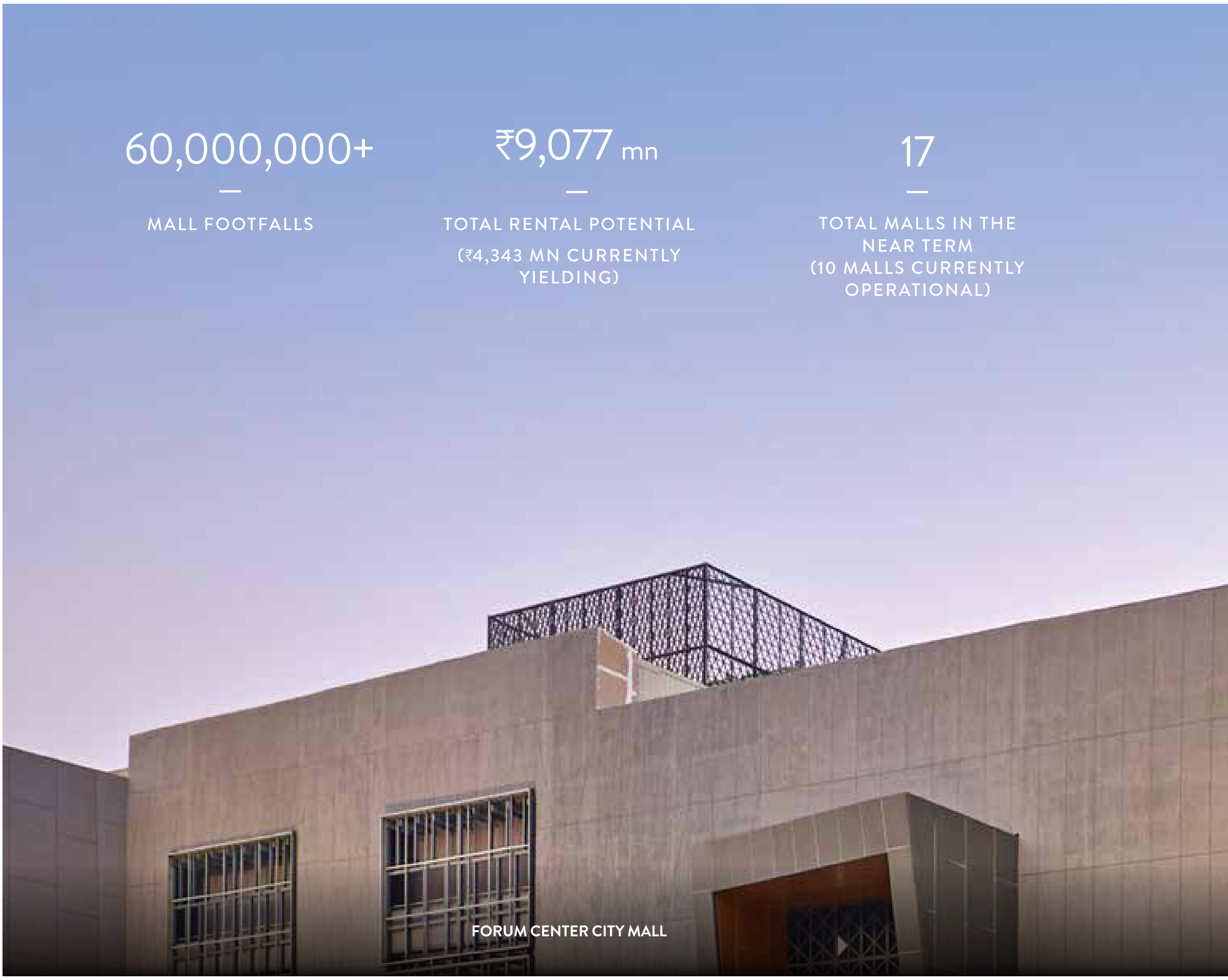
2. RENTAL GROWTH FROM RELEASING, RESILIENT DEMAND AND ASSET ADDITION

We are realising double-digit growth from renewals. We plan to unlock significant value from this demand, indicated by falling vacancies and rising rentals. We added five office properties in FY 2018-19 and are on track to double our rental income.

3. CAPTURE NEW MARKET SHARE

Prestige is spreading its wings further to make its mark on newer geographies such as Mumbai, NCR and Pune with contemporary office spaces.

RETAIL



FORUM CENTER CITY MALL

Our retail segment has seen tremendous growth in all parameters over the past couple of years owing to increasing propensity in spending and double-digit consumption growth in India. To further strengthen our retail arm, we have acquired CapitaLand and the JV's stake in various malls located across India.

ADDED TWO MALLS DURING FY 2018-19:

- PRESTIGE MYSORE CENTRAL
- FORUM SHANTINIKETAN MALL

(Shot at location)

	GROSS LEASABLE AREA (GLA)	ECONOMIC INTEREST	RENTALS PER ANNUM	ECONOMIC INTEREST
OPERATING	4.31 mn sq. ft.	2.98 mn sq. ft.	₹4,343 mn	₹2,771 mn
UNDER CONSTRUCTION	1.69 mn sq. ft.	0.70 mn sq. ft.	₹2,419 mn	₹989 mn
UPCOMING	2.53 mn sq. ft.	1.92 mn sq. ft.	₹2,315 mn	₹1,718 mn
TOTAL	8.53 mn sq.ft.	5.60 mn sq.ft.	₹9,077 mn	₹5,478 mn

Note: Based on current rentals rates

We inaugurated Prestige Mysore Central and Forum Shantiniketan mall in FY 2018-19. With these additions, the Group now has ten operating malls in the retail portfolio.

FORUM SHANTINIKETAN MALL

(Shot at location)

MACRO TRENDS

1. A STRONG CONSUMER MARKET

India is set to become the third largest consumer market in the world. Consumer spending is expected to grow from US$1.5 tn (at present) to US$6 tn by 2030. This consumption would be shaped by 90 mn new millennial-led households and ~370 mn Gen-Z consumers.

2. ORGANISED RETAIL GAINING GROUND

In India, with the introduction of path-breaking reforms such as the Goods and Services Tax (GST), organised retail has received a shot in the arm. This is reflected in the space occupancy of retailers as well.

3. TIER-II CITIES WITNESSING GROWTH OF MALLS

With the rising affluence and purchasing power of the middle class, the number of malls is increasing in Tier-II cities such as Ahmedabad, Amritsar, Bhubaneswar, Chandigarh, Indore, Mysuru, and Kochi.

PRESTIGE STRATEGY

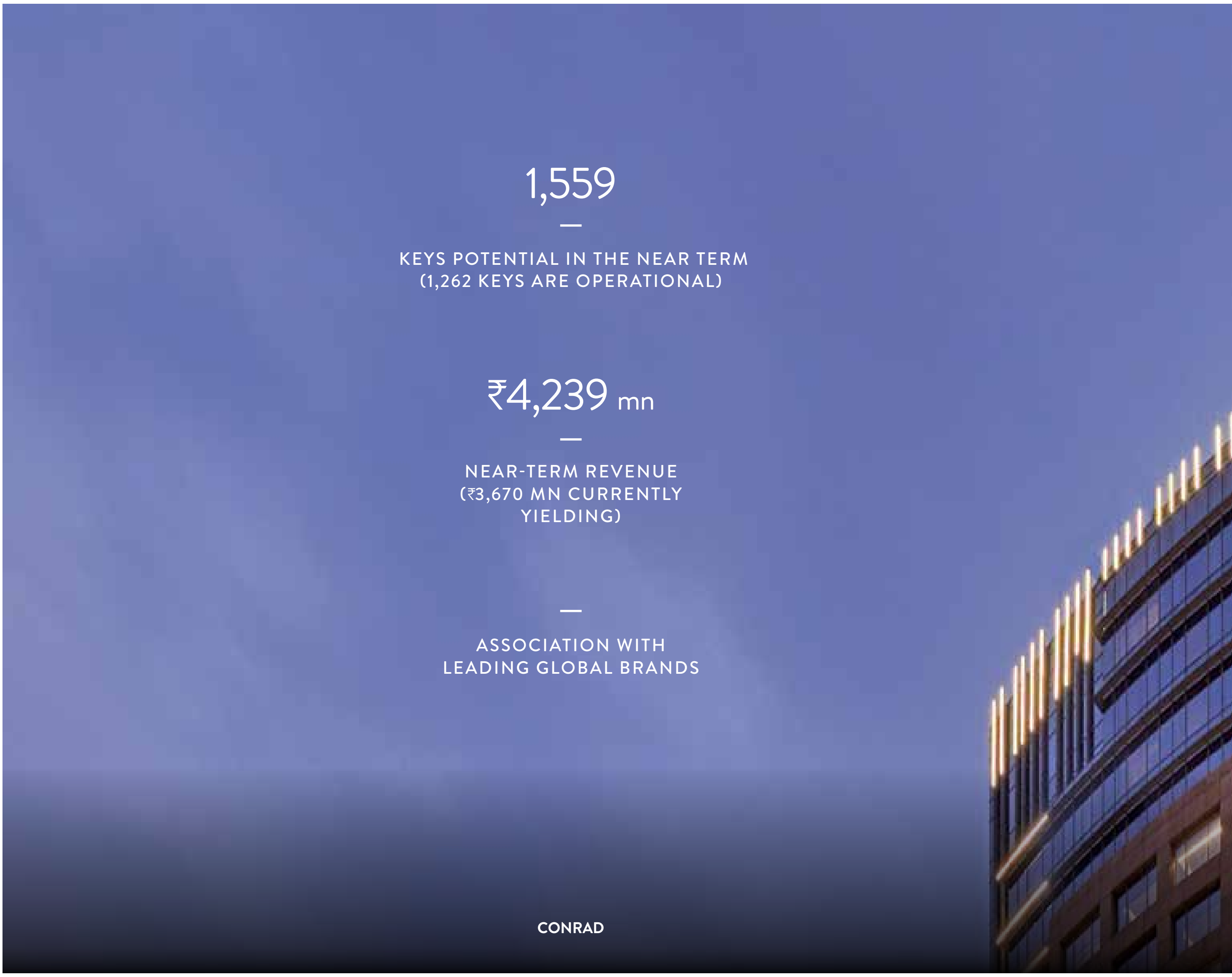
1. RENTAL GROWTH FROM RELEASING, RESILIENT DEMAND AND ASSET ADDITION

Prestige aims to build on increasing sectoral demand for retail spaces across cities through organic and inorganic asset acquisition strategy. It estimates the income from segment to increase to ₹9 billion post the completion of under-construction and planned projects. The Company's CapitaLand stake acquisition aligns with this strategy.

2. CAPTURING NEW MARKET SHARE

Prestige is deepening its presence in unsaturated Tier-I and Tier-II cities where demand for retail space is rising.

HOSPITALITY



1,559

KEYS POTENTIAL IN THE NEAR TERM
(1,262 KEYS ARE OPERATIONAL)

₹4,239 mn

NEAR-TERM REVENUE
(₹3,670 MN CURRENTLY YIELDING)

ASSOCIATION WITH
LEADING GLOBAL BRANDS

CONRAD

Our hospitality segment has grown in the past to develop landmark hotels and services apartments in India. We are a premium player in the hospitality arena. We are into developing and owning hotels, resorts, convention centres and serviced apartments. We have partnered with global brands such as Conrad, Sheraton, Starwood and Banyan.

(Shot at location)

	TOTAL KEYS	ECONOMIC INTEREST	TOTAL REVENUE PER ANNUM	ECONOMIC INTEREST
OPERATING	1,262	1,123	₹3,670 mn	₹3,318 mn
UNDER CONSTRUCTION	297	297	₹569 mn	₹569 mn
TOTAL	1,559	1,420	₹4,239 mn	₹3,887 mn

Note: Based on current rentals rates

SHERATON GRAND

(Shot at location)

MACRO TRENDS

A RISING TRAVEL AND TOURISM SEGMENT

India has a flourishing travel and tourism market that contributes 9.2% to the economy. Together, the travel and tourism market in India has reached US$247.3 bn in size.

DEMAND EXCEEDING SUPPLY

Existing hotel infrastructure in India is expected to fall short of fulfilling the demand of an economy growing at a rapid pace. This lays ground for both existing and new players to cater to the demand.

PRESTIGE STRATEGY

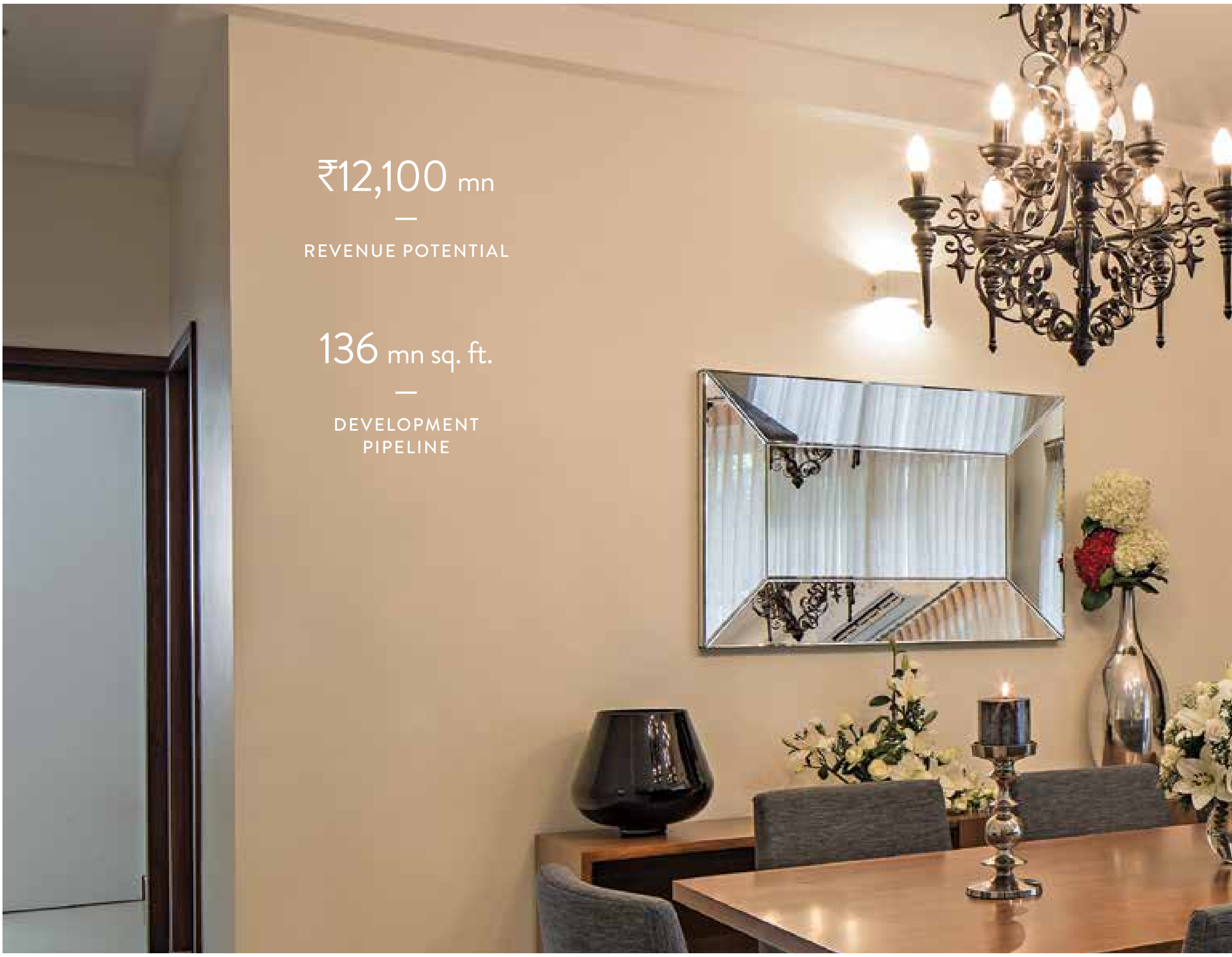
1. CAPITALISE ON SIGNIFICANT SECTOR DEMAND

We focus on meeting the unprecedented and unmet demand for hospitality offerings in India

2. GENERATE STRONG CASH FLOWS FROM RECENT DEVELOPMENTS

PEPL's hospitality business saw a notable step-up in its operating assets during the last fiscal year. Two hotels—Conrad and Sheraton—started operating in 2H FY 2017-18. The total number of keys almost doubled to 1, 262 last fiscal year, which will increase cash flow significantly.

PROPERTY MANAGEMENT



As part of our property management vertical, we draw on significant opportunities from ongoing sector developments and are entering into high-growth markets. Under the property management services unit, we have broad offerings, including facility and property management.

(Shot at location)

	REVENUE	EBITDA
OPERATING	₹5,826 mn	₹1,052 mn
UNDER CONSTRUCTION	₹2,663 mn	₹479 mn
UPCOMING	₹3,611 mn	₹650 mn
TOTAL	₹12,100 mn	₹2,181 mn

Note: Based on current rates

LED BY AN ILLUSTRIOUS BOARD

We are governed by an esteemed Board that guides our actions and decisions and ensures highest levels of corporate governance and integrity throughout the organisation.

1. IRFAN RAZACK
CHAIRMAN AND MANAGING DIRECTOR

With more than 41 years of rich, hands-on experience in the retail and real estate industry, Mr. Irfan Razack steers Prestige onwards with a keen business acumen and foresight, placing the highest priority on ethical business principles and practices. A visionary, a real estate icon and the inspiration behind the Company's success, he has the ability to create opportunities and the determination to ensure that his vision come to fruition. He is also the Company's principal architect, exhibiting the creativity and insight required to conceive aesthetically appealing and yet, wholly saleable real estate products.

Under his able leadership, Prestige is today the only CRISIL DA1 graded developer in India and has been awarded the financial rating of A+ and A1+ by ICRA.

Considered one of the leading authorities on real estate in India today, he has won and continues to win several awards and accolades. Some of them are mentioned below:

- Fellowship of the Royal Institution of Chartered Surveyors (FRICS) in 2013 – this is the pre-eminent chartered qualification for professionals in land, property and construction, and considered the mark of property professionalism worldwide
- Adjudged 'Real Estate Professional of the Year' at the Real Estate Excellence Awards 2008
- Best Developer Award in 2009-10 by the Karnataka State Town Planning Department
- Bestowed the Commercial Master Builder Award 2010 by Construction Source India
- 'Entrepreneur Extraordinaire Award' by Builders Association of India and Confederation of Real Estate Developers Associations of India (CREDAI) - 2010
- Construction World Architect & Builder Award 2010, being ranked among India's Top 10 Builders
- Recognised and awarded for his 'outstanding contribution' to real estate by EPC World Award in 2011, by CREDAI in 2013 and by NDTV in 2015
- Sir M. Visvesvaraya Memorial Award 2015 for his outstanding contribution towards the growth of Karnataka through building projects
- Voted as one of the Best CEOs in Asia (Best in India) in the reputed Institutional Investor (II) magazine's 2014 All-Asia Executive Team Rankings
- Images Retail Award for Excellence in Retail & Customer Service

He also received the coveted 'The World's Greatest Leaders 2015-16 – India' from Asia One and 'Best CEO – Real Estate and Construction' from Business Today in 2017.

He was lauded with the Real Leader Award for his social endeavors at the Indian Realty Awards 2013, and was also declared Leader of the Year.

Known as a business leader with a large heart, he is involved in several philanthropic causes and also actively supports the Company's numerous CSR initiatives. As former President of Rotary Midtown, Bengaluru, he is still actively involved in the club's activities, and is a Paul Harris Fellow. In 2015, he was inducted as a member of the esteemed Arch C Klumph Society – a special fellowship offered to only a privileged few from the Rotary Foundation. In addition, he has served as Honorary Secretary of the Al-Ameen Educational Society for 21 years.

His active involvement in the society, led him to institute the widely acclaimed 'Prestige Citizen Extraordinaire Award' in association with Rotary Midtown, to honour citizens of Bangalore who have contributed selflessly. Previous recipients of this award include Mr. NR Narayanamurthy, Dr. Devi Shetty, Dr. Kiran Mazumdar-Shaw, Mr. Nandan Nilekani, Sri Sri Ravi Shankar and Dr. B Ramana Rao, among others.

His dream of contributing more towards the education segment led to the 'Educate India Foundation', another Prestige initiative through which he co-founded the Inventure Academy (established 2005), a leading K-12 International School in Bangalore.

Among the most prominent and respected businessmen in the country today, his role extends beyond the Prestige Group to the larger arena of business and industry. He has served as President of the Bengaluru Commercial Association (BCA), and as Chairman of the Real Estate Committee of CREDAI, Karnataka for five years. He has also served as the Chairman of CREDAI (National) for a period of two years, completing his term in March 2017. He has been a special invitee to the southern regional council of Confederation of Indian Industries (CII), and is also a sought-after panelist for discussions on business and real estate on leading television channels. He holds a Bachelor's Degree in Commerce from St. Joseph's College, Bangalore and was awarded the Lifetime Achievement Award by the St. Joseph's Old Boys Association. He has also received recognition from the United Nations University International's Leadership Academy (UNU/ILA) in Jordan.

2. REZWAN RAZACK
JOINT MANAGING DIRECTOR

As the co-founder of the Prestige Group, Mr. Rezwan Razack brings in over four decades of experience into the business of property development. He is the Joint Managing Director of Prestige Estates Projects Ltd., India's leading property developer, where he has played a pivotal role in taking the Company to the next level.

The second son of Late Mr. Razack Sattar, he entered the family's retail business in 1975 and diversified into the business of property development in 1985. Clearly, he has inherited his father's zest for excellence, and is a high flier from the word go.

His pleasant demeanour and affable nature have been an asset for the Group's team building efforts. He handles all construction and engineering activities of the Prestige Group, where he has built a highly motivated team. His excellent people skills have created an environment where team members can execute assignments with confidence and effectiveness.

He is not one to be limited by business goals alone. A philanthropist by nature, he had dedicated himself to coordinating the 'Terry Fox Run' – a fund raising event in aid of cancer research in Bengaluru. For this effort, The Governor General of Canada, David Johnston, during his State visit in 2014, awarded a Medallion and Scroll to him. He also staunchly supports the 'PRAY (Pain Relief and You) Foundation', which provides medical assistance to the underprivileged.

Among a host of other hats that he wears, he is an avid golfer, a music aficionado, a wildlife photographer, a keen ornithologist, an F1 motor sports buff and a free-wheeling cook – interests that have partly stemmed from his wide travels across the globe.

The other most remarkable facet of his personality is his passion for collecting Indian Paper Money. His collection of Indian Paper Money is the most comprehensive in the world today.

In his words, "My journey into the hobby of collecting paper money started with the word 'CANCELLED' stamped on some Reserve Bank of India banknotes that were kept in an iron safe at our ancestral home. This safe also had other old banknotes, amongst them a few Reserve Bank of India notes with the portrait of King George VI that were 'cancelled' with a rubber stamp that read 'Pakistan Note Payment Refused'. I always wondered how Reserve Bank of India notes could be Pakistan money. My hobby got cemented in 1971 during my holidays in Coonoor, when my cousin Sadiq Haroon gave me a reasonable collection of British India banknotes. After I returned to Bangalore, I pestered my grandfather to part with all the antique banknotes that had been demonetised. Thus, began my hobby."

This hobby, fuelled by his relentless passion and zest for knowledge has created the most accomplished collection of Indian Paper Money from its inception to the present. His collection has been built over a period of 45 years, which saw in-depth research and study of this subject. This culminated in 'The Revised Standard Reference Guide to Indian Paper Money', a book that he co-authored, which was released in January 2012. This guide has become the single most reliable point of reference on Indian paper money. In 2017, he launched his 2nd book 'One Rupee One Hundred Years 1917-2017' to mark the 100th anniversary of the issuance of the One Rupee note in India. The launch took place in the presence of stalwarts from the Reserve Bank of India and the Ministry of Finance.

Currently, he is the Chairman of International Bank Note Society (IBNS) – India Banknote Collectors' Chapter. In 2010, he was awarded by the IBNS for his significant contribution to the advancement of numismatic knowledge for his article titled 'Banknotes of Portuguese India'. He also won the Literary Achievement Award 2012 IBNS Journal 'Fred Philipson Award' Honourable Mention for his article on 'Varieties of Portrait Notes of India in King George VI 100 Rupee Series'(Vol. 51#4).

The Governor General of Canada, David Johnston, during his state visit in 2014 awarded a medallion and scroll to him.

Rezwan shares his knowledge with students to promote numismatics as a hobby. He organises numismatic events, seminars, competitions and is highly approachable to the numismatic fraternity. He encourages budding collectors and writes regularly on Indian Paper Money for numismatic publications in India and overseas. His long cherished dream - a Museum in Bangalore dedicated to Indian Paper Money 'Rezwan Razack's Museum of Indian Paper Money' is in the making and will be open by the end of 2019. In the true sense, he is the restorer and preserver of a national heritage, which could otherwise have been easily lost. His name is parallel to Indian numismatics and will always resonate at a mere mention of Indian Paper Money anywhere and forever.

3. NOAMAN RAZACK
WHOLE-TIME DIRECTOR

Mr. Noaman Razack's name is synonymous with the Prestige retail endeavour. As Director, Prestige Group, and the youngest son of the founder, the Late Mr. Razack Sattar, he leads the activities of the Group's retail vertical. This comprises the world-class mall network that Prestige creates, establishes and directs, a process he oversees in its entirety. It includes the two Prestige Forums in Bangalore, one each in Chennai, Hyderabad, Kochi and Mangalore. Prestige also has to its credit Bangalore's landmark luxury mall UB City.

He is, as well, Director of Prestige Fashions Pvt. Ltd. the umbrella organisation for all garment-related retail activity in the Group. He thus brings to the Group his unique experience in fashion retail, the Group's richly textured legacy, as embodied in Prestige The Man Store.

That is where his career began, soon after he graduated, drawn as he was to the idea of quality retail as, perhaps, best expressed in Prestige's bespoke. The bespoke values of focus and impeccable attention to detail combined with his empathy with Bangalore and its people, so evident then, has characterised Prestige retail's various avatars.

As he says, "The Prestige retail vertical model transformed Bangalore's lifestyle, elevating retail to a truly international level in what has become a world capital. Perhaps the sum total of our efforts through the years has been to transform in some way how Bangalore lives well. Our father taught us to retail not just a product or a service but an ideal: how Bangalore's citizens could express their style."

The progression from retail to real estate began when Prestige Estates started in the early eighties and the current synergy of the two was inevitable for its logic: Prestige has always enhanced the Bangalorean lifestyle the way it has since the fifties when it began with founder Late Mr. Razack Sattar.

Work apart, he is a man of wide-ranging interests. A proficient sportsman, golf and hockey are his games of choice. In his understated way, he's much involved with various charitable efforts too. The recognition these bring and the widespread acknowledgements he's garnered in the industry are for him inspiration as much as they are accolades.

4. UZMA IRFAN
DIRECTOR

Ms. Uzma Irfan joined the Prestige Group in 2006. Over the years, the Prestige Group has grown by leaps and bounds and she can be credited for single-handedly strengthening the Company's public image during this phase. From systematically profiling the Company and its diverse interests in the media to assisting the Company in its various networking forums, she has played an instrumental role in communication and marketing. She is currently responsible for marketing communication, corporate communication, branding and all image related initiatives for the Prestige Group.

An enterprising entrepreneur, she also started Sublime in 2009 with the Sublime Art Galleria in The Collection, UB City. In the last nine years, under her exceptional leadership, Sublime has grown by leaps and bounds to include Sublime Media Buying, Sublime House of Tea and Sublime Event Management as well. Driven by the goal to make comprehensive education in the arts accessible to every child, she also launched another initiative, Sublime Art Education (SAE) to make a nation-wide impact. SAE aims to enable schools and teachers to induce creativity in education. This initiative has been well received by reputed educational institutions across South India. In addition, she manages the digital and advertising needs for Morph Design Company and Prestige 'The Man Store'. Apart from her other responsibilities, she has recently taken over the reins of Falcon Property Management Services - one of the most profitable subsidiaries of the Company today. She is also responsible for giving a facelift to the CREDAI magazine - 'The Real Estate Review', targeting the real estate industry.

During her stint, the Prestige Group has secured a lion's share of various industry and media awards, on both national and international platforms. She has single-handedly championed this effort and the awards' list includes those from highly reputed organisations like FIABCI, CNBC, Cityscape, CREDAI, GRB and PRCI, to name a few. In 2013, she was honoured with the FICCI-FLO Award for 'Indomitable Spirit' in inspiring the modern woman. She was also awarded the 'Female Real Estate Professional of the Year' by Bengaluru Real Estate Awards 2014 and recognised as the 'Woman Super Achiever in Real Estate' by ABP News Real Estate Awards 2015. She also received international recognition when she was awarded the 'Female Real Estate Professional of the Year' at the 2nd BERG Awards, Singapore. She was the recipient of the 'Women Achiever of the Year' Award at the Global Real Estate Brand Awards 2016 and more recently, was felicitated with the 'Woman Entrepreneur of the Year' award by the Bangalore Management Association (BMA).

She holds a Bachelor's degree in Business Administration, with focus on Management, from the American Inter Continental University in London. She has graduated with Honours and a dual degree.

5. JAGADEESH K REDDY
INDEPENDENT DIRECTOR

Mr. Jagdeesh K Reddy holds a Bachelor's Degree in Engineering (Mangalore University) and a Master's Degree in Management from Katz Graduate School of Business (University of Pittsburgh). He has wide expertise in finance with specialised skills in private equity mergers and acquisitions. He has been a member of the Company's Board since November 10, 2009.

6. BIJI GEORGE KOSHY
INDEPENDENT DIRECTOR

Mr. Biji George Koshy serves on several Boards and heads various associations and holds managerial or advisory posts with medical institutions, NGOs, minority groups and has been an advisor to the police force for nearly twenty years. He has been on the Board of Film Censors for three terms. He has also advised the Union Minister of Communications.

He has done extensive community service after his Master's degree in English from Mumbai University. He was a research scholar under Dr. George L. Bird of the University of Syracuse, N.Y. He has edited several leading periodicals in Mumbai.

He has served as a senior executive with Advani-Oerlikon Ltd. He joined the parent Oerlikon Buehrle AG and Contraves AG in Zurich for fifteen years reporting to their Boards in Switzerland.

He also champions women and children rights and is the executive trustee of The Rainbow Forum, an NGO promoting harmony. He has held this post for over 20 years. He has also served as Special Executive Magistrate in Mumbai.

He has been on the Company's Board since November 10, 2009.

7. NOOR AHMED JAFFER
INDEPENDENT DIRECTOR

Mr. Noor Ahmed Jaffer holds a Bachelor's Degree in Commerce from St. Joseph's College, Bengaluru. He began his career with Deepak Cables and later joined Philips India Limited, Mumbai. Later, he co-founded Paper Packaging Private Limited in Bengaluru and established a Kraft Paper Mill in Shimoga. He is also a Director on the Board of Accupak Private Limited, a company having a packaging unit in Bengaluru. His business experience is extensive and he specialises in strategic decision-making. He has been a member of the Company's Board since November 24, 2009.

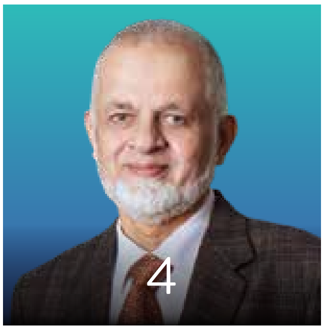
8. DR. PANGAL RANGANATH NAYAK
INDEPENDENT DIRECTOR

In a career spanning more than 30 years, Dr. Pangal Ranganath Nayak has served and trained as an Interventional Cardiologist in various geographies worldwide. At present, he is the Director-Medical Services at Vikram Hospital, Bengaluru. He received his DM in Cardiology from Christian Medical College, Vellore, MD from Command Hospital, Bengaluru University and a Bachelor's degree in medicine and surgery from St. John's Medical College, Bengaluru.

He was awarded the Hargobind Overseas Training Fellowship in 1991 for training in interventional cardiology in Australia and France. He has extensive business experience in the fields of healthcare, pharmaceutical sciences and clinical research. He has been a member of our Board since November 24, 2009.

Leadership team

EXECUTED BY AN EXPERT MANAGEMENT



Our operating strategies and growth plans are executed by a management that has decades of experience in the industry and is capable of scaling Prestige to newer heights.

1. VENKAT K. NARAYANA
CHIEF EXECUTIVE OFFICER

Mr. Venkat K Narayana plays the momentous role of Chief Executive Officer of Prestige Group. A qualified Chartered Accountant, Company Secretary, Cost Accountant, Law Graduate and Chartered Secretary (UK), his association with the Prestige Group dates back fifteen years, of which, nine were spent driving the Group's core financial activities in his erstwhile capacity as the Chief Financial Officer.

As Chief Executive Officer, his mandate is to conceptualise and implement a scalable business strategy and provide overall strategic leadership to the business. His focus lies on building high-quality capabilities to further strengthen the foundation of Prestige Group, and to scale the realty business to the next level of growth. He also continues to lead core functions like corporate finance, compliance, taxation and investor relations besides taking up the mantle of business development outside of Bengaluru.

Some of his significant achievements include the successful listing of Prestige shares on the Indian Stock Exchanges (IPO) and follow-on issues thereafter, numerous private equity investments, joint ventures, strategic mergers, acquisitions and deals; and the alignment of various businesses of the Group into streamlined verticals by way of restructuring. He was also instrumental in business expansion into northern and western part of India.

His foresight, strategy, planning and leadership skills have helped usher many a success story into Prestige's canopy. His prowess and unstinted success were acknowledged and he was ranked as one of the Best CFOs in Asia (in the property sector) by the Institutional Investor Magazine's 2014 and 2015 All-Asia Executive Team Rankings. He was also conferred the CFO100 Award by CFO Institute under the 'Winning Edge Category' for the years 2012 and 2014. He was named among Top CEOs in the country in real estate sector and is the most sought after panel member and speaker for many seminars and forums on real

estate. He is the recipient of the CEO of the year by ET NOW and was named ICON by the ICMAI institute. The Investors' Relations programme designed and managed by him at Prestige has been rated as the best in the property sector in India, and second best in Asia.

2. NAWABZADA OMER BIN JUNG
EXECUTIVE DIRECTOR – HOSPITALITY

Mr. Nawabzada Omer Bin Jung, is currently spearheading the foray of the Prestige Group into hospitality. Having established Prestige Leisure Resorts Private Limited for this purpose, his focus is on setting up international spas, city hotels, resorts and food courts in India. A gold medallist Bachelor of Arts graduate, he has a Post Graduate Master's Degree in Business Administration with a specialisation in Marketing. Besides, he also holds a Post Graduate Diploma in Business Studies from the London School of Economics, UK and has been awarded a Certification in Strategic Management by Cornell University School of Hotel Administration, USA.

He has also been instrumental in conceptualising and tying up with Banyan Tree Hotels and Resorts, Singapore, for the world-class Angsana Oasis Spa & Resort, the Angsana Oasis City Spas at Prestige Ozone and at UB City, Hilton International for theHilton Bengaluru, Oakwood Asia Pacific for the Oakwood Premier Serviced Residences at UB City and the Oakwood Residences – Forum Value Mall, Whitefield and Marriott International for the Marriott Golf Resort and Convention Centre, at Prestige Golfshire, Nandi Hills. He is also the brain behind the extremely popular food lounge, Transit at The Forum, Koramangala and Transit – 2 at the Forum Value Mall - Whitefield, Destination Food Court at Prestige Shantiniketan.

3. ANJUM JUNG
EXECUTIVE DIRECTOR – INTERIOR DESIGNS

Mrs. Anjum Jung is the face behind Morph Design Company's (MDC, Prestige Group's interior design arm) growth in the last two decades and she has been associated with the Group for the last 23 years. She has nurtured MDC into one of the country's most respected décor studios with globally recognised clientele and numerous national and international awards to its credit.

Educated at Cornell, she has employed a bottom-up organisational design approach with MDC. She is responsible for business development, strategic planning, diversification and project management, along with all other key executive functions. Her work is inspired by a diverse set of influences, both traditional and contemporary, and she believes that the Deco and Nouveau period styles are particularly impactful. Firmly believing in the importance of constant evolution for prolonged success, she does not hesitate to incorporate innovative materials into her projects, work with young artists and experiment with all aspects of execution.

Under her leadership, MDC has emerged as an industry leader, majorly due to her decision to entirely vertically integrate the firm. MDC is an entity believing in highest standards of originality and quality leaving its competitors behind. These high standards and unyielding pursuit for excellence has led to the creation of an extensive portfolio of world-class residential, hospitality, retail and commercial spaces.

4. ZACKRIA HASHIM
EXECUTIVE DIRECTOR –LAND ACQUISITION

Mr. Zackria Hashim joined the Company in June, 2005 and was appointed as Executive Director- Land Acquisition, from October, 2009. He has over 42 years of real estate industry experience and is currently involved in land surveying and acquisitions of the Company.

5. MOHMED ZAID SADIQ
EXECUTIVE DIRECTOR – LIAISON AND HOSPITALITY

Mr. Mohmed Zaid Sadiq joined Prestige Group in January 2007, and was appointed as Executive Director – Liaison & Hospitality in October 2009. He holds a BA (Hons) degree in Hospitality Management and Master's in Business Management Administration (Thames Valley University, UK), apart from a Hospitality Management Diploma (American Hotel and Lodging Association) from the London Hotel School. With over 12 years of experience in the hospitality sector, he is actively involved in the public relations affairs of the Company including liaisoning and hospitality. He also plays a key role in building strong relations with external and internal customers, and oversees the critical task of building a suitable image and reputation for the Company.

In addition, he is currently heading the hospitality vertical of the Prestige Group. Under his able leadership, the Company is in the process of aggressive expansion in the hospitality space with tie-ups with reputed international brands like Sheraton Grand Bengaluru Whitefield Hotel and Convention Centre in Prestige Shantiniketan, The JW Marriott in Prestige Golfshire and Conrad Bengaluru.

On a lighter note, he is an avid philatelist and numismatist. He also enjoys the theatre, apart from being a voracious reader.

6. FAIZ REZWAN
EXECUTIVE DIRECTOR – CONTRACTS AND PROJECTS

Mr. Faiz Rezwan, the son of Mr. Rezwan Razack, studied Business Management from the King's College, London. Upon returning to India, he underwent rigorous training in the various departments of the Company and made a mark in all aspects of the business. He was also closely involved with and made significant contributions to the launch of several flagship developments of the Prestige Group. Currently, he is putting his natural flair for negotiation to use by heading Prestige's procurement department. He is also actively involved in the planning and developing Prestige Golfshire, the Group's pre-eminent venture that combines a PGA standard golf course with a five-star hotel and luxury residences.

7. ZAYD NOAMAN
EXECUTIVE DIRECTOR – CMD'S OFFICE

Mr. Zayd Noaman, is the latest entrant among the 2nd generation of Razacks at the Prestige Group. He was initiated into the Group as a mentee to the Chairman and Managing Director, Mr. Irfan Razack. Appointed as an Executive Director of the Company in August 2015, he is attached with the CMD's office. Whilst assisting the Chairman, he is also responsible for sales and marketing. He is currently focussing on land acquisition, land ownership and investor relations within the Company. In addition to his full time role, he is spearheading an important urban transformation project aimed at improving public spaces and uplifting community life. He is also driving the Group's efforts to generate employment opportunities and improve the quality of skilled labour in the industry through its joint venture 'Rustomjee Prestige Vocational Education and Training Centre.' He was recently co-opted to the General Body of CREDAI - Bangalore City Chapter where he contributes to policy discussions impacting the real estate industry, and engages with relevant stakeholders to address industry concerns.

Prior to joining the Prestige Group, he spent over two years in Singapore at CapitaLand. While completing his undergraduate degree, he began his career at J.P. Morgan Chase with an internship in 2009. He holds a Bachelor of Science in Corporate Finance and Accounting from Bentley University in Waltham, Massachusetts.

8. NAYEEM NOOR
EXECUTIVE DIRECTOR – GOVERNMENT RELATIONS

Mr. Nayeem Noor joined the Company in February, 1992 and has over 43 years of experience. He currently heads Public Relations and Liaison affairs of the Company and is an interface between the Company, government departments, and statutory authorities. He is also member and Employer Representative of regional committee of Employee Provident Fund Organisation, Karnataka.

9. T. ARVIND PAI
EXECUTIVE DIRECTOR – LEGAL

Mr. T. Arvind Pai joined the Company in June, 1999 and has over 25 years of experience. He holds a Bachelor's Degree in Commerce and Law. He handles the Company's legal affairs, supports land acquisition and development activities and manages general contracting, legal processes and documentation. He has been working as the Head of the Legal Department for 19 years now.

10. SWAROOP ANISH
EXECUTIVE DIRECTOR – BUSINESS DEVELOPMENT

An alumnus of International Management Institute – Delhi, Mr. Swaroop Anish is a real estate development professional with over 26 years of industry experience operating across markets in South India of which 17+ years have been with Prestige.

His industry exposure primarily involves residential and commercial segments and some allied segments of the business having a geographical exposure across South India. He currently heads the Company's marketing portfolio as Executive Director – Business Development.

11. V. GOPAL
EXECUTIVE DIRECTOR – PROJECTS AND PLANNING

Mr. V. Gopal has been with Prestige Group since March 1992. He holds a B.E. (Civil) degree from RVCE, Bengaluru. Besides, he has attained the Fellowship of Institute of Engineers and is a Member of the Royal Institution of Chartered Surveyors (RICS). His professional experience spans a total of 34 years out of which 27 years has been at Prestige. He currently heads the Company's Projects & Planning portfolio as the Executive Director.

12. V.V.B.S. SARMA
CHIEF FINANCIAL OFFICER

Mr. V.V.B.S. Sarma, has been associated with the Group since 1992 and was previously the Executive Director, Finance and Accounts of Prestige Property Management Services. He has been entrusted with the responsibility of Chief Financial Officer with effect from August 14, 2017. He was the topper in B.Com from Bangalore University and is also a qualified Chartered Accountant. He has over 35 years of experience in the fields of finance and accounting.

13. SURESH SINGARAVELU
EXECUTIVE DIRECTOR – RETAIL, HOSPITALITY & BUSINESS EXPANSION

Mr. Suresh Singaravelu is a Management Professional with over 46 years of experience in diverse fields. After having spent close to 14 years in the finance function of a multinational Company dealing with chemicals, batteries, carbon, marine and agricultural products, he later joined the then evolving property development industry at a Director level. He has been involved with several of the leading property developers having operations in Mumbai, Hyderabad, Chennai, Bengaluru, Mysuru, Thiruvananthapuram and Kochi, among others. He is one of the founder members of The Foundation for Fair Practices in Property Development and also a founding member of The International Council of Shopping Centers – India Advisory Committee.

Prior to his current assignment, he was with Chalet Hotels Ltd., a part of K. Raheja Corp Group, Mumbai as its Managing Director & Chief Executive. He was also the President and National Head -Retail Infrastructure with Reliance.

His assignment with the Prestige Group encompasses the Retail & Hospitality verticals and the development of all asset classes outside of Bengaluru.

14. LT. COL. MILAN KHURANA (RETD.)
EXECUTIVE DIRECTOR – HR, IT & ADMIN

Lt. Col. Milan Khurana (Retd.) holds a degree of Bachelor of Arts from the Jawarharlal Nehru University and has successfully completed a Strategic HR Leadership Programme organised by Totus HR School. He has an experience of over 20 years in the Indian Army on various assignments that include planning, HRD/personnel, training & development, security & safety and general administration. He has been associated with our Company from the past ten years. He is responsible for all the HR, IT & Administration activities that encompass talent acquisition, management, engagement & development for Prestige Group. He supports unprecedented growth of the Company by aligning people initiatives with business objectives. He was conferred with '100 HR Super Achievers' (India) award by the World HRD Congress on February 16, 2018.

15. MANOJ KRISHNA JV
COMPANY SECRETARY AND COMPLIANCE OFFICER

Mr. Manoj Krishna JV is a qualified Company Secretary and Chartered Accountant. He has been associated with the Prestige Group for over 10 years and has been spearheading the Taxation Department. He has been playing various roles in finance department like tax strategies, planning, compliances, determining statutory implications of various mergers, acquisitions and fund raising exercises for the Group. Mr. Manoj Krishna has played key role in IPO of Prestige Estates Projects Limited (Company). Considering his candid performance during his tenure with Prestige Group, the Board of Directors of the Company has appointed him as the Company Secretary and Compliance Officer of the Company, in addition to his existing responsibilities with effect from May 27, 2019.

GROWING TOGETHER WITH OUR PEOPLE AND SOCIETY

At Prestige, we have embraced new-age technology and the changing workplace dynamics, essential for effective employee engagement, delight and retention. Globally, there is increasing evidence of real estate as a sector taking centre stage, and in India too, this trend is making waves. In line with our legacy, we decided to proactively plan and gear up people resources, systems, processes and ideologies to enable, support and sustain our leadership and all-round performance.

DIGITAL EDGE FOR PEOPLE MANAGEMENT

In FY 2018-19, we focussed on data-based people management to build on our increasing human capital and the complex interactions between them.

We have adopted SAP SuccessFactors to power our digital transformation in a way that enables sustainable people development. The various modules implemented have helped us move from multiple points of data to a single source of truth that can help maintain historical employee related data, be it in terms of an individual's performance, or developmental goals. We have also consulted various industry experts to develop a better employee experience. The implementation of performance and goal management systems integrated with the competency framework was a massive success, opening new avenues to enhance the learning agility of the organisation, stemming from personalised developmental goals. The framework was designed with great insight since it derives from our values and culture as an organisation to enable our people with advanced tools to manage their life cycle as they continue to learn and grow with Prestige Group.

THE FOUNDATION FOR A CULTURE OF EXCELLENCE

The balanced scorecard approach to goal management was implemented to enhance the effectiveness of various teams by increasing the extent of accountability and ownership of team members towards common business goals. This has also contributed to a more focussed performance-related dialogues and recognitions throughout the organisation. The scope of the system, however, goes beyond that to lay the groundwork for continuous conversations across various levels and channels and a greater focus to sharing of knowledge to enable inter-dependent completion of goals. The growth conversations as part of employee review were adopted as per the existing best practices in the industry. They focussed on impactful feedback that served as positive reinforcements. They also included an enablement series, which comprised gamification and contextualisation, and this proved to be a great success.

FOSTERING A POSITIVE WORK ENVIRONMENT

The current workforce is overflowing with potential and comes with a multitude of diversity in terms of thoughts, ideologies, preferences and approach to work and life. While there were discussions to develop a better work-life balance, various interventions were designed and delivered to enhance awareness of our employees around nutrition and fitness. For example, we successfully celebrated International Yoga Day with a number of emloyees participating in the same, with a focus on developing their health and mindfulness. Initiatives like these, help our people manage their levels of stress while focussing on their holistic continuous improvement.

CULTURE: A VISION IN PROGRESS

Geared with new systems, processes, skills and technology to drive business, last year has been a remarkable milestone towards sustainable talent engagement and development as we continue our evolution to be a preferred employer, while enhancing our brand value.

To accelerate learning, we have planned to provide digital learning for all our employees by unlocking a series of Massive Open Online Courses (MOOCs), taught by industry experts. This further testifies our journey to democratise learning across the length and breadth of the organisation, agnostic to location and time.

PRESTIGE DAY

The Prestige Family Day was celebrated with pomp and fanfare on September 15, 2018 at Sheraton Grand Hotel, Whitefield in Bengaluru. The event was attended by all the members of the Prestige Family, who enjoyed performances by renowned artists such as Ms. Monali Thakur. All the meritorious employees were felicitated as well on the occasion.

THE JOY OF GIVING

On June 30, 2018, Prestige Group in association with Aasmaan Foundation, celebrated the spirit of Joy of Giving with a special initiative called 'Let's Go Shopping'. This community outreach initiative engages with 600 children from underprivileged backgrounds and provides them with a real life shopping experience. This also serves as a medium for them to inculcate values like sense of ownership and prioritising needs by purchasing goodies using play money. The goodies were donated by the employees of Prestige alongside contribution from the Management.

THE MILE & SMILE SERIES

This was deployed to engage and prepare our employees for the upcoming marathon event in order to maximise participation. The series was also initiated keeping in mind the future wellness initiatives at Prestige as it introduced the participants to nutrition facts, strength training, running injuries, running performance and the thumb rules of running. The storytelling concept had been introduced to drive behaviours that make employees successful at Prestige. Different fables were linked to each behavioural competency to help understand the particular competency in the context of Prestige.

We induct our new joinees into the Prestige culture, by sharing anecdotes around our behavioural competencies and core values. This helps the new joinees to associate themselves with the Prestige way of life. This was taken to the next level during the 'Values Week Intervention', which served as a visual reinforcement of our core values among all our employees.

ULSOOR LAKE

(Shot at location)

In pursuance of the Swachh Bharat Mission of the Government of India, at Prestige. we have continued our CSR efforts towards a comprehensive community development and environment protection programme at the Ulsoor Lake premises in Bengaluru.

We joined hands with the Bruhat Bengaluru Mahanagara Palike (BBMP) to achieve this. Aligning with one of the most important facets of Swachh Bharat Abhiyan, we have also built toilets for the visitors of the park.

ACTIVITIES ASSOCIATED WITH ULSOOR LAKE

LONG-TERM

Developed a vision and implementation strategy for enduring change to achieve cleaner water and premises of Ulsoor Lake. This has had a direct and positive bearing on nearby environment, public spaces and communities.

INTERIM

- Renovation and restoration of community toilet block (on the lines of Swachh Bharat initiative)
- Restoration, maintenance and beautification of open grounds, margin land and park areas within the lake's vicinity – Memorandum of Understanding signed with BBMP to maintain margin lands and area adjoining Ulsoor Lake under the Swachh Bharat Mission
- Developed landscape areas at newly restored swimming pool complex (with the objective of encouraging rural sports and nationally recognised sports, alongside Swachh Bharat promotion)
- Engaged with key stakeholders, i.e. municipal authorities (BBMP, BESCOM, BWSSB) and resident welfare associations to work towards inclusive development issues and improve project delivery
- Performed maintenance of the entire landscape around the lake, including landscaping the margin land for Gangadhar Chetty Road
- Managed disposal of garbage and development of complete chain-linked fencing to protect the landscape area from littering
- Spearheaded the campaign to clean up the footpath walkways
- Installed signage across the lake perimeters to create cleanliness awareness among the public

Apart from the above, we also contribute to the development of the metro rail system, parks and basic urban infrastructure, among others.

Awards and recognitions

STRONG RECOGNITION. STRONGER MOTIVATION.

FIABCI

INDIA PROPERTY AWARDS

EUROMONEY AWARDS - CERTIFICATES


EUROMONEY REAL ESTATE 2018

This is to certify that

Prestige Group

has been awarded the following

Best Developers, Residential sector India

Clive Horwood, Editor


EUROMONEY REAL ESTATE 2018

This is to certify that

Prestige Group

has been awarded the following

Best Developers, Leisure/Hotel India

Clive Horwood, Editor


EUROMONEY REAL ESTATE 2018

This is to certify that

Prestige Group

has been awarded the following

Best Developers, Overall India

Clive Horwood, Editor

CNBC AWARDS - CERTIFICATES

ASIA PACIFIC AWARDS

ASIA REAL ESTATE AWARD

ASIA'S MOST ADMIRED AWARDS

BANGALORE BEST BRAND

EXTRAORDINAIRE BRAND

CNBC AWAAZ 12TH REAL ESTATE AWARDS

MR. VENKAT K NARAYANA, CEO, RECEIVING THE AWARD FROM THE ICMAI

CNBC REAL ESTATE AWARDS 2017

DAVINCI AWARD PUBLICITY ON COMMONFLOOR

CREDAI MEMBERSHIP CERTIFICATE 2018-19

GROHE HURUN AWARD

ICI(BC)BIRLA SUPER AWARDS

IGBC GOLD RATING FOR PRESTIGE EXORA BUSINESS PARK

SHOPPING CENTER AWARDS

LIFETIME ACHIVEMENT AWARD

PRESTIGE EXORA - IGBC CERTIFICATE (GOLD RATED)

TIMES BUSINESS AWARDS

MANAGEMENT DISCUSSION AND ANALYSIS

ECONOMY REVIEW

In CY2018, the global economy witnessed a buoyant first half and a turbulent second half. The US-China trade dispute, weakness in Eurozone economies, China's financial tightening and heightened rhetoric around protectionism dampened sentiments, especially in the latter half of CY2018, with the International Monetary Fund (IMF) estimating the global growth rate at 3.6%.

India, however, was largely insulated from the challenging global economic environment and grew by 6.8% during FY 2018-19 (Source: Central Statistics Office) and remained one of the world's fastest growing major economies. The growth was led by domestic consumption, contributed by a rising middle class population, increasing rural consumption and government impetus.

Core industry growth averaged 4.3%. Further, inflation stayed within the Reserve Bank of India's (RBI) target range, providing the apex bank room to maintain an expansive monetary policy stance. India's forex reserves remained buoyant at US$405 bn. Fiscal deficit was contained at 3.4%. The country also jumped 23 places in the World Bank's Ease of Doing Business Index.

The Indian economy, however, faced its fair share of challenges in fuelling credit growth, with the non-banking financial companies facing liquidity tightness following the default of a leading infrastructure-focussed NBFC and subsequent liquidity stress at a few others. The RBI has cut its policy rate four times in a row since February 2019 to accelerate economic growth, but the banks have yet to fully pass on the benefits by reducing lending rates.

That said, the India growth story remains intact with domestic consumption accounting for nearly 60% of the country's GDP. The government, through its Economic Survey 2018-19, has set a target of making India a US$5 tn economy by FY 2024-25, which implies that the country's GDP needs to grow at nearly 8% in the next 3-4 years. The government's continued thrust on unprecedented infrastructure development, allocating ₹4.56 tn in the Union Budget 2018-19, bodes well for the overall growth potential, with short-term growth pegged at around 7%.

INDUSTRY REVIEW

FY 2018-19 witnessed India's real estate sector undergo continued consolidation, alongside the emergence of globally recognised models. The introduction of the Real Estate (Regulation and Development) Act (RERA) in 2016 continued to benefit established and organised real estate players.

The year is particularly notable for a milestone event in India's real estate history – the listing of the country's first-ever Real Estate Investment Trust (REIT). The successful listing could prompt others to follow suit, and thus drive investments in the real estate industry. REITs could attract investors across ticket sizes and democratise access to an asset class previously reserved for the affluent few.

Going forward, the sector is likely to become a trillion-dollar market in India. It is expected to contribute about 13% to the country's GDP by 2025.

Residential

Source: Knight Frank Research

CY2018 witnessed the residential real estate segment perform well with a 76% growth in the launch of housing units and a 6% growth in their sales. The y-o-y growth in supply and sales is significant as this was the first year in the decade that exhibited an improved annual performance.

From 2014 onwards, residential prices in top Indian cities have been below retail inflation and have contributed to limit the de-growth in sales and contain unsold inventory levels. Increased affordability and rising urbanisation have created demand for housing in India. With the introduction of RERA, the accountability of builders has also increased and this has augured well for end consumers. RERA combined with GST and the Benami Transactions (Prohibition) Amendment Act ensured greater transparency in the market.

The Government of India's 'Housing for All' programme and the extension of infrastructure status to affordable housing provided a strong impetus for the low- and mid-income segments. The average ticket size of housing units in most cities are now edging closer to an affordability benchmark of 4.5 times the annual household income (average) of the city.

Affordability benchmark across major Indian cities (2010 vis-à-vis 2018)

Cities	2010	2018
Mumbai	11.0	7.2
NCR	6.0	5.0
Bengaluru	5.6	4.0
Pune	4.6	2.6
Chennai	5.4	4.1
Hyderabad	5.7	4.9
Kolkata	5.7	3.0
Ahmedabad	4.3	3.3

Source: MOSPI, Knight Frank Research

While the above initiatives are catering to customer needs, they have transformed the way the supply side looks at real estate. From 2018 onwards, however, the industry is witnessing a gradual stabilisation. This is well validated by the recovery in the volume of apartments launched during the year.

Commercial

(Source: India Real Estate, Knight Frank Research)

Office space development in India gathered momentum from early 2018 onwards. At the end of the calendar year, supply increased to 36.9 mn sq. ft. with a y-o-y rise of 13%, the highest in the decade. In response, transaction levels soared to a record historical high of 46.8 mn sq. ft. of space transacted in a calendar year. With the exception of Mumbai and Chennai, major cities witnessed double-digit growth in rentals, reaffirming the underlying strength of India's office market.

Once the stronghold of the IT/ITeS sectors, office space adoption is now increasingly making way for the BFSI sector. The latter saw the maximum increase in transactions, with significant contribution from payment gateway companies. Bengaluru accounted for 42% of the BFSI space.

In India, the advent of coworking ecosystems is powering office space adoption. Across the top seven cities, coworking space providers occupied ~2 mn sq. ft. by the latter half of CY2018.

Retail

(Source: JLL India)

India's retail real estate is growing strongly with ~10 mn sq. ft. of area added to the sector. This is three times the addition from 2018 levels. The stable regulatory environment, which has ushered in moderations in policies for foreign investments, has well served the retail segment. New catchment areas have opened up, leading to new store launches by domestic and foreign retailers.

In the past four years, the segment has received funds to the tune of US$1.6 bn. At present, there is increased interest among investors to pool funds into 'development assets', which are retail properties undergoing construction or restructuring. This route provides faster and hassle-free access to funds and, in turn, speedy execution.

With omnichanneling on the rise, led by rising e-commerce adoption, the retail space, particularly malls are undergoing consolidation. It is seen that malls that are unique experiential centres have better prospects in terms of footfalls, profitability and overall sustainability. Hence, large-scale, seasoned players in the industry are expected to have a strong edge.

Hospitality

(Source: India Hotel Market Review 2018, STR and Horwath)

In 2018, India's hospitality industry accomplished encouraging benchmarks. The occupancy rate has touched a 10-year-high at 65.3%, average daily rate (ADR) topped since 2012 and revenue per average room (RevPAR) for Mumbai, Hyderabad, Pune and Jaipur summited in the last decade.

Bengaluru has the highest supply of hotel rooms, with the count crossing 14,000. It is followed by Delhi and Mumbai, of which the latter has the highest share of Lux-UpperUp segment. Together, these three cities comprise 35% of India's total inventory. ADR crossed ₹8,000 for Mumbai, and ₹6,000 for Bengaluru and Delhi NCR. The overall supply share increased from 2014 levels by five percentage points to 33% in 2018.

During the year, a marked shift was visible towards established domestic brands in hotels. This validates the value of scale and brand investment. The discerning target audience is expected to rely more on well-known hospitality brands.

PRESTIGE IS INDIA'S ONLY CRISIL DA1-GRADED DEVELOPER, TESTIFYING THE COMPANY'S STRENGTH. THE COMPANY HAS BAGGED 300+ AWARDS FOR ITS QUALITY, EXCELLENCE AND BRAND VALUE. AS ON MARCH 31, 2019, PRESTIGE COMPLETED 231 PROJECTS SPANNING DEVELOPED AREA OF 112.67 MN SQ. FT.

BUSINESS REVIEW

Headquartered in Bengaluru, Prestige/Company (Prestige Estates Projects Ltd. and its subsidiairies, joint ventures and associates) is a leading real estate developer with a wide portfolio of developments across India. For over three decades, the Company has delivered projects across residential, commercial, retail, hospitality and property management service streams. Since its inception, the Company has maintained a sharp focus on building landmark structures that have transformed major cities. A customer-centric organisation, Prestige delivers exquisite developments with unparalleled customer service.

Prestige is India's only CRISIL DA1 graded developer, testifying the Company's strength. The Company has bagged 300+ awards for its quality, excellence and brand value. As on March 31, 2019, Prestige completed 231 projects spanning developed area of 112.67 mn sq. ft.

Currently, the Company has 49 ongoing projects (spanning across 48.73 mn. sq. ft.), land bank of 29 mn sq. ft. and 37 upcoming projects (spanning across 58.23 mn sq. ft.). With a total area of 106 mn sq. ft. the ongoing projects are spread across major Indian cities.

Prestige strategy

Prestige relies on its seven enablers of Focus, Trust, Leadership, Scale, Credibility, Competency, Diversified Business Model and Innovation to deliver on its five strategic focus areas, listed here.

Operational highlights

FY 2018-19 was one of the best-ever years for Prestige, where it delivered 24.09 mn sq. ft. of developed area, across segments. It delivered 10,000+ homes and completed 17 projects during the year. It launched projects spanning 6.63 mn sq. ft. and leased 1.77 mn sq. ft. of area. Its consolidated presales grew by 38% to ₹45,571 mn and sales volume increased by 46% to 7.09 mn sq. ft. Annuity income grew by a healthy 21% to touch ₹7,487 mn and collections stood at ₹44,085 mn, up 3% from FY 2017-18.

Financial highlights

The Company performed well across key financial metrics, with total revenue reaching ₹52,841 mn, operating profit at ₹15,660 mn and net profit at ₹4,408 mn. It maintained a 30% margin at an operating level and 8% at a net level.

During the year, consolidated debt to equity ratio stood at 1.75. As on March 31, 2019, net debt amounted to ₹75,817 mn and net worth touched ₹43,386 mn.

Increase in debt is attributed to two factors:

1. **Application of Ind AS**

   During the year, Ind AS 115 became applicable for the Group, and this resulted in revenue recognition from real estate activities on completion basis and has thus reversed revenue to the extent of ₹74,656 mn with consequential reduction in retained earnings by ₹10,119 mn.

2. **Acquisition of CapitaLand's stake in SPVs**

   The Company completed acquisition of CapitaLand's stake in various SPVs for ₹3,420 mn. This resulted in increase in overall debt by ₹2,844 mn due to consolidation.

OVERVIEW OF VERTICALS

1. Residential

Prestige curates well-designed residences for its discerning customers, offering apartments, villas, integrated townships and plotted developments. At present, the Company has presence in 12 Indian cities with its residential portfolio. Residential accounts for the Company's largest vertical by area and the number of projects. As at the end of FY 2018-19, Prestige has delivered a cumulative 99 residential projects, spanning 64.11 mn sq. ft.

It delivered over 10,000 homes in FY 2018-19 and is expecting to continue this trend. The segment contributed ₹35,698 mn in revenue. To capitalise on the affordable housing trend, the Company entered into a partnership with HDFC Capital Advisors, and created a platform of ₹2,500 cr.

2. Commercial/Office

Prestige develops contemporary office spaces in central locations and business districts of major Indian cities. Over the years, the Company has created office portfolio spanning 31.47 mn sq. ft. which can house over 5,00,000 employees. The Company's client base includes several Fortune 500 organisations that have established their presence in India. The yielding office portfolio contributed ₹6,851 mn (net of sublease expenses) in revenue. In FY 2018-19, six projects were completed and delivered in this segment.

3. Retail

Prestige aims to be India's largest player in mall development. The Company created landmark malls under its 'Forum' brand, attracting over 60 mn+ footfalls annually. Revenue from retail portfolio stood at ₹3,586 mn, during the fiscal (including Prestige Share in JV).

Two malls – Prestige Mysore Central and Forum Shantiniketan Mall – were added to the portfolio in FY 2018-19. Currently, Prestige has 10 malls under its retail portfolio, and is likely to reach 17 malls. The total rental potential from these developments is pegged at ₹9,077 mn.

4. Hospitality

Prestige builds exquisite and luxurious hotels and resorts, catering to guests who travel for both business and leisure purposes. To achieve this, the Company partnered with globally renowned hospitality chains such as Hilton (under the Conrad brand), Marriott (under the Sheraton brand), Starwood, Banyan and others. At the end of FY 2018-19, the segment has contributed revenue of ₹3,640 mn.

5. Property management

Prestige was one of the first-ever real estate companies in India to offer a full-fledged property management suite to customers. Set up in 1996, this vertical provides high-quality maintenance and post-construction care to Prestige developments. With a team of ~1,000 employees, Prestige's property management services ensure security, upkeep and maintenance, clean environment, garden maintenance, civil and electrical maintenance, amenities upkeep of the property premises and facility management services. The segment contributed ₹3,515 mn in revenue during the year under review.

FINANCIAL REVIEW

₹In Million

Particulars	Year ended March 31, 2019	Year ended March 31, 2018
Revenue from operations	51,719	54,986
Other income	1,122	679
Total income	**52,841**	**55,665**

₹In Million

Particulars	Year ended March 31, 2019	Year ended March 31, 2018
EXPENSES		
(Increase)/decrease in inventory	(14,938)	2,753
Contractor cost	16,852	16,689
Purchase of project material	4,988	6,686
Purchase of completed units	1,027	-
Land purchase cost	13,944	2,876
Rental expenses	2,858	2,745
Rates and taxes	2,640	1,704
Facility management expense	1,228	2,298
Employee benefits expense	3,986	2,958
Finance costs	7,228	5,657
Depreciation and amortisation expense	3,229	1,547
Other expenses	4,596	3,507
Total expenses	**47,638**	**49,420**
PROFIT BEFORE EXCEPTIONAL ITEMS	**5,203**	**6,245**
Exceptional items	894	-
Profit before share of profit/(loss) from associate and jointly controlled entities and tax expense	**6,097**	**6,245**
Share of profit/(loss) from associates/jointly controlled entities (net of tax)	307	136
Profit before tax	**6,404**	**6,381**
Tax expense	**1,985**	**2,135**
Profit for the year	**4,419**	**4,246**
Other comprehensive income (net of tax)	(11)	6
Total comprehensive income for the year	**4,408**	**4,252**
Total comprehensive income for the year attributable to		
Owners of the Company	4,145	3,719
Non-controlling interests	263	533
Earnings per equity share (par value of ₹10 each)		
Basic and diluted EPS (in ₹)	11.08	9.90

Profit and loss analysis

Revenue

The Company recorded consolidated revenue of ₹52,841 mn with revenue from operations amounting to ₹51,719 mn, down 5% from the previous fiscal. The decrease was due to application of Ind AS 115 'Revenue from Contracts with Customers'. For real estate projects which were recognised on the percentage-of-completion basis under the previous accounting standards in accordance with Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, the Company has determined that they do not meet the criteria for recognising revenue over time under Ind AS 115, resulting in lower revenue recognised for real estate projects. Had the Company followed the previous accounting, revenue from operations would have increased by ₹8,250 mn.

Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA)

The Company's operating profit increased by 16% y-o-y. EBITDA was at ₹15,660 mn vis-a-vis ₹13,449 mn for the last fiscal. The increase in EBITDA was due to a change in the revenue mix with higher contributions from office, retail and hospitality.

Exceptional items

During the year, the Company acquired further stake in Prestige Mysore Retail Ventures Private Limited, Prestige Mangalore Retail Ventures Private Limited, Prestige Garden Constructions Private Limited and CapitaLand Retail Prestige Mall Management Private Limited. Accordingly, the Company accounted fair value gain on previously held interest in jointly controlled entities as exceptional items amounted to ₹894 mn.

Total comprehensive income for the year

Total comprehensive income for the year stood at ₹4,408 mn as compared to ₹4,252 mn during previous year, up 4%. The improved total comprehensive income was due to ₹894 mn fair value gain on previously held interest in jointly controlled entities accounted during the year under review compensated with higher depreciation and finance expenses on capital expenditure (capex) projects completed during the year.

Cost analysis

Expenses

Total expenses reduced 4% from ₹49,420 mn in FY 2017-18 to ₹47,638 mn in FY 2018-19, due to decrease in turnover.

Cost of construction

Cost of construction decreased from ₹32,977 mn to ₹28,787 mn during the year, down 13% as against previous year's, due to IND AS 115 application resulting in lower revenue recognition from ₹40,484 mn to ₹33,637 mn.

People cost

Human resource cost increased by 35% from ₹2,958 mn to ₹3,986 mn, owing to increase in salary and acquisition of five malls during the year.

Depreciation and amortisation

Depreciation and amortisation expenses increased by 52% from the previous year to reach ₹3,229 mn due to the acquisition of five malls and capitalisation of certain commercial, retail and hospitality projects during the year.

Finance cost

During the year, finance cost charged to profit and loss increased by ₹1,571 mn from the previous year to ₹7,228 mn. Apart from increase in borrowings, the increase in finance cost charged to PL can be attributed to acquisition of five malls during the year and capitalisation of certain commercial, retail and hospitality projects.

Balance sheet analysis

Equity

As on March 31, 2019, the equity share capital of the Company stands at ₹3,750 mn; 70% of the ownership belongs to the promoter group. The Company's equity comprises 375,000,000 (as on March 31, 2019) equity shares with a face value of ₹10 per share. The Company's net worth decreased by 12% from ₹47,327 mn as on March 31, 2018 to ₹42,266 mn as on March 31, 2019, owing to Ind AS 115 effective from April 1, 2018, resulting in recognition of revenues from real estate activities on project completion basis. As a result, the Company reversed revenue of ₹74,656 mn with consequential reduction in retained earnings by ₹10,119 mn.

Borrowings

The Company's loan portfolio increased by 14% to ₹84,869 mn as on March 31, 2019 compared with ₹74,155 mn of previous year. The increase in borrowing was due to acquisition of CapitaLand's stake in various SPVs for ₹3,420 mn, resulting in debt increase by ₹2,844 mn due to consolidation.

Property, Plant and Equipment (PPE) and investment property

Total investment in PPE and investment property as on March 31, 2019 stood at ₹64,139 mn as against ₹48,176 mn in preceding fiscal; ₹15,963 mn higher due to acquisition of CapitaLand's stake in various SPVs and capitalisation of certain commercial, retail and hospitality projects.

Risk management

The Company has adequate processes to identify potential risks in the industry in which it operates. The real estate industry underwent a phase of rapid changes on the back of several structural reforms coupled with the introduction of Income Computation and Disclosure Standards and Indian Accounting Standards, resulting in new challenges for the industry and the Company in particular. Some of the risks that may arise in normal course of business and pose a challenge for future developments include inter alia, credit risk, liquidity risk, counterparty risk, regulatory risk, commodity inflation risk and market risk. The Company operates in various verticals associated with real estate such as residential, commercial office spaces, retail and hospitality as well as allied property management services. The Company implemented robust risk management policies and guidelines to set out risk tolerance level . Some of the risks and mitigations measures are:

Risks	Mitigation measures
The cyclical downturn in the country's economic growth may lead to a slowdown in new project sales	Prestige has the capacity to hold inventory of projects, mitigating the impact of slowdown. The business is strategically diversified across asset classes–residential, commercial, retail, hospitality, services–providing different avenues of income, thus shielding from adversities.
Upward trend in interest rates on home loans may impact customer buying decision	From this fiscal, Prestige has forayed into mid-income/affordable housing segment. The Company plans to price these on a competitive basis, giving customers of these segments to cash in on the brand value and ever-increasing return on their investments. The upward increase in rates is expected to be a temporary phenomenon having little impact on customer decision. Besides, a large number of projects is also targeted to meet the requirements of upper middle class who do not hold back their decisions on such changes. Also, the Company has stable cash flows from leased properties and previously sold portfolio, which prevents it from depending solely on project sales.

Risks	Mitigation measures
Legislative changes in real estate and changing dynamics of competition and the impact on the Company's market share	Prestige has a diversified asset portfolio and revenue streams through rental incomes, wide project capabilities, and integrated suite of services, giving it a competitive edge over peers. The legislative changes in the real estate industry have increased consolidation among market players, giving the opportunity to ramp-up its market share. Also, the Company caters largely to the demands of premium customers, which is beyond the capacity of many industry players.
Risks associated with execution of projects	Execution of projects is dependent on factors such as labour, raw material availability and sourcing, regulatory clearance, approvals and access to utility, to name a few. Prestige addresses these with cautious approach, meticulous planning, engaging reputed contractors and fixing the timing of the project launches, based on demand and supply forecast.
Since real estate development includes buying, transfer, conversion and selling or leasing of lands and land properties, there is higher degree of risk inherent from legal and statutory provisions and anomalies	The Company has an experienced legal team that looks after all aspects of sales, transfer and conversion of land, and lease or sale of developed properties. This ensures clear titles for acquiring and transferring land and properties.

Internal controls

Prestige has been proactive in planning and executing an overhaul of internal controls. This includes shifting the entire accounting systems and internal controls to the latest ERP systems which can provide management information systems on a real-time basis. The Company successfully implemented and migrated vintage data into the upgraded reporting systems.

Further, the Audit Committee of the Board which spearheads the reviews of Internal Controls in the Company advocated appointment of internal auditors for each of the verticals of the Group. The Company is pleased to report that M/s. Grant Thornton India LLP is acting as the Internal Auditor of the Company and M/s. PricewaterhouseCoopers Private Limited has been appointed as Internal Auditors for the entities in office, retail and hospitality verticals.

Human resources

People are the driving force of Prestige's success story. Their unwavering commitment to customer delight and quality has set Prestige apart from its peers. As on March 31, 2019, the Company had 994 employees on its rolls. The Company also works with various contractors who engage personnel for construction and other services, and contribute their part to the Prestige journey. It is Prestige's endeavour to constantly build organisational capacity while at the same time enhancing talent, efficiency of the employees to align them with business goals. The Company has robust processes to onboard employees through its custom-built programme named 'Embark' and sustain the challenges of employee engagement through various programmes such as organising the annual Family Day, creating passion among all Prestigians through a 5 km marathon, and conducting various programmes for CSR. Prestige also regularly organises health camps and wellness programmes to ensure employees' physical and mental wellbeing. International Yoga Day, Mother's Day are celebrated across the corporate office, branches, sales and site offices.

Recently, the Company has pursued digitally enabled people management systems to accelerate workforce efficiency. Human resources at Prestige are now guided by SAP SuccessFactors that powers its digital transformation. From past records to employee performance and employee development goals, the digital augmentation is changing the way Prestige works.

The Company is built on its culture of excellence and this has translated to all employees of Prestige. The Company fosters an enabling and learning environment for its people, with dialogues and reviews taking place to consider the all-round development of individuals and teams.

Outlook

As India grows on the back of strong consumption, a prudent policy environment and increasing urbanisation, organised players such as Prestige can capitalise on this opportune moment. With the economy's growth, corporate investments are set to rise, with office rentals and commercial spaces witnessing larger intake. Increasing business and leisure travel gives a strong push to hospitality sector, while consumer demand and higher disposable income accelerate the footfalls in retail spaces. Prestige, with its well-diversified business model, is set to tap these trends. The investments of the Company will go a long way in maintaining and growing its leadership stature in India's real estate sector.

BOARD'S REPORT

To the Members,

The Directors present the Boards' Report on business operations and affairs of Prestige Estates Projects Limited (the "Company" or "PEPL") along with the audited Standalone and Consolidated financial statements for the Financial Year ended March 31, 2019.

PERFORMANCE OF YOUR COMPANY

1. FINANCIAL HIGHLIGHTS:

(₹ in Million)

Particulars	Standalone Results		Consolidated Results	
	FY 2018-19	FY 2017-18	FY 2018-19	FY 2017-18
Income				
Revenue from Operations	24,411	29,925	51,719	54,986
Other Income	1,382	1,113	1,122	679
Total Income	**25,793**	**31,038**	**52,841**	**55,665**
Expenses				
(Increase)/ decrease in inventory	-14,051	1,142	-14,938	2753
Contractor cost	10,588	10,021	16,852	16,689
Purchase of project material	2,460	2,633	4,988	6,686
Purchase of completed units	996	-	1,027	-
Land cost	9,043	3,150	13,944	2,876
Rental expense	3,032	2,597	2,858	2,745
Facility management expenses	680	715	1,228	2,298
Rates and taxes	1,693	631	2,640	1,704
Employee benefits expense	1,873	1,557	3,986	2,958
Finance costs	4,188	3,752	7,228	5,657
Depreciation and amortisation expense	635	558	3,229	1,547
Other expenses	1,676	1,726	4,596	3,507
Total Expenses	**22,813**	**28,482**	**47,638**	**49,420**
Profit before exceptional items and tax	**2,980**	**2,556**	**5,203**	**6,245**
Exceptional items	-	-	894	-
Share of profit / (loss) from associates/ jointly controlled entities (Net of tax)	-	-	307	136
Profit before tax	**2,980**	**2,556**	**6,404**	**6,381**
Tax expense	88	236	1,985	2,135
Profit for the year	2,892	2,320	4,419	4,246
Other Comprehensive Income (net of tax)	-1	1	-11	6
Total Comprehensive Income	2,891	2,321	4,408	4,252
Total comprehensive income for the year attributable to:				
Owners of the Company	-	-	**4,145**	**3,719**
Non-controlling interests	-	-	**263**	**533**

There have been no material changes or commitments affecting the financial position of the Company which have occurred between March 31, 2019 and the date of this report.

Impact of Ind AS 115 - Revenue from Contracts with Customers

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers.

Effective April 1, 2018, the Company has applied Ind AS 115 which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, Ind AS 18 Revenue and Ind AS 11 Construction Contracts. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects.

The Company has applied the modified retrospective method to contracts that were not completed as of April 1, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date. Accordingly the comparatives have not been restated and hence not comparable with previous year figures. The effect of adopting Ind AS 115 as at April 1, 2018 is described in Note 52 to the Standalone Audited Financial Statements.

2. BUSINESS:

Business Overview

Prestige Estates Projects Limited, is a Public Limited Company with its Equity Shares listed on the BSE Limited and National Stock Exchange of India Limited. The Authorized Share Capital of the Company is ₹ 4,00,00,00,000 divided into 40,00,00,000 Equity Shares of ₹ 10/- each and the Paid Up Capital of the Company is ₹ 3,75,00,00,000 divided into 37,50,00,000 Equity Shares of ₹ 10/- each.

The Company operates in the real estate industry in general in the following verticals.

- Residential
- Office
- Retail
- Hospitality
- Services

The industry is consolidating in light of the newer regulations such as RERA and players like Prestige are well positioned to take the lead. This also gives Prestige an avenue to grow into newer markets such as Mumbai, NCR, Pune and other Tier II growth markets to further its leadership positioning.

With a view to capitalise on emerging opportunities, we had set up a mid-income housing platform with HDFC Capital in FY2018. In the near term, we expect full utilisation of the ₹ 2,500 crore fund, which has ₹ 10,000 crore revenue potential.

We actively pursue deleveraging-led debt management to keep our borrowings in check, thereby strengthening both our balance sheet and profitability.

We maintain a sharp focus on monetising the bulk of our inventory through a rigorous sales focus. At present, we have 21% unsold inventory amounting to 8.65 mn sq. ft.

Financial Highlights (FY 18-19, Consolidated)

During the FY 18-19, the Company has clocked revenue of ₹ 52,841 million, EBIDTA of ₹ 15,660 million and PAT of ₹ 4,408 million. EBIDTA margin stood at 30% and PAT margin stood at 8.3%. During the corresponding FY 17-18, the Company had clocked revenue of ₹ 55,665 million, EBIDTA of ₹ 13,449 million and PAT of ₹ 4,252 million. EBIDTA margin stood at 24% and PAT margin stood at 7.6%.

FY 18-19 | Operational Highlights

During the FY 18-19, the Company has sold 7.09 mn sq. ft which translates to sales of ₹ 45,571 million. During the corresponding FY 17-18, the Company had sold 4.84 mn sq. ft which translated to sales of ₹ 33,137 million.

Collections

Total collections for the year ended March 31, 2019 aggregated to ₹ 44,085 million. (Prestige Share of collections for the year aggregated to ₹ 42,684 million). Total collections for the year ended March 31, 2018 aggregated to ₹ 42,681 million (Prestige share of collections were ₹ 34,469 million).

Launches

During the period under review, Company has maintained high demand from the customers for its projects. During the year Company has launched 6.63 mn sq. ft.

Completions

We have achieved record completion of 24 mn sq.ft. across17 projects during year.

3. TRANSFER TO GENERAL RESERVES:

During the year the Company has transferred ₹ 500 million to General Reserve.

4. CHANGE IN THE NATURE OF BUSINESS, IF ANY:

There was no material change in the nature of Business carried out by the Company during the period under review.

5. SHARE CAPITAL :

The Company during the period under review has not issued and/or allotted any shares with/ without differential voting rights as per Section 43 of the Companies Act, 2013 read with Rule 4(4) of the Companies (Share Capital and Debentures) Rules, 2014.

6. DIVIDEND:

The Board of Directors of the Company have recommended a dividend of ₹ 1.5 (15%) per Equity Share of ₹ 10/- each which is subject to approval of shareholders in the ensuing Annual General Meeting of the Company.

7. CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL:

During the year under review, there were no changes in the Board of Directors of the Company and the composition of the Board is elaborated in the Corporate Governance Report.

8. CHANGES IN SUBSIDIARIES AND ASSOCIATES:

As described elsewhere in the report, the Company operates in the following verticals and the changes are mentioned herewith:

- Residential Vertical - The Company continues to be the apex entity for the Residential Vertical and shall continue to hold residential assets and all future residential developments would continue to be undertaken by the Company.
- Commercial Vertical – Prestige Exora Business Parks Limited, wholly owned subsidiary of the Company continues to be the apex entity for the Commercial Vertical.

- Retail Vertical - Prestige Retail Ventures Limited, wholly owned subsidiary of the Company continues to be the apex entity for the Retail Vertical.
- Hospitality Vertical - Prestige Hospitality Ventures Limited, wholly owned subsidiary of the Company continues to be the apex entity for the Hospitality Vertical.
- Services Vertical-The Company through this verticals provides Fit out services, Interior Designs and Execution, Facilities & Property Management and Project & Construction Management for all its projects.

A. Acquisitions during the fiscal:

- Acquisition of stake held by CapitaLand Group, Singapore in various mall entities – During the year under review, the Company has completed the acquisition of balance stake from CapitaLand Group, Singapore in various entities, which are in the business of owning and operating retail malls including a mall management company.
- Acquisition of stake in Thomsun Realtors Private Limited - The Company has also increased its stake in Thomsun Realtors Private Limited, to 42.40% prior to acquisition of Compulsorily Convertible Debentures (CCDs) from CapitaLand Group. Portion of CCD has been converted and present stake is 50.00%. Presently Thomsun Realtors Private Limited is developing a Retail Mall at Kochi.
- Acquisition of Flicker Projects Private Limited – During the year under review the Company has completed acquisition of 100% equity stake in Flicker Projects Private Limited from CapitaLand Group, Singapore. The entity's registered office is in Bengaluru and owns a Retail Mall named "Celebration Mall" in Udaipur, Rajasthan.
- Completion of first platform deal with HCARE – Company along with its wholly owned subsidiary Prestige Projects Private Limited("PPPL") has entered into an investment agreement on April 28, 2018 with HDFC Capital Affordable Real Estate Fund I ("HCARE") to develop a large scale affordable and mid income housing project 'Prestige Smart City' in the land parcel admeasuring over 180 acres owned by PPPL and located in Sarjapur road, Bengaluru. This deal was completed in the month of August 2018.
- There are few more platform deals which are under pipeline with HCARE and expected to be consummated during FY 19-20.
- Becoming designated partner in Apex Realty Ventures LLP- Company has become designated partner in Apex Realty Ventures LLP by contributing ₹ 59,40,000 with profit sharing ratio of 59.94 % in the said LLP.
- Becoming partner in 'Morph'- The Company has become partner in an Interior design Company namely 'Morph', by contributing ₹ 2, 50, 000/- in the said firm with profit sharing ratio of 40%.

9. SIGNIFICANT OR MATERIAL ORDERS PASSED BY REGULATORS/ COURTS:

There were no material orders passed during the year under review.

10. CONSOLIDATED FINANCIAL STATEMENTS:

The Company as on March 31, 2019 has Twenty seven (27) Subsidiaries and five (5) Associate Company within the meaning of Section 2(87) and Section 2(6) of the Companies Act, 2013(hereinafter referred to as the 'Act' in this Report). There has been no material change in the nature of business of the Subsidiaries/Associates.

The Consolidated Financial Statements of the Company, its Subsidiaries and Associate Companies are prepared in accordance with the provisions of Section 129 of the Companies Act, 2013, read with Companies (Accounts) Rules, 2014 and the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Consolidated Financial Statements presented by the Company include the financial results of its Subsidiaries /Associates. Pursuant to Section 129(3) of the Act, a separate statement containing the salient features of the financial performance of Subsidiaries / Associates of the Company in the prescribed Form AOC-1 is provided in Annexure I to the Report.

Pursuant to provisions of Section 136 of the Act, the Financial Statements of the Company, Consolidated Financial Statements along with relevant documents and separate Audited Accounts in respect of Subsidiaries are available on the website of the Company.

11. BOARD OF DIRECTORS AND ITS COMMITTEES:

Composition of the Board of Directors

A. As on March 31, 2019, the Board of Directors of the Company continues to remain unchanged and comprises of Eight (8) Directors of which Four (4) are Executive Promoter Directors and remaining Four (4) are Non -Executive Independent Directors.

None of the Directors of the Company are disqualified under Section 164(2) of the Companies Act, 2013.

Board Meetings

The Board met four (4) times during the year under review and the intervening gap between the meetings was within the period prescribed under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The dates of the meetings are as below:

Sl. No.	Date of the Meeting
1.	May 28, 2018
2.	July 27, 2018
3.	October 30, 2018
4.	February 12, 2019

Independent Directors Meeting

As per the requirements of Schedule IV of the Companies Act, 2013, a separate meeting of the Independent Directors of the Company was held on January 4, 2019 without the presence of the Chairman & Managing Director or Executive Directors or other Non-Independent Directors or the Chief Executive Officer or Chief Financial Officer or any other Management Personnel.

Committees of the Board

The composition of various Committees of the Board and their meetings including the terms of reference are detailed in the Corporate Governance Report forming part of the Annual Report.

Re-appointment of a Director retiring by rotation

In terms of Section 152 of the Companies Act, 2013, Mr. Rezwan Razack, Director, (DIN: 00209060) is liable to retire by rotation at the ensuing Annual General Meeting; and being eligible, offers himself for re-appointment. The Board of Directors, based on the recommendation of Nomination & Remuneration Committee have recommended the re-appointment of Mr. Rezwan Razack, Director, who is liable to retire by rotation.

Re-appointment of Directors

Mr. Irfan Razack, Chairman and Managing Director, Mr. Rezwan Razack, Joint Managing Director and Mr. Noaman Razack, whole time Director will complete the term of five years in their respective designations in September 2019. The Board has decided to seek shareholders' approval for re-appointing them in their current designations for another term of five years.

As Per provisions of Companies Act, 2013, Mr. Jagdeesh Reddy, Mr. Biji George Koshy, Mr. Noor Ahmed Jaffer and Dr. Pangal Ranganath Nayak, Independent Directors of the Company were appointed for a period of Five years, not liable to retire by rotation will complete their first term as Independent Directors of the Company in September 2019. They have given their consent for re-appointment and are not disqualified for reappointment as an Independent

Director for a second term of five years.

The proposal for their re-appointment was considered and approved by Nomination& Remuneration Committee and the Board of Directors in their respective meetings held on May 27, 2019 which is subject to approval of shareholders in the ensuing Annual General Meeting as a special resolution.

The Notice convening the Annual General Meeting includes the proposal for the reappointment of the Directors as aforesaid. Brief resume of the Directors proposed to be Re-appointed, nature of their expertise in specific functional areas and names of the Companies in which he holds directorship/ membership/ chairmanship of the Board or Committees, as stipulated under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 have been provided as an annexure to the Notice convening the Twenty second Annual General Meeting.

Declaration by Independent Directors

The Independent Directors of the Company have provided the declaration of Independence as required under Section 149(7) of the Companies Act, 2013, confirming that they meet the criteria of Independence under Section 149(6) of the Companies Act, 2013 read with the Regulation 25(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Annual Performance evaluation of the Board

Pursuant to the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Nomination and Remuneration Committee and the Board have laid down the manner in which formal annual evaluation of the Board, its Committees, the Chairman and Individual Directors has to be made.

The performance evaluation of the Independent Directors was carried out by the entire Board. The performance evaluation of the Chairman and Non-independent Directors was carried out by the Independent Directors in the following manner:

a. Evaluation of performance of Non-independent Directors and the Board of Directors of the Company as a whole;

b. Evaluation of performance of the Chairman of the Company, taking into account, views of Executive and Non-Executive Directors;

c. Evaluation of quality, content and timeliness of flow of information between the Management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

Directors Responsibility Statement

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

a. in the preparation of the Annual Financial Statements for the year ended March 31, 2019, the applicable Accounting Standards have been followed along with proper explanation relating to material departures;

b. the Directors have selected such Accounting Policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year 2018-19 and of the profit of the Company for that period;

c. the Directors have taken proper and sufficient care 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. the Annual Financial Statements have been prepared on a Going Concern basis;

e. the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively; and

f. the Directors have laid down Internal Financial Controls to be followed by the Company and that such Internal Financial Controls are adequate and were operating effectively.

Corporate Governance Report

A detailed Report on Corporate Governance and a Certificate from the Practicing Company Secretary regarding compliance of conditions of Corporate Governance forms part of this Annual Report.

Management Discussion and Analysis Report

In terms of Regulation 34 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Management Discussion and Analysis Report forms part of this Annual Report.

Business Responsibility Report

The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 mandates the inclusion of Business Responsibility Report ("BRR") as the part of Annual Report for top five hundred listed companies based on the market capitalisation as on March 31, every year. The Report has been mandated by SEBI for providing initiatives taken by the Companies from Environmental, Social and Government perspective. In Compliance with the regulation, the Company has provided the BRR for the year 2018-19 as part of this Annual Report. The policies are available at the website of the Company www.prestigeconstructions.com

12. AUDIT RELATED MATTERS:

Audit Committee

The terms of reference of the Audit Committee are in consonance with the requirements spelt out in Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The Composition of the Audit Committee is mentioned in the Corporate Governance Report which forms part of this Annual Report.

Statutory Auditors & Report thereon

M/s. S. R. Batliboi & Associates LLP, Chartered Accountants, Bengaluru (FRN 101049W/E300004) were appointed as Statutory Auditors of the Company at the 20th Annual General Meeting of the Company held on September 27, 2017 to hold office till the conclusion of the 25th Annual General Meeting to be held in the year 2022.

The auditor's report for the year ending March 31, 2019 forms part of this Annual Report.

Secretarial Auditor & Report thereon

Pursuant to Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014, Secretarial Audit for the Financial Year 2018-19 has been carried out by Mr. Nagendra D. Rao, Practicing Company Secretary, Bengaluru (Membership No. FCS: 5553, COP: 7731)

Pursuant to Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014, Secretarial Audit for the Financial Year 2018-19 has been carried out by Mr. Nagendra D. Rao, Practicing Company Secretary, Bengaluru (Membership No. FCS: 5553, COP: 7731)

The Report of the Secretarial Audit in Form MR-3 for the Financial Year ended March 31, 2019 follows as Annexure II to the Report. In the said report, the Secretarial Auditor has also commented that information as required under Section 134(q) of the Companies Act, 2013 read with rule 5(1)(ii) and (ix) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, remuneration details of Chief Executive Officer, Chief Financial Officer and Company Secretary has not been disclosed in the Boards' Report. Your Directors stated that with a view to ensure healthy & cordial human relations at all levels and considering the confidential nature of the information, the remuneration details of Chief Executive Officer, Chief Financial Officer and Company Secretary have not been disclosed in the interest of the Company. However on a request from any shareholder or any regulatory authority, the same shall be shared separately.

He also commented that the Company has not filed Cost Audit Report in eform CRA – 4 with the Ministry of Corporate Affairs for the Financial Year 2017-18. Your Directors stated that the Company is in the process of filing the same with Ministry of Corporate Affairs.

Further he stated in his report that The company has not appointed Woman Independent Director as required in pursuance to proviso to Regulation 17(1) (a) of SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2018. Your Directors stated that the

Company was in the process of finding suitable candidate for the positon.

The Board, based on the recommendations of the Nomination and Remuneration Committee, in its meeting held on August 1, 2019 has appointed Woman Independent Director on its Board with immediate effect.

The Notice convening the Annual General Meeting includes the proposal for the regulariation of appointment of Ms. Neelam Chhiber (Woman Independent Director) as aforesaid.

Cost Auditor & Report thereon

There are no qualifications or adverse remarks in the Cost Audit Report which require any explanation from the Board of Directors.

Based on the recommendations of the Audit Committee, the Board of Directors have re-appointed M/s. P. Dwibedy & Co, Cost Accountants, Bengaluru (FRN-100961) as the Cost Auditors of the Company for the Financial Year 2019-20.

As per Rule 14 of Companies (Audit and Auditors) Rules, 2014, the Remuneration payable to the Cost Auditors for the FY 2019-20 is subject to ratification by the Shareholders of the Company and the same is being put to shareholders at the ensuing Annual General Meeting. The Notice convening the Annual General Meeting contains the proposal for ratification of the remuneration payable to the Cost Auditors.

Internal Financial Control

The Board of Directors of your Company have laid down Internal Financial Controls to be followed by the Company and such Internal Controls are adequate and operating effectively. Your Company has adopted policies and procedures for ensuring orderly and efficient conduct of its Business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial disclosures.

In view of growth of business and activities, the Board of Directors of the Company had appointed M/s. Grant Thorton India LLP as the Internal Auditor for the residential vertical of the Company for the Financial Year 2018-19 and M/s. PriceWaterhouseCoopers as the Internal Auditor for other business verticals of the Group for the Financial Year 2018-19. The Board has further re-appointed these two entities as Internal Auditors for the Financial Year 2019-20.

During the year under review, these controls were evaluated and no significant weakness was identified either in the design or operation of the controls.

Fraud Reporting

There have been no instances of fraud reported by Auditors under Section 143(12) of the Companies Act, 2013 and Rules framed thereunder either to the Company or to the Central Government.

13. POLICY MATTERS:

Directors Appointment and Remuneration Policy

The Directors of the Company are appointed by the Members at the Annual General Meetings in accordance with the provisions of the Companies Act, 2013 and the Rules made thereunder.

The Company has adopted the provisions of the Companies Act, 2013 and provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, relating to the Appointment and Tenure of Independent Directors.

The Company has also adopted Remuneration policy for Directors, Key Managerial Personnel and Senior Management Personnel and the same is available at the Company website www.prestigeconstructions.com

Board Diversity Policy

The Company recognizes and embraces the importance of a diverse Board in its success. A truly diverse Board will leverage differences in thought, perspective, knowledge, skill, regional and industry experience, age, race and gender etc., which will help the Company to retain its competitive advantage. The Policy on Board Diversity has been adopted by the Company and available at the website www.prestigeconstructions.com

Nomination and Remuneration Policy

The Nomination and Remuneration Committee has formulated a policy for determining qualifications, positive attributes and independence of Directors and a policy relating to the remuneration for the Directors, Key Managerial Personnel and Senior Management Personnel of the Company. The Remuneration paid is as per the Nomination and Remuneration Policy formulated by the Nomination and Remuneration Committee and approved by the Board of Directors of the Company. The Nomination & Remuneration policy is available at the website of the Company www.prestigeconstructions.com

Risk Management Policy

The Board has constituted a Risk Management Committee which is entrusted with the task of monitoring and reviewing the Risk Management Plan and procedures of the Company. This acts as a supplement to the Internal Control Mechanism and Audit function of the Company. The Risk Management Policy is available at the website of the Company www.prestigeconstructions.com

Corporate Social Responsibility Policy

The Corporate Social Responsibility Policy has been formulated by the Corporate Social Responsibility Committee and approved by the Board of Directors and is available at the website of the Company at www.prestigeconstructions.com

The activities pertaining to Corporate Social Responsibility is detailed in Annexure III to the Report.

Whistle Blower Policy (Vigil Mechanism)

The Company has established a Vigil Mechanism to promote ethical behavior in all its business activities and has in place, a mechanism for employees to report any genuine grievances, illegal or unethical behavior, suspected fraud or violation of laws and regulations and can report the same to the Chief Vigilance Officer and the Audit Committee Chairman of the Board of the Company. The whistle blower policy is available at the website of the Company www.prestigeconstructions.com

Prevention of Sexual Harassment Policy

As a part of the policy for Prevention of Sexual Harassment in the organization, Your Company has in place, an effective system to prevent and redress complaints of sexual harassment of women at work place in accordance with The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and relevant rules thereunder. During the year under review, there have been no instances of any complaints. The policy can be accessed at our website www.prestigeconstructions.com

Policies related to Business Responsibility Reporting

During the year, the Board of the Company has adopted the requisite policies as detailed below as per the requirement of Business responsibility Reporting. This year, a detailed report on the same has been given and forms part of the Annual Report.

- Ethics, Transparency and Accountability Policy
- Products, Lifecycles Sustainability Policy
- Employees Wellbeing Policy
- Stakeholder Engagement Policy
- Human Rights Policy
- Environment Policy
- Policy Advocacy
- Inclusive Growth Policy
- Customer Value Policy

Dividend Distribution Policy

Board has adopted a Dividend Distribution Policy, which is available on the website of the Company www.prestigeconstructions.com

Prevention of insider trading Policy

The Company has adopted a Code of Conduct for Prevention of Insider Trading in accordance with SEBI (Prohibition of Insider Trading) Regulations, 2015 with a view to regulate trading in securities by the Directors and designated employees of the Company. The Board of Directors of the Company have amended the policy pursuant to SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018 which are effective from April 1, 2019, which is available on the website of the Company www.prestigeconstructions.com

14. OTHER MATTERS:

A. Non-Convertible Debentures

The Company has issued three series of Debentures in the year 2015, 2017 and 2018.

During the year 2018-19, the Company issued 3500 rated, unlisted, secured, redeemable, Non-Convertible Debentures ("NCD") of ₹ 10,00,000/- each at par (total amount aggregating to Rupees Three Hundred and Fifty Crore). Interest on these debentures is being paid on a quarterly basis.

During the year2017-18, Company had issued 500 rated listed, secured, redeemable, NCDs of ₹ 1,00,00,000/- each at par (total amount aggregating to Rupees Five Hundred Crore) duly listed on NSE. Interest on these debentures are being paid on a quarterly basis.

The Company had previously issued 500 rated listed, secured, redeemable, NCDs of ₹ 1,00,00,000/- each at par (total amount aggregating to Rupees Five Hundred Crore) in the year 2015 in three tranches, which are also listed on NSE. Out of which Two Tranches of the NCDs aggregating to ₹ 50 crores and ₹ 150 Crores respectively were redeemed in the year 2018. The Third Tranche of ₹ 300 crore is scheduled for redemption in the year 2020. Interest on these debentures are being paid on a quarterly basis.

B. Deposits

During the year under review, the Company has not accepted any Deposits in terms of Chapter V of the Companies Act 2013, read with the Companies (Acceptance of Deposit) Rules, 2014.

C. Transfer to Investor Education and Protection Fund (IEPF)

Members who have not yet encashed their dividend warrants pertaining to any previous years are requested to lodge their claims with our Registrar and Transfer Agent- Link Intime India Private Limited, to avoid getting their Dividends transferred to IEPF.

Pursuant provisions of Section 124 of Companies Act, 2013, Company is required to transfer Dividend amounting to ₹ 32,538/- along with shares thereto pertaining to the financial year 2011-12. Therefore Company will be transferring the same to IEPF if remained unclaimed.

D. Awards and Recognitions

Your Company has been bestowed with various awards during the period under review, the details of which are provided in the separate section in the Annual Report titled 'Awards & Recognition'.

15. HUMAN RESOURCES:

Employee Relations remained cordial throughout the year at all levels. Your Company would like to place its appreciation for all the hard work, dedication and efforts put in by all the employees.

As on March 31, 2019, the Company had employee strength of 994. Further, total employees of the company including its subsidiaries and associate companies stood at 9042.

Information as required pursuant to Section 197 (12) of the Companies Act, 2013 read with Rule 5 (1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is elaborated in Annexure IV of this report.

16. EXTRACT OF ANNUAL RETURN:

As required by Section 92(3) of the Act and Rule 12(1) of the Companies (Management and Administration) Rules, 2014, an extract of Annual Return in MGT- 9 is annexed as Annexure – V to this report and can also be accessed at our website www.prestigeconstructions.com

17. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186:

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013, if any, are laid out in Annexure II to Note No. 45 of Notes forming part of the Financial Statements.

18. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

All contracts / arrangements / transactions entered into by the Company during the Financial Year with Related Parties were in the ordinary course of business on an arm's length price basis. During the year, the Company has not entered into any contract / arrangement / transaction with Related Parties which could be considered material. AOC -2 has been attached to this report as Annexure VI.

19. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

a) Conservation of energy

The Company continues to make energy savings efforts wherever possible and as part of Green Initiative, IGBC-LEED requirements and the Energy Conservation Code, the following Energy Conservation measures are continued to be undertaken:

- Use of Solar Lighting for landscape,
- Use of VFDs,
- Use of CFL's LEDs in lighting of common areas,
- Use of daylight sensors in office areas,
- Use of lighting management system with timers for external lighting.
- Use of timer control for all air conditioning units as per peak and non-peak periods to save Energy during non-peak hours.
- Water saving Aerator Taps in Guest rooms, Public areas to save water.
- STP Water Recycling: All sewage water is recycled and pumped out to serve as water for gardening, Cooling tower and Guest room toilet flushing purposes.

b) Technology absorption

The Company continues to strive for new technological innovations that can enhance the product quality, increase process speed and reduce adverse impact on the environment. Some of the measures that are continued to be used are as follows:

- Use of low flow toilet fixtures with sensors, concealed valves etc.,
- Use of STP treated water for flushing, landscaping and air conditioning.
- Harvesting rain water in the form of deep well recharging, collection, treatment and use of terrace storm water etc.,
- Increased use of water cooled chillers.
- Use of centralized LPT reticulation system with piped gas supply to individual flats.

c) Foreign exchange earnings and Outgo

i) Earnings and Expenditure on foreign currency (on accrual basis)

(₹ in Million)

Particulars	March 31, 2019	March 31, 2018
Earnings in Foreign exchange	291.10	-
Expenditure in Foreign exchange		
Professional & Consultancy charges incurred on projects	14.00	31.73
Travelling expenses	1.96	6.65
Selling & business promotion expenses	32.12	15.13
Total Expenditure	**48.08**	**53.51**

ii) Value of Imports on CIF basis:

(₹ in Million)

Particulars	March 31, 2019	March 31, 2018
Components for projects	45.00	39.68
Capital goods	29.00	164.58

20. CORPORATE GOVERNANCE

In accordance with Regulation 34(3) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a separate report on Corporate Governance forms part of this report.

A certificate from Mr. Nagendra D Rao, Practicing Company Secretary affirming compliance with the various conditions of Corporate Governance in terms of the Listing Regulations given in a separate section of the Annual Report.

21. GREEN INITIATIVES:

Electronic copies of the Annual Report 2019 and Notice of the Twenty-second Annual General Meeting ("AGM") are being sent to all the members whose email address is registered with the Company/Depository participant(s). For members who have not registered their email address, physical copies of the Annual Report 2019 and the Notice of the Twenty-second AGM are being sent in the permitted mode.

The Company is providing e-voting facility to all members to enable them to cast their votes electronically on all resolutions set forth in the Notice of the Twenty-second AGM. This is pursuant to Section 108 of the Companies Act, 2013 read with applicable Rules and in accordance with SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The instructions for e-voting are provided in the Notice to the AGM.

22. ACKNOWLEDGMENTS:

The Board of Directors take this opportunity to sincerely thank the Company's valued Customers, Clients, Suppliers, Vendors, Investors, Bankers and Shareholders for their trust and continued support towards the Company. The Board expresses its deepest sense of appreciation to all the employees at all levels whose professional committed initiative has laid the foundation for the organization growth and success.

For and on behalf of Board of Directors of
Prestige Estates Projects Limited

sd/-
Irfan Razack
Chairman and Managing Director
DIN: 00209022

sd/-
Rezwan Razack
Joint Managing Director
DIN: 00209060

Place: Bengaluru
Date: May 27, 2019

ADDENDUM TO THE BOARD'S REPORT

This addendum to the Directors' Report for the year ending March31, 2019 dated May 27, 2019 is in respect of the following item and forms part of the Directors' Report.

BOARD OF DIRECTORS AND ITS COMMITTEES

B. Composition of the Board of Directors:

The following paragraphs are added to the subject matter after the existing paragraphs:

Further, the Board at the Meeting held on August 1, 2019 appointed Ms. Neelam Chhiber as Additional Director in the capacity of Non-Executive Independent Director with effect from August 1, 2019. The Board recommends to the shareholders, the appointment of Ms. Neelam Chhiber as Non-Executive Independent Director at the ensuing Annual General Meeting.

The composition of the Board of Directors is in compliance with Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) and Section 149 of the Companies Act, 2013.

For and on behalf of Board of Directors of
Prestige Estates Projects Limited

sd/-
Irfan Razack
Chairman and Managing Director
DIN: 00209022

sd/-
Rezwan Razack
Joint Managing Director
DIN: 00209060

Place: Bengaluru
Date: August 1, 2019

FORM AOC - 1

(Pursuant to first proviso to Sub section (3) of Section 129 of the Companies Act 2013, read with Rule 5 of the Companies (Accounts) Rules 2014

Statement containing salient features of the financial statements of subsidiaries/Associate Companies/Joint Ventures

PART A: SUBSIDIARIES

₹ In Million

Sl. No	Name of the Entity	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover	Profit / (Loss) before tax	Profit after tax	Proposed dividend	% of shareholding
1	ICBI (India) Private Limited	0	585	630	45	2	80	43	30	-	82.57%
2	Prestige Leisure Resorts Private Limited	49	322	706	336	0	662	78	73	-	57.45%
3	Prestige Bidadi Holdings Private Limited	613	90	8,544	7,841	-	0	(3)	(3)	-	99.94%
4	Prestige Construction Ventures Private Limited	108	372	2,096	1,616	8	335	142	114	-	100.00%
5	Village-De-Nandi Private Limited	10	(11)	19	20	-	-	(1)	(1)	-	100.00%
6	Northland Holding Company Private Limited	1,030	(302)	1,723	995	-	248	11	9	-	100.00%
7	K2K Infrastructure (India) Private Limited	224	(165)	1,239	1,180	-	1,604	44	33	-	75.00%
8	Cessna Garden Developers Private Limited	40	44	14,744	14,660	-	2,499	518	347	-	85.00%
9	Prestige Garden Resorts Private Limited	10	75	97	12	-	3	(5)	(4)	-	100.00%
10	Prestige Shantiniketan Leisures Private Limited	1,006	(54)	3,940	2,988	-	98	(58)	(43)	-	100.00%
11	Prestige Amusements Private Limited	2	218	331	111	-	391	57	41	-	51.02%
12	Dollars Hotel and Resorts Private Limited	9	3	282	270	-	-	(1)	(1)	-	65.92%
13	Avyakth Cold Storages Private Limited	0	(36)	763	799	-	24	(43)	(35)	-	100.00%
14	Prestige Exora Business Parks Limited	1,441	1,960	14,346	10,944	6,109	1,709	580	471	-	100.00%
15	Sai Chakra Hotels Private Limited	1,502	(266)	6,180	4,943	-	949	(334)	(269)	-	100.00%
16	Prestige Falcon Retail Ventures Private Limited	1	(0)	1	0	-	-	(0)	(0)	-	100.00%
17	Prestige Garden Constructions Private Limited	84	378	2,744	2,282	-	731	194	280	-	100.00%
18	Prestige Mangalore Retail Ventures Private Limited	1,495	(529)	2,178	1,212	-	342	(98)	(98)	-	100.00%
19	Prestige Mysore Retail Ventures Private Limited	1,083	(58)	2,283	1,258	-	212	(163)	(163)	-	100.00%
20	Prestige Sterling Infra Projects Private Limited	2,750	237	4,100	1,113	-	0	(2)	(2)	-	80.00%
21	Prestige Builders and Developers Private Limited	0	(62)	2,389	2,451	2,389	2	2	2	-	100.00%
22	Flicker Projects Private Limited	288	811	2,260	1,161	0	366	14	9	-	100.00%
23	Prestige Hospitality Ventures Limited	60	(549)	8,808	9,298	919	470	(767)	(560)	-	100.00%
24	Prestige Retail Ventures Limited	60	345	9,348	8,943	7,552	604	234	158	-	100.00%
25	Apex Realty Management Private Limited	4	(0)	4	0	-	-	(0)	(0)	-	60.00%
26	Prestige Mall Management Private Limited	50	7	75	19	-	114	84	61	-	100.00%
27	Prestige Projects Private Limited***	34	708	3,741	2,999	-	6	(13)	(13)	-	100.00%

PART B: ASSOCIATES AND JOINT VENTURES

Sl. No	Name of the Associate/Joint Venture	Last audited balance sheet date	Share of associate/JV held by the Company on year end		Description of how there is significant influence	Reason why the associate/joint venture is not consolidated	Networth attributable to Shareholding as per latest audited Balance Sheet	Profit / Loss for the year	
			Amount of investment	Extent of holding %				Considered in Consolidation	Not Considered in Consolidation
1	Babji Realtors Private Limited	March 31, 2019	764	49.00%	Voting rights	Not applicable	800	164	-
2	City Properties Maintenance Company Bangalore Limited*	March 31, 2019	0	45.00%	Voting rights	Not applicable	67	22	-
3	Vijaya Productions Private Limited	March 31, 2019	1,150	50.00%	Joint control	Not applicable	817	204	-
4	Thomsun Realtors Private Limited	March 31, 2019	913	50.00%	Joint control	Not applicable	728	(31)	-
5	Dashanya Tech Parkz Private Limited**	March 31, 2019	269	49.00%	Joint control	Not applicable	6	(0)	-

* Consolidated based on unaudited financial statements
** Subsidiaries under Indian Accounting Standards
*** Joint Ventures / associates under Indian Accounting Standards

For and on behalf of the Board
Prestige Estates Projects Limited

sd/-
Irfan Razack
Chairman & Managing Director

sd/-
Rezwan Razack
Joint Managing Director

sd/-
Venkat K Narayana
Chief Executive Officer

sd/-
V V B S Sarma
Chief Financial Officer

sd/-
Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: May 27, 2019

ANNEXURE II

To,
The Members
Prestige Estates Projects Limited,
The Falcon House, No.1 Main Guard Cross Road,
Bengaluru- 560 001.

My report of even date is to be read along with this letter.

MANAGEMENT'S RESPONSIBILITY
It is the responsibility of the management of the Company to maintain secretarial records, devise proper systems to ensure compliance with the provisions of all applicable laws and regulations and to ensure that the systems are adequate and operate effectively.

AUDITOR'S RESPONSIBILITY

1. My responsibility is to express an opinion on these secretarial records, standards and procedures followed by the Company with respect to secretarial compliances.

2. I believe that audit evidence and information obtained from the Company's management is adequate and appropriate for me to provide a basis for my opinion.

3. Wherever required, I have obtained the management's representation about the compliance of laws, rules and regulations and happening of events etc.

DISCLAIMER
The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

sd/-
Nagendra D. Rao
Practising Company Secretary
Membership No. FCS – 5553
Certificate of Practice – 7731
543/A, 7th Main, 3rd Cross, S.L.Byrappa Road,
Hanumanthnagar, Bengaluru – 560 019.

Place: Bengaluru
Date: May 27, 2019

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2019

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Prestige Estates Projects Limited,
The Falcon House, No.1 Main Guard Cross Road,
Bengaluru -560 001.

I have conducted the secretarial audit of the compliance of the applicable statutory provisions and the adherence to good corporate practices by **Prestige Estates Projects Limited** (hereinafter called the company). Secretarial Audit was conducted in the manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the **Prestige Estates Projects Limited** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the company, its officers, agents and authorized representatives during the conduct of the secretarial audit, thereby report that in my opinion, the company has, during the audit period covering the financial year ended on **31st March 2019** complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **Prestige Estates Projects Limited** ("the Company") for the financial year ended on 31st March 2019 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Securities Contracts (Regulation) act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings [provisions of Overseas Direct Investment and External Commercial Borrowings are not applicable];

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act,1992 ('SEBI Act'):-

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2015 and The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and any amendments from time to time **[Not applicable as the Company has not issued any shares during the year under review]**;

(d) The Securities and Exchange Board of India(Share Based Employee Benefits) Regulations, 2014; **[Not Applicable to the Company during the financial year under review]**;

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **[Not Applicable to the Company during the financial year under review]**

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with clients **[Not Applicable as the Company is not registered as Registrar to Issue and Share Transfer Agent during the financial year under review]**;

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 **[Not Applicable as the Company has not delisted / propose to delist its equity shares from any stock exchange during the financial year under review]**; and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 and the Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **[Not Applicable as the Company has not bought back / propose to buyback any of its securities during the financial year under review]**;

(i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We have relied on the representation made by the company and its officers for systems and mechanism formed by the company for compliances under other applicable Acts, Laws and Regulations to the Company.

The Laws as are applicable specifically to the Company are as under:

a) Real Estate (Regulation & Development) Act, 2016.

b) Transfer of Property Act, 1882.

c) Indian Easements Act, 1882,

d) Registration Act, 1908,

e) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996,

f) Indian Stamp Act, 1899,

g) Karnataka Stamp Act, 1957,

h) The Land Acquisition Act,1894

i) Karnataka Town and Country Planning Act, 1961

j) Bangalore Metropolitan Region Development Authority Act, 1985 and

k) Bangalore Development Authority Act, 1976.

I have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards with respect to Meetings of Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India and made effective 1st July, 2015.

(ii) The Listing Agreements entered into by the Company with BSE Limited and National Stock Exchange of India Limited.

(iii) The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015,

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

I further report that
The Board of Directors of the company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

As per the Minutes of the Board of Directors duly recorded and signed by the Chairman, the decisions were unanimous and no dissenting views were required to be recorded.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines except to the extent as mentioned hereunder:

1. *Information as required under section 134 (q) read with rule 5(1) (ii) and (ix) of the companies (Appointment and remuneration of Managerial personnel) Rules 2014, the remuneration details of Chief Executive Officer, Chief Financial Officer and Company Secretary has not been disclosed in the Board's Report.*

2. *The Company has not filed Cost Audit Report in eform CRA – 4 with the Ministry of Corporate Affairs for the Financial Year 2017-18.*

3. *The company has not appointed Woman Independent Director as required in pursuance to proviso to Regulation 17(1) (a) of SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2018.*

I further report that during the audit period, the company has passed following Special resolution which are having major bearing on the Company's Affairs in pursuance of the above referred Laws, Rules, Regulations, Guidelines, Standards, etc.

1. To issue Non-Convertible Debentures on a Private Placement basis up to ₹ 3,50,00,00,000/- (Rupees Three Hundred Fifty Crores) only.

2. To Authorize the Board of Directors to borrow upto ₹65,00,00,00,000/- (Rupees Six Thousand Five Hundred Crores) only.

3. To approve creation of charge/mortgage/Security on the assests of the Company upto ₹65,00,00,00,000/- (Rupees Six Thousand Five Hundred Crores) only.

4. To approve increase in remuneration of Ms. Uzma Irfan, Director (DIN:01216604).

5. To approve increase in remuneration of Mr. Mohmed Zaid Sadiq, Executive Director - Liaison and Hospitality.

6. To approve increase in remuneration of Mr. Faiz Rezwan, Executive Director - Contracts and Projects.

7. To approve increase in remuneration of Mr. Zayd Noaman - Executive Director - CMD Office.

sd/-
Nagendra D. Rao
Practising Company Secretary
Membership No. FCS – 5553
Certificate of Practice – 7731
543/A, 7th Main, 3rd Cross, S.L.Byrappa Road,
Hanumanthnagar, Bengaluru – 560 019.

Place: Bengaluru
Date: May 27, 2019

ANNEXURE III

ANNUAL REPORT ON CSR ACTIVITIES

Company's CSR policy & Committee	The Committee on Corporate Social Responsibility was constituted by the Board with following members: 1. Mr. Irfan Razack, Chairman of the Committee 2. Mr. Rezwan Razack, member of the Committee 3. Mr. Noor Ahmed Jaffer, member of the Committee The Committee is entrusted with following roles and responsibilities: • To pursue shareholder value enhancement and societal value creation in a mutually emphasizing and synergistic manner through ethical, transparent, responsible and human conduct, and by staying in compliance with applicable laws. • To build cleaner and greener cities and to promote sustainability and strive for more efficient and effective use of energy and materials. • To eradicate hunger, poverty and malnutrition, promoting preventive health care and sanitation and making available safe drinking water. • To promote education, including special education among children, women and the differently abled and to promote livelihood enhancement projects. • To promote gender equality, empowering women economically, supplementing primary education and participating in rural capacity building programmes and such other initiatives. • To ensure economic sustainability, ecological balance, protection of flora and fauna, animal welfare, conservation of natural resources and maintaining the quality of soil, air and water. • To protect national heritage, art, culture and to promote traditional arts and handicrafts. • To promote measures for the benefit of armed forces veterans, war widows and their dependents. • To promote nationally recognised sports and rural sports. • To promote such other activities towards betterment of the society.

Average Net Profit for last three years - ₹ 4,149 mn
Prescribed CSR Expenditure (2%) - ₹ 83 mn
Details of CSR Spend : ₹ 54 mn

Sl. No	CSR Project/ Activity	Sector in which project is covered	Amount Outlay (₹ in Mn)	Amount Spent (₹ in Mn)	Manner of spend (Direct/ through agent)
1	Donations	Eradicating hunger, poverty and malnutrition, promoting preventive health care and sanitation including contribution to Swach Bharat Kosh set up by the Central Government for the promotion of sanitization and making available safe drinking water.	18.00	17.59	Direct
2	Donations	promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects	15.00	13.45	Direct
3	Donations	promoting gender equality, empowering women, setting up homes and hostels for women and orphans, setting up old age homes, day care centers and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward groups.	5.00	4.38	Direct
4	Donations	Donations to Trusts	3.00	2.58	Direct
5	Donations	Promoting economic Sustainability, Ecological balance, protection of flaura and fauna, animal welfare, conservation of natural resources and maintaining the quality of soil and water	20.00	16.00	Direct
	Total		**61.00**	**54.00**	

REASONS FOR NOT SPENDING PRESCRIBED CSR AMOUNT

As part of Swachh Bharat initiative, the Company has taken up a comprehensive community development and environment protection programme at Ulsoor lake, Bengaluru, from the Financial year 2016-17, which is spelt out in more detail in other sections of this Annual Report.

The Company is exploring more such long term communiity development programmes which are currently in planning stages. Further, evaluations of such programmes and way forward shall be decided. In view of this, the Company, this fiscal could not spend the entire 2% sum based on last three years average profits. The Company shall endevour to take up further programmes to fulfill its CSR Commitments in the years to come.

OUR CSR RESPONSIBILITY

We hereby confirm that the CSR Policy is approved by the Board and that the implementation and monitoring of CSR Policy is in compliance with CSR objectives and policy of the Company

sd/-
Irfan Razack
Chairman - CSR Committee

Place: Bengaluru
Date: May 27, 2019

ANNEXURE IV

1. PARTICULARS OF EMPLOYEES

a) Information as per Section 134 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Names of Director/ KMP	Designation	Remuneration FY 17-18	Remuneration FY 18-19	% Increase in Remuneration FV 18 Vs FY 19	Ratio of Remuneration of Employees in FY 18
Irfan Razack	Chairman & Managing Director	6,40,00,000	6,40,00,000	0.0%	0.03
Rezwan Razack	Joint Managing Director	6,40,00,000	6,40,00,000	0.0%	0.03
Noaman Razack	Wholetime Director	54,00,000	54,00,000	0.0%	0.12
Uzma Irfan	Director	40,00,000	60,00,000	50.0%	0.17

The Median remuneration of employees in the financial year 2017-18 is ₹ 6,04,340/- and Financial year 2018-19 is ₹ 6,62,103/-

Percentage increase (decrease) in the median of employees in the financial year 2018-19 is 9.6%

Number of permanent employees on the rolls of the Company as on 31st March 2019 is 994.

ANNEXURE V

FORM NO. MGT-9

EXTRACT OF ANNUAL RETURN

As on the financial year ended on March 31, 2019

[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	L07010KA1997PLC022322
ii.	Registration Date	04/06/1997
iii.	Name of the Company	Prestige Estates Projects Limited
iv.	Category/Sub-Category of the Company	Public Company/ Limited by shares
v.	Address of the Registered office and contact details	The Falcon House, No.1, Main Guard Cross Road Bengaluru - 560 001 Email: investors@prestigeconstructions.com Tel. No: +91 80 25591080 Fax No: +91 80 25591945
vi.	Whether listed company	Yes
vii.	Name, Address and Contact details of Registrar and Transfer Agent, if any	Link Intime India Private Limited C 101, 247 Park, L. B. S. Marg Vikhroli West Mumbai - 400 083 Maharashtra, India Tel. no: +91-22-49186270 Fax no: +91-22-49186060 E-mail- rnt.helpdesk@linkintime.co.in

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:-

Sl. No.	Name and Description of main products/ services	NIC Code of the Product/ service	% to total turnover of the company
1	Development and construction of Properties	410 - Construction of Buildings	65%
2	Leasing of commercial properties	681- Real estate activities with own or leased property	19%
3	Share of profit from partnership firms (net)- Subsidiaries	663- Fund Management Activities	12%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sl. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	%of shares held	Applicable Section
1.	Prestige Exora Business Parks Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U72900KA2003PLC032050	Subsidiary	100.00%	2(87)
2.	Cessna Garden Developers Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1995PTC018755	Subsidiary	85.00%	2(87)
3.	Prestige Construction Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70101KA2007PTC041666	Subsidiary	100.00%	2(87)

ANNEXURE V

Sl. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	%of shares held	Applicable Section
4.	Prestige Mangalore Retail Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70109KA2007PTC044794	Subsidiary	100.00%	2(87)
5.	Prestige Mysore Retail Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70200KA2007PTC044784	Subsidiary	100.00%	2(87)
6.	Prestige Retail Ventures Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45200KA2017PLC104527	Subsidiary	100.00%	2(87)
7.	Prestige Hospitality Ventures Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45500KA2017PLC109059	Subsidiary	100.00%	2(87)
8.	ICBI (India) Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1945PTC000374	Subsidiary	82.57%	2(87)
9.	Prestige Builders and Developers Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45201KA2007PTC043550	Subsidiary	100.00%	2(87)
10.	Prestige Projects Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45201KA2008PTC046784	Subsidiary	100.00%	2(87)
11.	Prestige Shantiniketan Leisures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70101KA2007PTC041737	Subsidiary	100.00%	2(87)
12.	K2K Infrastructure (India) Private Limited H. No. 8-2-472/D/4/324, level 1, Merchant Towers Banjarahills, Road No.4 Hyderabad- 500082	U45200TG2007PTC054531	Subsidiary	75.00%	2(87)
13.	Sai Chakra Hotels Private Limited The Falcon House, No.1, Main Guard Cross Road Bengaluru-560 001	U55100KA2011PTC061656	Subsidiary	100.00%	2(87)
14.	Prestige Leisure Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1998PTC023921	Subsidiary	57.45%	2(87)
15.	Prestige Falcon Retail Ventures Private Limited The Falcon House, No.1, Main Guard Cross Road Bengaluru-560 001	U52300KA2012PTC066185	Subsidiary	100.00%	2(87)
16.	Prestige Amusements Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1998PTC023922	Subsidiary	51.02%	2(87)
17.	Avyakth Cold Storages Private Limited No. 902, 9th A Cross, 6th Main, West of Chord Road, 2nd Stage Bengaluru – 560086	U63020KA2010PTC055088	Subsidiary	100.00%	2(87)

Sl. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	%of shares held	Applicable Section
18.	Dollars Hotel & Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA2004PTC034873	Subsidiary	65.92%	2(87)
19.	Prestige Garden Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1996PTC020094	Subsidiary	100.00%	2(87)
20.	Northland Holding Company Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45202KA2009PTC049345	Subsidiary	100.00%	2(87)
21.	Prestige Sterling Infraprojects Private Limited The Falcon House, No.1, Main Guard Cross Road, Bangalore - 560001	U70102KA2007PTC042498	Subsidiary	80.00%	2(87)
22.	Prestige Bidadi Holdings Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45201KA2007PTC041392	Subsidiary	99.94%	2(87)
23.	Village-De-Nandi Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA1994PTC016245	Subsidiary	100.00%	2(87)
24.	Prestige Mall Management Private Limited The Falcon House, No.1, Main Guard Cross Road, Bengaluru-560 001	U74140KA2008PTC047968	Subsidiary	100.00%	2(87)
25.	Apex Realty Management Private Limited The Falcon House, No.1, Main Guard Cross Road, Bangalore- 560 001	U45200KA2018PTC119740	Subsidiary	60.00%	2(87)
26.	Prestige Garden Constructions Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70100KA1996PTC020294	Subsidiary	100.00%	2(6)
27.	Flicker Projects Private Limited The Falcon House, No.1, Main Guard Cross Road Bengaluru -560001	U45400KA2007PTC069087	Subsidiary	100.00%	2 (87)
28.	Vijaya Productions Private Limited No.183, NSK Salai, Vadapalani, Chennai- 600 026	U92490TN1949PTC003211	Associate	50.00%	2(6)
29.	Dashanya Tech Parkz Private Limited No. 2/1, Embassy Vogue, Palace Road, Vasanthnagar Bengaluru -560052	U45201KA2012PTC063057	Associate	49.00%	2(6)
30.	Thomsun Realtors Private Limited No. 40/9451, "Thomsun Annex", Achutha Warrier Lane, M.G. Road, Ernakulam - 682035	U70101KL2005PTC017821	Associate	50.00%	2(6)
31.	Babji Realtors Private Limited Level - 1, Merchant Towers Banjara Hills, Road No.-4 HyderabadTelangana-500082	U45200TG2004PTC044734	Associate	49.00%	2(6)
32.	City Properties Maintenance Company Bangalore Limited UB Tower, Level -1, Basement floor, UB City, No.24, Vittal Mallya Road Bengaluru – 560001	U74930KA2006PLC039816	Associate	45.00%	2(6)

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.	**Promoter**									
1)	**Indian**									
a)	Individual/HUF	37500000	-	37500000	10.00	37500000	-	37500000	10.00	-
b)	Central Govt	-	-	-	-	-	-	-	-	-
c)	State Govt(s)	-	-	-	-	-	-	-	-	-
d)	Bodies Corp	-	-	-	-	-	-	-	-	-
e)	Banks / FI	-	-	-	-	-	-	-	-	-
f)	Any Other	-	-	-	-	-	-	-	-	-
Razack Family Trust^		225000000	-	225000000	60.00	225000000	-	225000000	60.00	-
Sub-total(A)(1):-		**262500000**	**-**	**262500000**	**70.00**	**262500000**	**-**	**262500000**	**70.00**	**-**
2)	**Foreign**	-	-	-	-	-	-	-	-	-
a)	NRIs-Individuals	-	-	-	-	-	-	-	-	-
b)	Other-Individuals	-	-	-	-	-	-	-	-	-
c)	Bodies Corp.	-	-	-	-	-	-	-	-	-
d)	Banks / FI	-	-	-	-	-	-	-	-	-
e)	Any Other....	-	-	-	-	-	-	-	-	-
Sub-total(A)(2):-		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Shareholding of Promoter (A) = (A) (1) + (A) (2)		**262500000**	**-**	**262500000**	**70.00**	**262500000**	**-**	**262500000**	**70.00**	**-**
B.	**Public Shareholding**									
1.	**Institutions**									
a)	Mutual Funds	5552005	-	5552005	1.4805	14424215	-	14424215	3.8465	2.3660
b)	Banks / FI	117459	-	117459	0.0313	8925	-	8925	0.0024	-0.0289
c)	Venture Capital Funds	-	-	-	-	-	-	-	-	-
d)	Alternate Investment Funds	-	-	-	-	-	-	-	-	-
e)	Foreign Venture Capital Investors	-	-	-	-	-	-	-	-	-
f)	Insurance Companies	-	-	-	-	-	-	-	-	-
g)	Provident Funds/Pension Funds	-	-	-	-	-	-	-	-	-
h)	Foreign Portfolio Investor	102477772	-	102477772	27.3274	93182988	-	93182988	24.8488	-2.4786
i)	Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total(B)(1)		**108147236**	**-**	**108147236**	**28.8393**	**107814930**	**-**	**107814930**	**28.7506**	**-0.0887**
2.	**Central Government/State Government(s)/President of India**									
Central Government/State Government(s)		-	-	-	0.000	749	-	749	0.0002	0.0002
Sub Total (B) (2)		**-**	**-**	**-**	**0.000**	**749**	**-**	**749**	**0.0002**	**0.0002**
3.	**Non Institutions**									
a)	Individuals									
(i)	Individual shareholders holding nominal share capital upto ₹ 1 lakh	1834938	3	1834938	0.4893	2161096	16	2161112	0.5763	0.0870
(ii)	Individual shareholders holding nominal share capital in excess of ₹ 1 lakh	881688	-	881688	0.2351	649470	-	649470	0.1732	-000619
b)	NBFCs registered with RBI	-	-	-	0.0000	381572	-	381572	0.1018	0.1018
b)	Overseas Depositories(holding DRs) (Balancing Figure)	-	-	-	-	-	-	-	-	-

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	
c) Others(Specify)									
Trusts	4690	-	4690	0.0013	4690	-	4690	0.0013	0.0000
Foreign Nationals	500	-	500	0.0001	500	-	500	0.0001	0.0000
Hindu Undivided Family	44872	-	44872	0.0120	65737	-	65737	0.0175	0.0055
Non Resident Indians(Non Repat)	35709	-	35709	0.0095	55434	-	55434	0.0148	0.0053
Non Resident Indians(Repat)	54974	-	54974	0.0147	93683	-	93683	0.0250	0.0103
Clearing members	122744	-	122744	0.0327	182180	-	182180	0.0486	0.0159
Bodies Corporate	1372646	-	1372646	0.3660	1089943	-	1089943	0.2907	-0.0753
Sub-total(B)(3)	**4352761**	**3**	**4352764**	**1.1607**	**4684305**	**16**	**4684321**	**1.2492**	**0.0885**
Total Public Shareholding(B)=(B)(1)+(B)(2)+(B)(3)	112499997	3	112500000	30.0000	112499984	16	112500000	30.0000	0.00
Total (A)+(B)	37499997	3	375000000	100.0000	374999984	16	375000000	100.0000	0
C) Non Promoter - Non Public									
1) Custodian/DR Holder	-	-	-	-	-	-	-	-	-
2) Employee Benefit Trust (under SEBI (Share based Employee Benefit) Regulations, 2014)	-	-	-	-	-	-	-	-	-
Total (A+B+C)	**374999997**	**3**	**375000000**	**100.00**	**374999984**	**16**	**375000000**	**100.00**	

^ Shares held in the name of Trustees i.e, Mr. Irfan Razack, Mr. Rezwan Razack and Mr. Noaman Razack

ii. Shareholding of Promoters

Sl. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during 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	
1	Mr. Irfan Razack	9375000	2.50	0	9375000	2.50	0	-
2	Mr. Rezwan Razack	9375000	2.50	0	9375000	2.50	0	-
3	Mr. Noaman Razack	9375000	2.50	0	9375000	2.50	0	-
4	Mrs. Almas Rezwan	2343750	0.63	0	2343750	0.63	0	-
5	Mrs. Badrunissa Irfan	2343750	0.63	0	2343750	0.63	0	-
6	Mrs. Sameera Noaman	2343750	0.63	0	2343750	0.63	0	-
7	Ms. Uzma Irfan	782250	0.21	0	782250	0.21	0	-
8	Mr. Faiz Rezwan	780750	0.20	0	780750	0.20	0	-
9	Mr. Zayd Noaman	780750	0.20	0	780750	0.20	0	-
10	M/s. Razack Family Trust*	225000000	60.00	0	225000000	60.00	0	-
	Grand Total	**262500000**	**70.00**	**0**	**262500000**	**70.00**	**0**	**-**

*Shares held in the name of Trustees i.e, Mr. Irfan Razack, Mr. Rezwan Razack and Mr. Noaman Razack

iii. Change in Promoters' Shareholding (please specify, if there is no change)

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
1.	**Mr. Irfan Razack**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50
2.	**Mr. Rezwan Razack**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50

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
3.	**Mr. Noaman Razack**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50
4.	**Mrs. Almas Rezwan**				
	At the beginning of the year	2343750	0.63	2343750	0.63
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	2343750	0.63	2343750	0.63
5.	**Mrs. Badrunissa Irfan**				
	At the beginning of the year	2343750	0.63	2343750	0.63
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	2343750	0.63	2343750	0.63
6.	**Mrs. Sameera Noaman**				
	At the beginning of the year	2343750	0.63	2343750	0.63
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	2343750	0.63	2343750	0.63
7.	**Mrs. Uzma Irfan**				
	At the beginning of the year	782250	0.21	782250	0.21
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	782250	0.21	782250	0.21
8.	**Mr. Faiz Rezwan**				
	At the beginning of the year	780750	0.20	780750	0.20
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	780750	0.20	780750	0.20
9.	**Mr. Zayd Noaman**				
	At the beginning of the year	780750	0.20	780750	0.20
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	780750	0.20	780750	0.20
10.	**M/s. Razack Family Trust**				
	At the beginning of the year	225000000	60.00	225000000	60.00
	transfer on 31.03.2019	-	-	-	-
	At the End of the year	225000000	60.00	225000000	60.00

iv. Shareholding Pattern of Top Ten Shareholders (Other than Directors, Promoters and Holders of GDR's and ADR's):

Sl. No	Name of the Shareholders	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
1	**GOVERNMENT OF SINGAPORE**				
	At the beginning of the year	18555583	4.9482	18555583	4.9482
	Purchase on 10 Aug 2018	423828	0.1130	18979411	5.0612
	Purchase on 17 Aug 2018	131063	0.0349	19110474	5.0961
	Purchase on 24 Aug 2018	32806	0.0087	19143280	5.1049
	Purchase on 31 Aug 2018	3123	0.0008	19146403	5.1057
	Sale on 05 Oct 2018	(37634)	-0.0100	19108769	5.0957
	Sale on 12 Oct 2018	(172362)	-0.0459	18936407	5.0497
	Sale on 19 Oct 2018	(138736)	-0.0369	18797671	5.0127
	Sale on 26 Oct 2018	(73428)	-0.0195	18724243	4.9931
	Sale on 02 Nov 2018	(81727)	-0.0217	18642516	4.9713
	Sale on 09 Nov 2018	(40066)	-0.0106	18602450	4.9607
	Sale on 16 Nov 2018	(4732)	-0.0012	18597718	4.9594
	Sale on 23 Nov 2018	(10000)	-0.0026	18587718	4.9567
	Sale on 30 Nov 2018	(207898)	-0.0554	18379820	4.9013
	Sale on 07 Dec 2018	(117046)	-0.0312	18262774	4.8701
	Sale on 11 Jan 2019	(63924)	-0.0170	18198850	4.8530

Sl. No	Name of the Shareholders	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
	Sale on 18 Jan 2019	(22895)	-0.0061	18175955	4.8469
	Sale on 25 Jan 2019	(150420)	-0.0401	18025535	4.8068
	Sale on 01 Feb 2019	(2850)	-0.0007	18022685	4.8060
	Sale on 08 Feb 2019	(2350)	-0.0006	18020335	4.8054
	Sale on 15 Feb 2019	(418617)	-0.1116	17601718	4.6938
	Purchase on 29 Mar 2019	537487	0.1433	18139205	4.8371
	At the End of the year			18139205	4.8371
2	**EAST BRIDGE CAPITAL MASTER FUND LIMITED**				
	At the beginning of the year	13027493	3.4740	13027493	3.4740
	At the End of the year			13027493	3.4740
3	**L&T MUTUAL FUND TRUSTEE LIMITED-L&T EMERGING BUSINESSES FUND**				
	At the beginning of the year	3063498	0.8169	3063498	0.8169
	Purchase on 13 Apr 2018	1210	0.0003	3064708	0.8173
	Purchase on 15 Jun 2018	50436	0.0134	3115144	0.8307
	Sale on 22 Jun 2018	(765000)	-0.2040	2350144	0.6267
	Sale on 31 Aug 2018	(119892)	-0.0319	2230252	0.5947
	Purchase on 11 Jan 2019	593025	0.1581	2823277	0.7529
	Purchase on 18 Jan 2019	150000	0.0400	2973277	0.7929
	Purchase on 25 Jan 2019	434268	0.1158	3407545	0.9087
	Purchase on 01 Feb 2019	400000	0.1066	3807545	1.0153
	Purchase on 08 Feb 2019	750000	0.2000	4557545	1.2153
	Purchase on 15 Feb 2019	134637	0.0359	4692182	1.2512
	Purchase on 01 Mar 2019	100170	0.0267	4792352	1.2780
	Purchase on 08 Mar 2019	166400	0.0443	4958752	1.3223
	Purchase on 22 Mar 2019	480048	0.1280	5438800	1.4503
	Purchase on 29 Mar 2019	74294	0.0198	5513094	1.4702
	At the end of the year			5513094	1.4702
4	**GOLDMAN SACHS INDIA LIMITED**				
	At the beginning of the year	5396365	1.4390	5396365	1.4390
	Sale on 12 Oct 2018	(317909)	-0.0847	5078456	1.3543
	At the End of the year			5078456	1.3543
5	**MONETARY AUTHORITY OF SINGAPORE**				
	At the beginning of the year	4780656	1.2748	4780656	1.2748
	Purchase on 04 May 2018	51189	0.0136	4831845	1.2885
	Purchase on 10 Aug 2018	124505	0.0332	4956350	1.3217
	Purchase on 17 Aug 2018	38502	0.0102	4994852	1.3320
	Purchase on 24 Aug 2018	9638	0.0025	5004490	1.3345
	Purchase on 31 Aug 2018	917	0.0002	5005407	1.3348
	Purchase on 26 Oct 2018	15447	0.0041	5020854	1.3389
	Sale on 11 Jan 2019	(86552)	-0.0230	4934302	1.3158
	Sale on 18 Jan 2019	(11862)	-0.0031	4922440	1.3127
	Sale on 25 Jan 2019	(77933)	-0.0207	4844507	1.2919
	Sale on 01 Feb 2019	(1477)	-0.0003	4843030	1.2915
	Sale on 08 Feb 2019	(842)	-0.0002	4842188	1.2913
	Sale on 15 Feb 2019	(149982)	-0.0399	4692206	1.2513
	Purchase on 22 Mar 2019	57665	0.0153	4749871	1.2666
	Purchase on 29 Mar 2019	163043	0.0434	4912914	1.3101
	At the End of the year			4912914	1.3101
6	**JASMINE CAPITAL INVESTMENTS PTE LTD**				
	Purchase on 20 Jul 2018	3946000		3946000	1.0523

Sl. No	Name of the Shareholders	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
7	**EAST BRIDGE CAPITAL MASTER FUND I LTD**				
	At the beginning of the year	0	0.00	0	0.00
	Purchase on 08 Jun 2018	4027	0.0010	4027	0.0011
	Purchase on 19 Oct 2018	712216	0.1899	712216	0.1910
	Purchase on 30 Nov 2018	1954998	0.5213	2671241	0.7123
	Purchase on 07 Dec 2018	1841	0.0004	2673082	0.7128
	Purchase on 15 Mar 2019	1000000	0.2666	3673082	0.9795
	At the End of the year			3673082	0.9795
8	**HSBC GLOBAL INVESTMENT FUNDS - INDIAN EQUITY**				
	At the beginning of the year	2996180	0.7990	2996180	0.7990
	Purchase on 18 May 2018	194808	0.0519	3190988	0.8509
	Purchase on 08 Jun 2018	7913	0.0021	3198901	0.8530
	Purchase on 12 Oct 2018	71777	0.0191	3270678	0.8722
	Sale on 22 Mar 2019	(292686)	-0.0780	2977992	0.7941
	Sale on 29 Mar 2019	(31920)	-0.0085	2946072	0.7856
	At the End of the year			2946072	0.7856
9	**DSP EQUITY OPPORTUNITIES FUND**				
	At the beginning of the year	1000000	0.2667	1000000	0.2667
	Sale on 01 Jun 2018	(32637)	-0.0087	967363	0.2580
	Sale on 30 Jun 2018	(967363)	-0.2579	0	0.0000
	Purchase on 17 Aug 2018	10092	0.0026	10092	0.0027
	Purchase on 24 Aug 2018	15409	0.0041	25501	0.0068
	Purchase on 07 Sep 2018	33909	0.0090	59410	0.0158
	Purchase on 15 Mar 2019	570000	0.1520	629410	0.1678
	Purchase on 22 Mar 2019	2518563	0.6716	3147973	0.8395
	Sale on 29 Mar 2019	(405353)	-0.1080	2742620	0.7314
	At the End of the year			2742620	0.7314
10	**GOLDMAN SACHS FUNDS - GOLDMAN SACHS EMERGING MARKETS EQUITY PORTFOLIO**				
	At the beginning of the year	2550602	0.6802	2550602	0.6802
	Purchase on 06 Apr 2018	25117	0.0066	2575719	0.6869
	Purchase on 13 Apr 2018	34856	0.0092	2610575	0.6962
	At the End of the year			2610575	0.6962
11	**NORDEA 1 SICAV - ASIAN FOCUS EQUITY FUND**	8363120	2.2302	8363120	2.2302
	Sale on 13 Apr 2018	(5408)	-0.0014	8357712	2.2287
	Sale on 20 Apr 2018	(14123)	-0.0037	8343589	2.2250
	Sale on 11 May 2018	(400000)	-0.1066	7943589	2.1183
	Sale on 18 May 2018	(196016)	-0.0522	7747573	2.0660
	Sale on 01 Jun 2018	(94484)	-0.0251	7653089	2.0408
	Sale on 08 Jun 2018	(309937)	-0.0826	7343152	1.9582
	Sale on 24 Aug 2018	(60905)	-0.0162	7282247	1.9419
	Sale on 31 Aug 2018	(32877)	-0.0087	7249370	1.9332
	Sale on 11 Jan 2019	(416909)	-0.1111	6832461	1.8220
	Sale on 18 Jan 2019	(250000)	-0.0666	6582461	1.7553
	Sale on 01 Feb 2019	(35265)	-0.0094	6547196	1.7459
	Sale on 08 Feb 2019	(132217)	-0.0352	6414979	1.7107
	Sale on 15 Feb 2019	(502990)	-0.1341	5911989	1.5765
	Sale on 08 Mar 2019	(545489)	-0.1454	5366500	1.4311
	Sale on 15 Mar 2019	(3320874)	-0.8855	2045626	0.5455
	Sale on 22 Mar 2019	(1834601)	-0.4892	211025	0.0563
	Sale on 29 Mar 2019	(125252)	-0.0334	85773	0.0229
	AT THE END OF THE YEAR			85773	0.0229
12	**CINNAMON CAPITAL LIMITED**	3946000	1.0523	3946000	1.0523
	Sale on 20 Jul 2018	(3946000)		0	0
	AT THE END OF THE YEAR			0	0

Sl. No	Name of the Shareholders	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
13	**AMUNDI FUNDS SBI FM EQUITY INDIA**	2350000	0.6267	2350000	0.6267
	Sale on 22 Feb 2019	(57658)	-0.0153	2292342	0.6113
	Sale on 01 Mar 2019	(747845)	-0.1994	1544497	0.4119
	Sale on 08 Mar 2019	(317560)	-0.0846	1226937	0.3272
	Sale on 15 Mar 2019	(1091598)	-0.2910	135339	0.0361
	Sale on 22 Mar 2019	(135339)	-0.0360	0	0.0000
	AT THE END OF THE YEAR			0	0.0000

v. Shareholding of Directors and Key Managerial Personnel):

Sl. No	Name of the Directors and KMP	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
1.	**Mr. Irfan Razack, Chairman and Managing Director**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	Transfer as on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50
2.	**Mr. Rezwan Razack, Joint Managing Director**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	Transfer as on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50
3.	**Mr. Noaman Razack, Whole time Director**				
	At the beginning of the year	9375000	2.50	9375000	2.50
	Transfer as on 31.03.2019	-	-	-	-
	At the End of the year	9375000	2.50	9375000	2.50
4.	**Mrs. Uzma Irfan, Director**				
	At the beginning of the year	782250	0.21	782250	0.21
	Transfer on 31.03.2019	-	-	-	-
	At the End of the year	782250	0.21	782250	0.21
5.	**Mr. Venkat K Narayana, Chief Executive Officer**				
	At the beginning of the year	27200	0.00	27200	0.00
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	NIL	NIL	NIL	NIL
	At the End of the year	27200	0.00	27200	0.00

The Following Directors, Chief Financial Officer and Company Secretary did not hold any shares during the financial year 2018-19:
Mr. Jagdeesh Reddy, Independent Director
Dr. Ranganath Pangal Nayak, Independent Director
Mr. Biji George Koshy, Independent Director
Mr. Noor Ahmed Jaffer, Independent Director
Mr. V V B S Sarma, Chief Financial Officer

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	36,999	3,401	-	40,400
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	200	463	-	663
Total (i+ii+iii)	**37,199**	**3,864**	**-**	**41,063**
Change in Indebtedness during the financial year				
- Addition	6,210	1,474	-	7,684
- Reduction	-	-	-	-
Net Change	**6,210**	**1,474**	**-**	**7,684**
Indebtedness at the end of the financial year				
i) Principal Amount	42,734	4,980	-	47,714
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	675	358	-	1,033
Total (i+ii+iii)	**43,409**	**5,338**	**-**	**48,747**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl. No.	Particulars of Remuneration	Mr. Irfan Razack, Chairman & Managing Director	Mr. Rezwan Razack, Joint Managing Director	Mr. Noaman Razack, Wholetime Director	Ms.Uzma Irfan, Director	Total Amount (₹)
1.	Gross salary					
	(a) Salary as per provisions contained in section17(1) of the Income-tax Act, 1961	6,40,00,000	6,40,00,000	54,00,000	60,00,000	13,94,00,000
	(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	0	0	0	0	0
3.	Sweat Equity	0	0	0	0	0
4.	Commission					
	- as % of profit					
	- others, specify..	0	0	0	0	0
5.	Others, please specify		0	0	0	0
	Total (A)	**6,40,00,000**	**6,40,00,000**	**54,00,000**	**60,00,000**	**13,94,00,000**
	Ceiling as per the Act	10% of the Net Profits of the Company calculated as per section 198 of the Companies Act, 2013 i.e. ₹291 million				

B. Remuneration to other directors:

Sl. No.	Particulars of Remuneration	Mr. Jagdeesh Reddy, Independent Director	Dr. Ranganath Pangal Nayak, Independent Director	Mr. Biji George Koshy, Independent Director	Mr. Noor Ahmed Jaffer, Independent Director	Total Amount
1.	Independent Directors	5,00,000	3,75,000	5,00,000	4,00,000	17,75,000
	Fee for attending board committee meetings					
	- Commission					
	- Others, please specify					
	Total (1)	**5,00,000**	**3,75,000**	**5,00,000**	**4,00,000**	**17,75,000**
2.	Other Non-Executive Directors					
	Fee for attending board committee meetings					
	- Commission					
	- Others, please specify - Remuneration	NA	NA	NA	NA	NA
	Total (2)	**NA**	**NA**	**NA**	**NA**	**NA**
	Total (B) = (1+2)	**5,00,000**	**3,75,000**	**5,00,000**	**4,00,000**	**17,75,000**
	Total Managerial Remuneration					14,11,75,000
	Over all Ceiling as per the Act	Overall Managerial Remuneration:11% of the Net Profits of the Company calculated as per Section 198 of the Companies Act, 2013, i.e. ₹ 320 million Non- Executive Directors: 1% of the Net Profits of the Company calculated as per section 198 of the Companies Act, 2013 i.e. ₹ 29 million				

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type		Section of the companies Act	Brief description	Details of Penalty/ Punishment/ Compounding fees imposed	Authority [RD/ NCLT/ Court]	Appeal made. If any (give details)
A.	**COMPANY**					
	Penalty					
	Punishment			NIL		
	Compounding					
B.	**DIRECTORS**					
	Penalty					
	Punishment			NIL		
	Compounding					
C.	**OTHER OFFICERS IN DEFAULT**					
	Penalty					
	Punishment			NIL		
	Compounding					

ANNEXURE VI

FORM NO. AOC -2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto.

1. Details of contracts or arrangements or transactions not at Arm's length basis.

SL. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	There are no transactions.
b)	Nature of contracts/arrangements/transaction	
c)	Duration of the contracts/arrangements/transaction	
d)	Salient terms of the contracts or arrangements or transaction including the value, if any	
e)	Justification for entering into such contracts or arrangements or transactions'	
f)	Date of approval by the Board	
g)	Amount paid as advances, if any	
h)	Date on which the special resolution was passed in General meeting as required under first proviso to section 188	

2. Details of contracts or arrangements or transactions at Arm's length basis.

SL. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	All transactions are in ordinary course of business and at arm's length.
b)	Nature of contracts/arrangements/transaction	
c)	Duration of the contracts/arrangements/transaction	
d)	Salient terms of the contracts or arrangements or transaction including the value, if any	
e)	Date of approval by the Board	
f)	Amount paid as advances, if any	

*Please refer Annexure I to Note No 51 of Notes forming part of the Financial Statements.

For and on behalf of the board of
Prestige Estates Projects Limited

sd/-
Irfan Razack
Chairman & Managing Director

sd/-
Rezwan Razack
Joint Managing Director

sd/-
Venkat K Narayana
Chief Executive Officer

sd/-
V V B S Sarma
Chief Financial Officer

sd/-
Manoj Krishna JV
Company Secretary

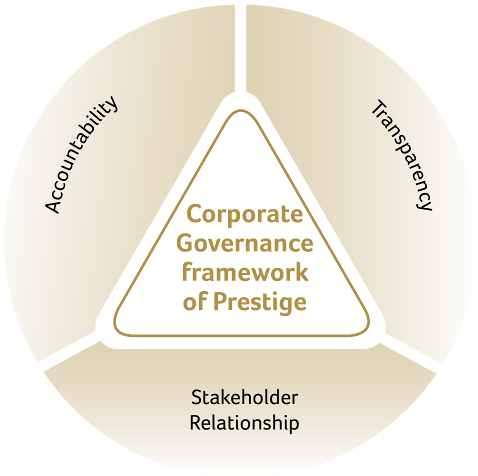
Place: Bengaluru
Date: May 27 2019

CORPORATE GOVERNANCE REPORT

The cornerstone of PRESTIGE's governance philosophy are transparency, accountability and stakeholder relationship

OUR PHILOSOPHY:

Prestige's Corporate Governance policy is a reflection of value system. The Corporate Governance Framework comprises of transparency, accountability and stakeholder relationship as its basic tenets.



We at Prestige have high standard of Corporate Governance. We make timely disclosures and share the accurate information about our financials and performance. We are committed to do things in right way which enables us to take accurate business decisions and act in a way that is ethical and is in compliance with applicable legislation. We are conscious of the role we play in building business along with society. It will be our endeavor to constantly promote and enhance the stakeholders' legitimate interests. The Board oversees the management's functions and protects the long-term interest of our stakeholders.

PRESTIGE CONTINUES TO FOLLOW GOVERNANCE POLICIES AND BENCHMARK TO BELOW PRACTICES:

- **Investor Presentation & Investor con calls:** At Prestige, performance of the Company in terms of operational and financial updates; the progress in each of our important projects; launches and completions; and other relevant details, are made known to investors through investor presentations on a quarterly basis. In addition, the Company also organizes investors' con-calls to ensure adherence to transparency in disclosure & functioning.
- **Quarterly review of internal control:** At Prestige, there is a constant endeavor to review, improve internal control and mitigation of risks. Prestige aims at building processes and systems to ensure constant observance of Corporate Governance in its true letter and spirit.
- **Guidance vs. achievement:** In line with the Company's ever enduring efforts to ensure highest levels of transparency and investor confidence, the Company sets out guidance values at the beginning of the fiscal. The Company carries out an evaluation of the actual performance against the guidance set at the beginning of the fiscal on a quarterly basis.

ETHICS / GOVERNANCE POLICIES:

To deal as per our fundamental principles of transparency, accountability and stakeholder relationship we have adopted following policies:

- Whistle Blower Policy (Vigil Mechanism)
- Risk Management Policy
- Related Party Transactions Policy
- Corporate Social Responsibility Policy
- Material Subsidiary Policy
- Terms of Appointment of Independent Directors
- Code of Conduct for Independent Directors and Senior Management Personnel
- Nomination and Remuneration Policy
- Dividend Distribution Policy
- Policies under 9 principles of Business Responsibility Report
- Code of conduct for prohibition of insider trading

The above policies are available at the website of the Company at www.prestigeconstructions.com

A. Board Composition:

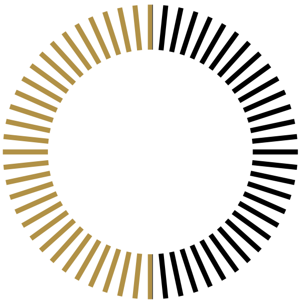
Composition of the Board

Prestige Board has proper mix of executive and independent directors to maintain its independence and separate its functions of governance and management. Our Board has 50% independent directors as the Prestige has executive chairman. As on March 31, 2019 our Board has 8 members, amongst them 4 members are independent & non-executive directors. All the Board members are residents.

Following is the composition of our Board:

Board Composition

(%)



●	50%	Executive Directors
●	50%	Independent Non-Executive directors

Executive Directors	* Mr. Irfan Razack (Chairman & Managing Director)
	Mr. Rezwan Razack (Joint Managing Director)
	Mr. Noaman Razack (Whole-time Director)
	Ms. Uzma Irfan (Executive Director)
Independent Non-Executive Directors	Mr. Jagdeesh K. Reddy
	Dr. Pangal Ranganath Nayak
	Mr. Biji George Koshy
	Mr. Noor Ahmed Jaffer

*Mr. Irfan Razack, Mr. Rezwan Razack and Mr. Noaman Razack are brothers, and Ms. Uzma Irfan is the daughter of Mr. Irfan Razack and hence are relatives in terms of Section 2(77) of the Companies Act, 2013 read with Companies (Specifications of Definitions) Rules, 2014.

ROLE OF THE BOARD OF DIRECTORS

Our Board of directors ensure the company's prosperity by collectively directing the company's affairs, whilst meeting the appropriate interests of its shareholders and stakeholders. In addition to business and financial issues, Board of Directors deal with challenges and issues relating to corporate governance, corporate social responsibility and corporate ethics.

The roles of the Board of Directors inter alia includes the following:

- Establish vision, mission and values
- Set strategy and structure
- Delegate authority to management
- Exercise accountability to shareholders and be responsible to relevant stakeholders

INDEPENDENT DIRECTORS

The Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, hereinafter referred to 'Listing Regulations' define an 'Independent Director' as a person who is not a promoter or employee or one of the key managerial personnel (KMP) of the Company of its subsidiaries and 'Independent Director' should not have material pecuniary relationship or transactions with the Company or its subsidiaries, apart from receiving remuneration as Independent Director.

The above parameters are followed by the Company.

Every Independent Director, at the first meeting of the Board in which he participates as a Director, and thereafter, at the first meeting of the Board in every financial year, gives a declaration that he meets the criteria of independence as provided under the Companies Act, 2013.

ORIENTATION PROGRAM UPON INDUCTION OF NEW DIRECTORS

An induction kit is handed over to the new inductee, which includes the Company's Corporate Profile, its Mission, Vision and Values Statement, Organizational Structure, the Company's history and milestones, latest Annual Report, Code of Conduct applicable to Directors / employees of the Company, Code of Conduct for Prevention of Insider Trading, various policies adopted by the Company etc. In case the inductee is also inducted in any other Committee(s), he is also provided with the respective Committee's Terms of Reference, roles and responsibilities and the Whistle Blower Policy.

A detailed communication incorporating the role, duties and responsibilities, remuneration and performance evaluation process, disclosure requirements, is issued for the information of the Independent Directors. The same can be found at our website www.prestigeconstructions.com

Alongside the Board Meetings, Independent Directors also interact with Business / Unit Heads and Corporate functional heads. Relevant Business Strategy presentations are also made.

A brief introduction to the Company, its promoters and its subsidiaries is also made.

During the year under review, there were no changes in independent directors.

BOARD EVALUATION

One of the key functions of the Board is to monitor and review the Board evaluation framework. As required under the provisions of Companies Act 2013 read with applicable rules, the Company has adopted the method of evaluation and performance assessment of each director. The performance evaluation of the Independent Directors was carried out by the entire Board. The performance evaluation of the Chairman and Non-independent Directors was carried out by the Independent Directors. A review of the performance of Executive Directors was also carried out.

INDEPENDENT DIRECTORS MEETING

Section 149(8) of the Act has prescribed the Code for Independent Directors in Schedule IV for every company that has Independent Directors. Clause VII of this schedule requires every company to call for a separate meeting of the Independent directors. Independent directors shall meet separately without the attendance of non-independent directors and members of management.

During the year under review, all the independent Directors of the Company met on January 04, 2019 without the presence of non-independent directors and members of management. In this meeting evaluation of the Non-independent Directors and Board of Directors as a whole were conducted by Independent Directors.

CODE OF CONDUCT AND ETHICS

Prestige has adopted well-written code of conduct which clarifies organization's mission, values and principles, linking them with standards of professional conduct. This code articulates the values the organization wishes to foster in leaders and employees and, in doing so, defines desired behaviour. As a result written codes of conduct and ethics has become benchmarks against which individual and organizational performance is measured.

PREVENTION OF SEXUAL HARASSMENT OF WOMEN AT WORKPLACE

The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 is a legislative act in India that seeks to protect women from sexual harassment at their place of work. Our Company recognizes that sexual harassment violates fundamental rights of gender equality, right to life and liberty and right to work with human dignity as guaranteed by the Constitution of India.

To fulfil this criteria we have measures and policies to prevent sexual harassment at work place.

During the financial year, there were no complaints received from any employee.

ATTENDANCE/ DIRECTORSHIPS OF BOARD OF DIRECTORS

Attendance of Directors at Board Meetings, last Annual General Meeting (AGM) and number of other Directorships and Chairmanships / Memberships of Committees of each Director in various Companies during the year under review is as follows:

Sl. No.	Name of Director	Director Identification Number [DIN]	Category @	Number of other Directorships held in other Public Limited Companies as on March 31, 2019		Number of Memberships in Audit/ Stakeholder Committee(s) including this listed entity Companies as on March 31, 2019		Board Meetings during the period April 01, 2018 to March 31, 2019		Whether present at the Previous AGM held on September 17, 2018
				Chairman	Director	Chairman	Member	Held	Attended	
1.	Mr. Irfan Razack	00209022	Chairman & MD	-	8	-	6	4	4	Yes
2.	Mr. Rezwan Razack	00209060	Joint Managing Director	-	9	-	1	4	4	Yes
3.	Mr. Noaman Razack	00189329	Wholetime Director	-	9	-	-	4	4	Yes
4.	Ms. Uzma Irfan	01216604	EPD	-	9	-	2	4	4	Yes
5.	Mr. Jagdeesh K Reddy	00220785	NEID	-	6	5	2	4	4	Yes
6.	Dr. Pangal Ranganath Nayak	01507096	NEID	-	5	2	4	4	3	No
7.	Mr. Biji George Koshy	01651513	NEID	-	5	1	6	4	4	Yes
8.	Mr. Noor Ahmed Jaffer	00027646	NEID	-	4	4	0	4	4	Yes

**NEID – Non-executive Independent Director
*EPD – Executive Promoter Director

Following are the dates on which board meetings were held:

Sl. No	Date
1	28.05.2018
2	27.07.2018
3	30.10.2018
4	12.02.2019

B. Committees of the Board

The Board Committees play a crucial role in the governance structure of the Company and have been constituted to deal with specific areas / activities which concern the Company and need a closer review. The Board Committees are set up under the formal approval of the Board to carry out clearly defined roles which are considered to be performed by members of the Board, as a part of good governance practice. The Board supervises the execution of its responsibilities by the Committees and is responsible for their action. The Chairman of the respective Committee informs the Board about the summary of the discussions held in the Committee Meetings. The minutes of the meetings of all Committees are placed before the Board for review. The Board has currently established the following statutory and non-statutory Committees.

i. Audit Committee:

The Company's Audit Committee comprises of 4 members, headed by Mr. Jagadeesh K. Reddy and has Mr. Irfan Razack, Dr. Pangal Ranganath Nayak and Mr. Biji George Koshy as its members.

Audit Committee is in line with Regulation 18 of Listing Regulations read with Section 177 of the Companies Act, 2013.

The Audit Committee of the Company is entrusted with the responsibility to supervise the Company's internal controls and financial reporting process and, inter alia, performs the following functions:

- superintending Company's financial reporting process and dissemination of financial related information and to ensure that financial statements are sufficient and credible;
- examining and reviewing annual financial statements with management before submitting to the Board for approval;
- analyzing and reviewing management discussion and financial position and results;
- analyzing and approving related party transactions in accordance with the policy of the Company;
- recommending the appointment, remuneration and terms of appointment of Statutory Auditors of the Company and approval for payment of any other services;
- reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
- discussing with Statutory Auditors, before the commencement of audit, on the nature and scope of audit as well as having post-audit discussion to ascertain area of concern, if any;
- reviewing with management, Statutory Auditors and Internal Auditor, the adequacy of internal control systems;
- reviewing the financial statements, in particular, the investments made by the unlisted subsidiaries;
- recommending appointment, remuneration and terms of appointment of Internal Auditor of the Company;
- reviewing the adequacy of internal audit function and discussing with Internal Auditor any significant finding and reviewing the progress of corrective actions on such issues;
- evaluating internal financial controls and risk management systems;
- reviewing the functioning of the Whistle Blowing mechanism;
- giving guidance and directions under the SEBI (Prohibition of Insider Trading) Regulations, 2015

The Committee is governed by the terms of reference which are in line with the regulatory requirements mandated by the Act and Listing Regulations. The Audit Committee ensures that it has reviewed each area that it is required to review under its terms of reference and under applicable legislation or by way of good practice. This periodic review ensures that all areas within the scope of the Committee are reviewed.

In addition to quarterly meetings for consideration of financial results, special meetings of the Audit Committee are convened based on necessity. In these meetings, the Audit Committee reviews various businesses / functions, business risk assessment, controls and internal audit and control assurance reports of all the major divisions of the Company. The Audit Committee also reviews the functioning of the Code of Business Principles and Whistle Blower Policy of the Company and cases reported thereunder. The recommendations of Audit Committee are duly approved and accepted by the Board.

Audit Committee met 4 times during the year under review as follows:

Sl. No	Date
1	28.05.2018
2	27.07.2018
3	30.10.2018
4	12.02.2019

Attendance of members of the Audit committee:

Sl. No	Name of the member	28.05.2018	27.07.2018	30.10.2018	12.02.2019
1	Mr. Jagadeesh K. Reddy	✓	✓	✓	✓
2	Mr. Irfan Razack	✓	✓	✓	✓
3	Dr. Pangal Ranganath Nayak	✓	✓	✓	✓
4	Mr. Biji George Koshy	✓	✓	✓	✓

During the year under review, there are no instances of fraud committed against the Company by its Officers or employees which have been reported to the Audit Committee.

ii. Nomination and Remuneration Committee

The Nomination and Remuneration Committee comprises of Dr. Pangal Ranganath Nayak as its Chairman and Mr. Jagadeesh K. Reddy and Mr. Noor Ahmed Jaffer as its members.

The composition of the Committee is in line with Section 178 of the Companies Act, 2013 and Listing Regulations.

The role of Nomination and Remuneration Committee is as follows:

- Recommending/ determining the grounds for appointment of Executive directors, Non-Executive directors and Independent directors
- Recommending/ determining the grounds for qualifications, positive attributes and independence of directors
- Review and determine all elements of remuneration package of all the Executive Directors, i.e. salary, benefits, bonuses, stock options, pension etc;
- Review and determine fixed component and performance linked incentives for Directors, along with the performance criteria;
- Formulate criteria and carry out evaluation of each Director's performance and performance of the Board as a whole.

Nomination and Remuneration Committee met 2 times during the year under review as follows:

Sl. No	Date
1	28.05.2018
2	12.02.2019

Policy:

In terms of the provisions of Section 178 of the Companies Act, 2013, the Nomination and Remuneration Committee (NRC) is responsible for formulating the criteria for determining qualification, positive attributes and independence of a Director. The NRC is also responsible for recommending to the Board a policy relating to the remuneration of the Directors, Key Managerial Personnel and senior management. In line with this requirement, the Board has adopted the Nomination and Remuneration Policy. The Policy is available at the website of the Company www.prestigeconstructions.com

Details of remuneration paid to the Directors during the financial year ended March 31, 2019 are furnished hereunder:

Name	Category @	Salary & Commission (₹)	Perquisites (₹)	Sitting Fees (₹)	Total (₹)	No. of shares held
Mr. Irfan Razack	Chairman & MD	6,40,00,000	-	-	6,40,00,000	93,75,000
Mr. Rezwan Razack	Joint MD	6,40,00,000	-	-	6,40,00,000	93,75,000
Mr. Noaman Razack	WTD	54,00,000	-	-	54,00,000	93,75,000
Ms. Uzma Irfan	EPD	60,00,000		-	40,00,000	7,82,250
Mr. Jagdeesh K Reddy	NEID	-	-	5,00,000	5,00,000	0
Dr. Pangal Ranganath Nayak	NEID	-	-	325000	325000	0
Mr. Biji George Koshy	NEID	-	-	5,00,000	5,00,000	0
Mr. Noor Ahmed Jaffer	NEID	-	-	4,00,000	4,00,000	0

@MD-Managing Director, WTD- Whole Time Director
EPD – Executive Promoter Director, NEID – Non-Executive Independent Director

Attendance of members of the Committee:

Sl. No	Name of the members	28.05.2018	12.02.2019
1	Mr. Jagadeesh K. Reddy	✓	✓
2	Mr. Noor Ahmed Jaffer	✓	✓
3	Dr. Pangal Ranganath Nayak	✓	✓

iii. Stakeholders Relationship Committee

Stakeholders Relationship Committee comprises of 3 members headed by Mr. Biji George Koshy Mr. Irfan Razack and Mr. Rezwan Razack as its members.

The role of Stakeholders Relationship Committee is as follows:

- consider and resolve the grievances of shareholders of the Company with respect to transfer of shares, non-receipt of annual report, non-receipt of declared dividend, etc;
- ensure expeditious share transfer process
- evaluate performance and service standards of the Registrar and Share Transfer Agent of the Company;
- provide guidance and make recommendations to improve investor service levels for the investors.

Stakeholders Relationship Committee met 5 times during the year under review as follows:

Sl. No	Date
1	28.05.2018
2	10.07.2018
3	27.07.2018
4	30.10.2018
5	12.02.2019

Attendance of members of the Committee:

Sl. No	Name of the member	28.05.2018	10.07.2018	27.07.2018	30.10.2018	12.02.2019
1	Mr. Biji George Koshy	✓	✓	✓	✓	✓
3	Mr. Irfan Razack	✓	✓	✓	✓	✓
4	Mr. Rezwan Razack	✓	✓	✓	✓	-

The details of the complaints received during the Financial Year 2018-19 and the status of the same are as below:

Nature of Complaints	No. of Complaints Received	No. of Complaints Resolved	Pending Complaints
Non-Receipt of Dividend Warrants	0	0	0
Non-Receipt of Share Certificates	0	0	0
SEBI Complaints (SCORES)	0	0	0
Non-Receipt of Annual Reports	0	0	0
Total	**0**	**0**	**0**

iv. Management Subcommittee

Management Subcommittee comprises of 3 members headed by Mr. Irfan Razack and Mr. Rezwan Razack and Mr. Noaman Razack as its members.

During the year under review 16 meetings were held and the details are as follows:

Sl. No	Date
1	12.04.2018
2	17.04.2018
3	14.05.2018
4	11.06.2018
5	20.06.2018
6	10.07.2018
7	16.08.2018
8	11.09.2018
9	09.10.2018
10	11.10.2018
11	17.10.2018
12	01.12.2018
13	03.01.2019
14	09.01.2019
15	15.02.2019
16	25.03.2019

Attendance of members of the Committee:

Sl. No	Name of the Members	No.of meetings held	Meetings attended
1	Mr. Irfan Razack	16	16
2	Mr. Rezwan Razack	16	16
3	Mr. Noaman Razack	16	16

The terms of reference of the Management Subcommittee are as under:

The general terms of reference of the Management Subcommittee are as under:

a. To borrow funds otherwise than on debentures from any banks, financial institutions, group companies or associate entities, affiliates by any which way and in any manner up to ₹ 6500 crore; and create or modify mortgage, hypothecation, assignment, lien, or charge on the movable or immovable properties, project receivables or any other assets of the Company upto ₹ 6500 crore.

b. To invest / disinvest the funds of the Company through any instruments or grant loans, ICDs, or give guarantee / security to its subsidiary or associate companies or any new body corporate, up to the overall limits and within the individual limits prescribed.

c. To create or modify mortgage, hypothecate, assign, lien, or charge on the movable or immovable properties, project receivables or any other assets of the Company or to provide corporate guarantee or create lien on the deposits to enable the subsidiary/associate/affiliate companies to borrow funds/credit facility from banks or financial institutions as per the limits referred above.

d. To set up, incorporate, or establish firms, companies, joint ventures, or SPVs, or enter into any other arrangements as deemed fit, and fund such entities up to an amount of ₹ 500 crores for the purpose of furthering the objects of the Company.

e. To deal with routine matters, including opening, operating or closing of bank accounts, modifying the list of signatories, operating the bank accounts, instructions relating to the transactions of the Company with the bankers, and provide authorization to persons to act on behalf of the Company in day-to-day matters.

f. To comply with routine statutory and regulatory procedures.

g. Granting and revoking specific powers of attorney to Company Directors and executives to carry out daily operations.

h. To deploy on interim basis the net proceeds (pending utilization) from the Initial Public Offer (IPO) by way of investing in interest bearing liquid instruments, including money market mutual funds, deposits with banks, liquid funds, short-term and ultra-short-term funds, FMPs, bonds, inter-corporate deposits, convertible and non-convertible debentures or any other equity, debt, quasi-equity, quasi-debt instruments or a combination thereof and also to apply the proceeds of the IPO towards reducing Company's overdrafts or such other purposes as may be disclosed in the Prospectus.

The Board of Directors from time to time delegates specific powers to the Management Subcommittee.

v. Corporate Social Responsibility (CSR) Committee

Corporate Social Responsibility Committee comprises of 3 members headed by Mr. Irfan Razack, Mr. Noor Ahmed Jaffer and Mr. Rezwan Razack as its members.

Corporate Social Responsibility Committee is in line with Section 135 of the Companies Act, 2013.

The role of the Corporate Social Responsibility Committee is as follows:

- formulating and recommending to the Board the CSR Policy and activities to be undertaken by the Company;
- recommending the amount of expenditure to be incurred on CSR activities of the Company;
- reviewing the performance of Company in the area of CSR;
- providing external and independent oversight and guidance on the environmental and social impact of how the Company conducts its business;
- monitoring CSR Policy of the Company from time to time;
- monitoring the implementation of the CSR projects or programs or activities undertaken by the Company.

During the year under review Corporate Social Responsibility meeting was held on 12.02.2019 and all the members attended the meeting.

vi. Risk Management Committee

Risk Management Committee comprises of all the members of the Board and Executive Directors of the Company.

During the year under review Risk Management Committee meeting was held on 12.02.2019 and all the members attended the meeting.

Risk Management Policy is available at the website of the Company www.prestigeconstructions.com

vii. NCD Committee

The Board at its meeting held on November 7, 2017, constituted a NCD Committee for the purpose of giving effect to issue of Non-Convertible Debentures and to do all such acts, deeds, matters and things for such purpose.

NCD Committee consists of 3 members. The details of the members are as follows:

1. Mr. Irfan Razack - Chairman
2. Mr. Rezwan Razack - Member
3. Mr. Noaman Razack - Member

During the year under review meetings of the NCD Committee meeting were held on 25.07.2018, 10.08.2018 and 23.08.2018 and all the members attended the meetings.

C. General Body Meetings

a. Annual General Meeting (AGM)

The venue, date and time of the Annual General Meetings held during the preceding three years and the Special Resolutions passed thereat are as under:

Year	Venue	Date & Time	Special Resolutions passed
2017-18 (Twenty-first AGM)	Hajee Saleh Mohammed Ahmed Sait Cutchi Memon Jamath Khana (CMJ), 4th floor, Topaz Hall, #276, K. Kamaraj Road, Bengaluru – 560042	September 17, 2018 at 04.00 p.m	NA
2016-17 (Twentieth AGM)	CONRAD Hotel, No. 25/3, Kensington Road, Ulsoor, Next to Gurudwara, Bengaluru – 560 008	September 27, 2017 at 3:00 p.m	1. Issue of Non-convertible Debentures on a Private placement basis 2. Payment of remuneration to Mr. Noaman Razack (DIN: 00189329), Whole-time Director
2015-16 (Nineteenth AGM)	Orchid Hall, The Oberoi Hotel, 37-39, MG Road, Bengaluru – 560 001	September 23, 2016 at 4:00 p.m	1. Increase in Investment Limits u/s 186 of the Companies Act, 2013

b. Extraordinary General Meetings

No Extraordinary General Meetings (EGMs) were held during the preceding three years.

c. Special Resolutions passed through postal ballot:

During the year under review following postal ballot resolutions were passed:

1. Issue of Non-Convertible Debentures on a Private Placement basis upto ₹ 3,50,00,00,000/- (Rupees Three Hundred Fifty Crores only).
2. Authorize the Board of Directors to borrow upto ₹ 65,00,00,00,000/- (Rupees Six Thousand Five Hundred Crores only).
3. Approve creation of charge/ mortgage/ Security on the assets of the Company upto ₹ 65,00,00,00,000/- (Rupees Six Thousand Five Hundred Crores only).
4. Approve increase in remuneration of Ms. Uzma Irfan, Director.
5. Approve increase in remuneration of Mr. Mohmed Zaid Sadiq, Executive Director – Liaison and Hospitality.
6. Approve increase in remuneration of Mr. Faiz Rezwan- Executive Director- Contracts and Projects.
7. Approve increase in remuneration of Mr. Zayd Noaman- Executive Director -CMD office.

D. Disclosures

a. Disclosures on materially significant related party transactions i.e., transactions of the Company of material nature, with its promoters, directors or their relatives, management, its subsidiaries etc., that may have potential conflict with the interests of the Company at large:

The transactions with related parties are mentioned in the financial statements. None of the transactions with related parties were in conflict with the interests of the Company at large.

b. Details of non-compliance by the Company, penalties and strictures imposed on the Company by the Stock Exchanges or SEBI or any statutory authority, on any matter related to capital markets during the last three years:

There has been no instance of non-compliance by the Company on any matter related to capital markets during the last three years. Hence, no penalties or strictures have been imposed by the Stock Exchanges or SEBI or any statutory authority.

c. Whistle Blower Policy (Vigil Mechanism):

We at Prestige are committed to conducting business in accordance with applicable laws, rules and regulations and the highest standards of business ethics and to full and accurate disclosures. The Company believes in the conduct of the affairs of its constituents in a fair and transparent manner by adopting highest standards of professionalism, honesty, integrity and ethical behaviour. The purpose of this mechanism is to eliminate and help to prevent malpractices, to investigate and resolve complaints, take appropriate action to safeguard the interests of the Company and to ensure that any person making a complaint (referred to as "a whistleblower") is protected, while at the same time actively discouraging frivolous and insubstantial complaints. Company shall oversee the vigil mechanism through Audit committee.

This mechanism has been communicated to all concerned and posted on the Company's website www.prestigeconstructions.com

d. Details of compliance with mandatory requirements and adoption of non-mandatory requirements:

The Listing Regulations, mandates the Company to obtain a certificate from either the Statutory Auditors or Practicing Company Secretaries regarding the compliance to conditions of corporate governance. The certificate has been obtained from Practising Company Secretary and is attached as an Annexure to this Report.

e. Accounting treatment in preparation of Financial Statements:

The guidelines / accounting standards laid down by the Institute of Chartered Accountants of India (ICAI) and prescribed under section 133 of the Companies Act, 2013, have been followed in preparation of the financial statements of the Company.

f. Compliance of Prohibition of Insider Trading Regulations:

The Company has comprehensive guidelines on prohibiting insider trading, and has also adopted the code of internal procedures and conduct for listed companies notified by SEBI.

g. Confirmation of Compliance

As required under the Listing Regulations 2015 –

- It is confirmed that the Company has complied with the requirements under Regulations 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of the Listing Regulations 2015.
- Pursuant to the requirement of Regulation 46 of the Listing Regulations, the Company maintains a functional website of the Company and website address of the Company is www.prestigeconstructions.com. The Website of the Company provides basic information about the Company e.g, details of its business, financial information's, various policies adopted by company, shareholding pattern & other details relevant to the shareholders and the Company is regularly updating the information provided on its website.
- The Practicing Company Secretary's' Certificate that the Company has complied with the conditions of Corporate Governance is annexed to the 'Report of the Board of Directors.

E. Means of communication

We have practice of sending Annual Reports, general meeting notices and all the other communications to each shareholders at their registered e-mail id or address through post or courier.

We publish quarterly/annual results of the Company in Business Standard, Samyuktha Karnataka/ Vijayavani and also we display on the Company's website www.prestigeconstructions.com

The Company's official news releases and Investor/ Analyst/ Corporate Presentations are also displayed on this website. These are also submitted quarterly to the BSE Limited (BSE) and The National Stock Exchange of India Limited (NSE), in accordance with the Listing Agreement/Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Shareholding pattern and corporate governance report are also submitted to NSE through NSE Electronic Application Processing System (NEAPS) and BSE on the website listing.bseindia.com. The presentations made to analysts and others are also posted on the Prestige Group website. The Shareholding pattern, reconciliation of Share Capital Audit Report and other corporate governance disclosures as per Listing Regulations are filed electronically through the respective listing centres of the Stock Exchanges and Investor Complaints are addressed suitably and through SEBI Complaints Redressal System (SCORES) for complaints received on the SCORES platform.

F. General Shareholder information

a. Date, time and venue of the 22nd AGM:

Date: September 25, 2019 at 03.30 PM
Venue: Prestige Falcon Tower
No.19, Brunton Road, Ward No.111, Richmond Town
Bengaluru - 560025

b. Book Closure Date

September 18, 2019 to September 25, 2019

c. Dividend payment date

October 25, 2019

G. Listing details

i. Your Company is listed on BSE and NSE.

The details are as follows:

Name of the Stock Exchange	Address	Stock Code
The National Stock Exchange of India Limited	Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex Bandra (E), Mumbai - 400 051.	PRESTIGE
BSE Limited	Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001.	533274

ii. Privately placed Debt instruments

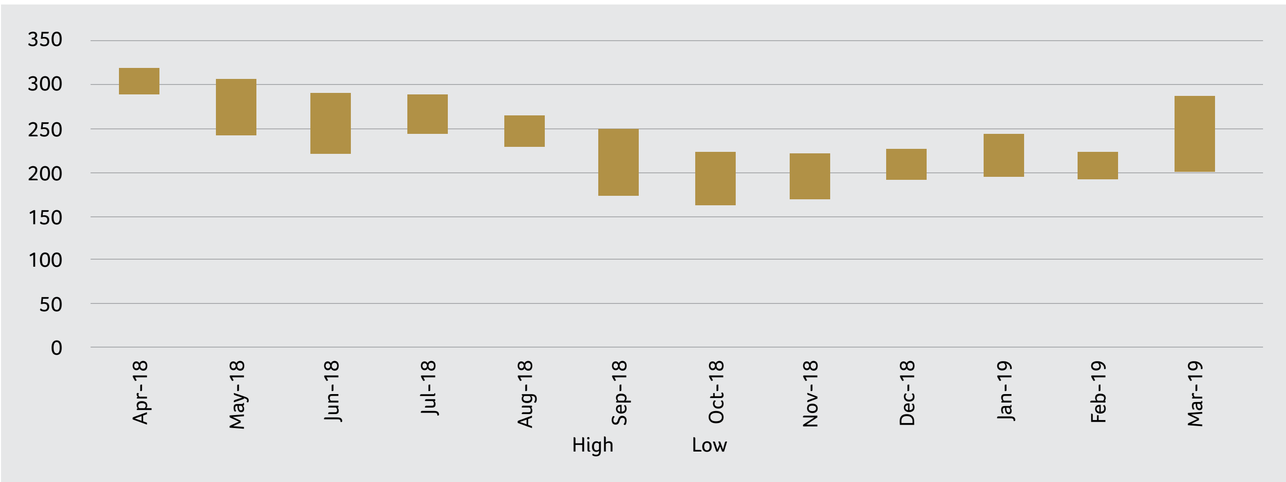
As on date of signing of this report, the Company's privately placed debentures aggregated to ₹ 800 crores. These are listed on the National Stock Exchange of India Limited.

Also the Company's privately placed unlisted debentures aggregated to ₹ 350 crores.

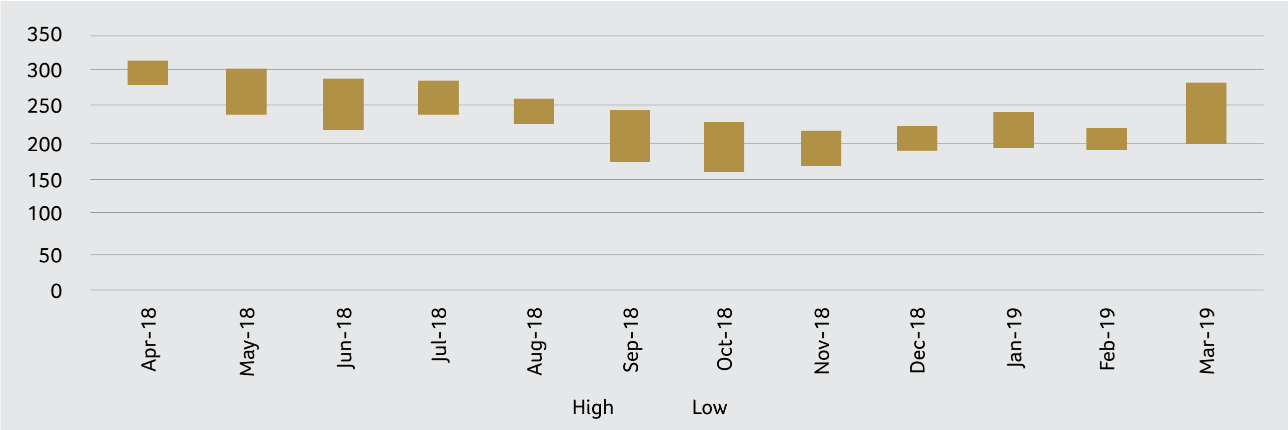
H. Stock Market Data relating to shares listed

	NSE		BSE	
Month	High	Low	High	Low
Apr-18	317.65	289	317	285.15
May-18	305.55	243.5	304.4	244.05
Jun-18	289.95	221.85	289.5	221.2
Jul-18	287.35	244	286.8	243.35
Aug-18	262.8	231	264.7	231.2
Sep-18	248.7	173.8	245.8	178.55
Oct-18	221.8	163	229.9	163.75
Nov-18	220.6	170.7	219.65	171.6
Dec-18	224.85	192	223.9	193.9
Jan-19	242.4	196.35	242.45	196.95
Feb-19	221.8	193.35	221.7	193.1
Mar-19	285.9	200.6	285.5	201.35

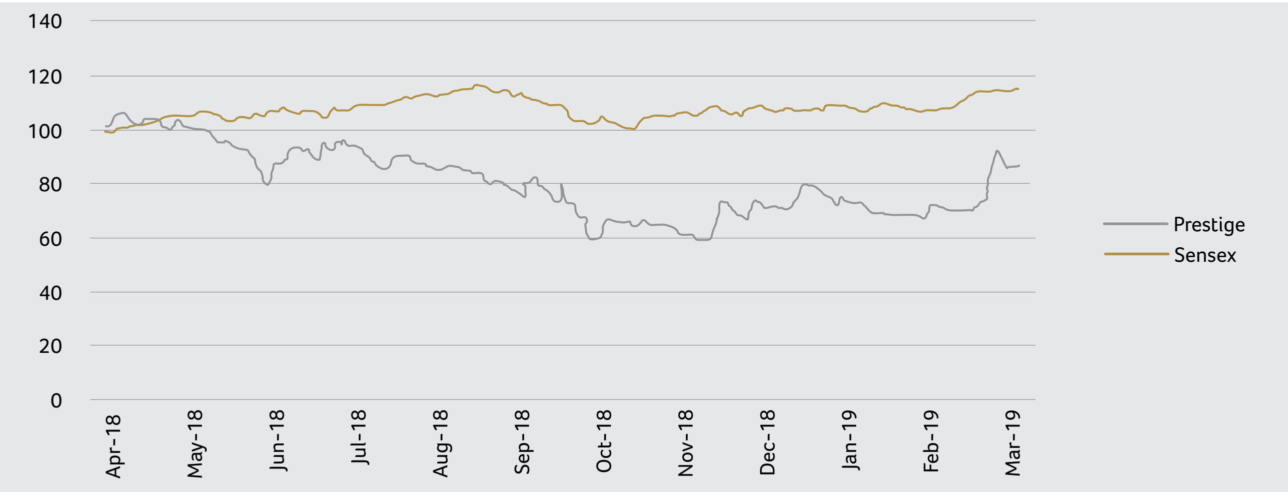
a. Prestige share price - NSE:



b. Prestige share price – BSE:

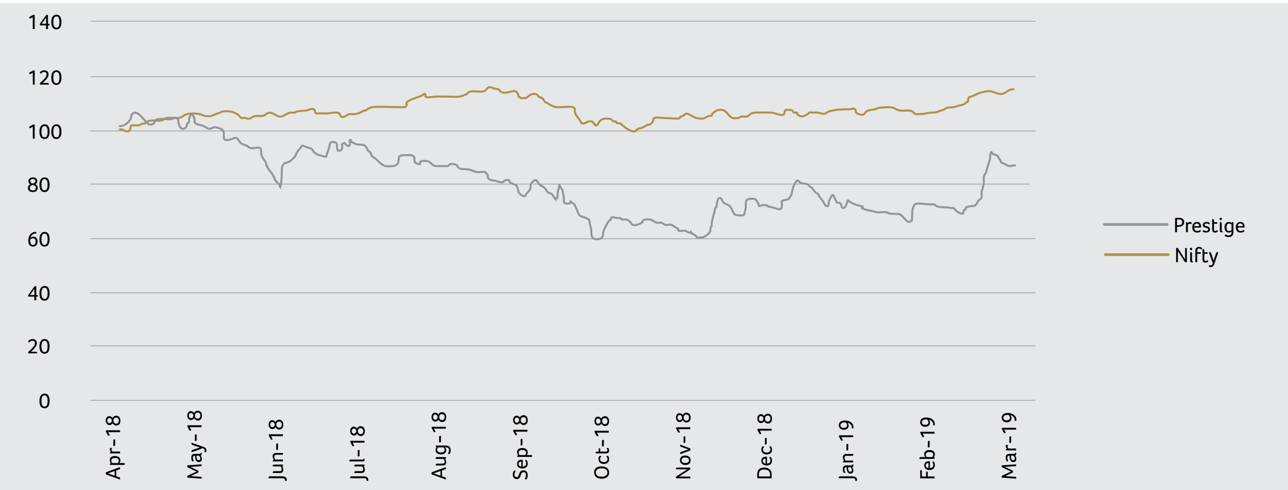


c. Prestige Share price versus Sensex*



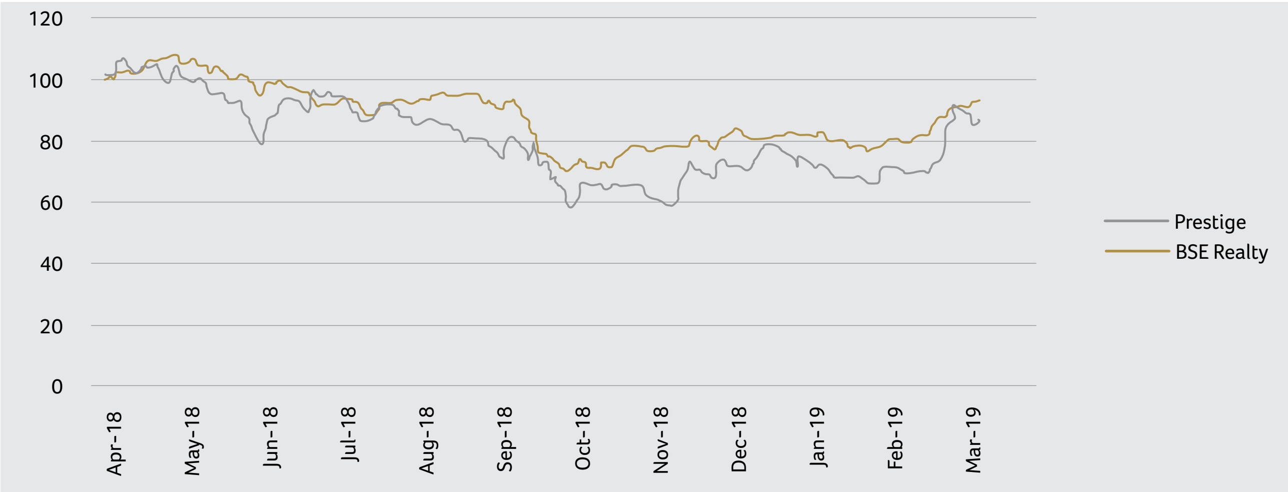
* Note: Base 100

d. Prestige share price versus Nifty*



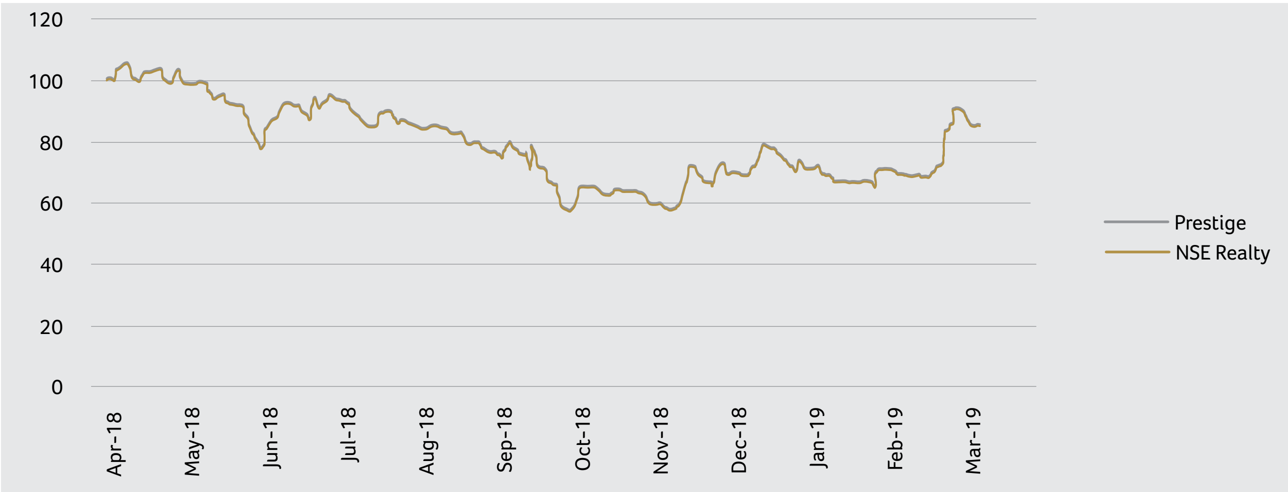
* Note: Base 100

e. **Prestige share price versus BSE Realty***



* Note: Base 100

f. **Prestige share price versus NSE Realty***



* Note: Base 100

I. Other information

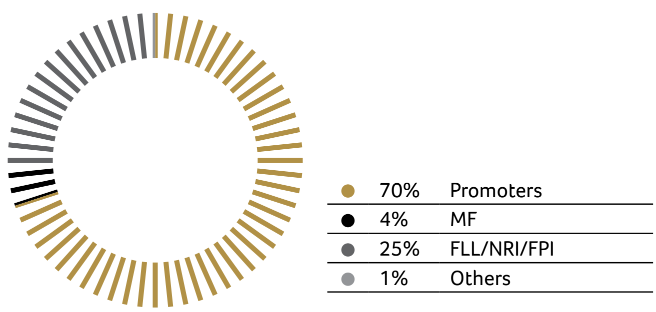
a. Registrar and Share Transfer Agent (RTA)

Link Intime India Private Limited
C – 101, 247 Park, L B S Marg,
Vikhroli west, Mumbai – 400083
Telephone Number: 022-49186270
Fax Number: 022-49186060
Email: rnt.helpdesk@linkintime.co.in

b. Share Transfer System:

The Company obtains half-yearly certificates from a Practicing Company Secretary on compliance regarding share transfer formalities under Regulation 40(9) of Listing Regulations. The Registrar and Transfer Agent and the Company submit separate confirmations to the Stock Exchanges under Regulation 7(3) of Listing Regulations, confirming activities in relation to both physical and electronic share transfer facility.

c. Distribution of equity shareholding as on March 31, 2019



Particulars	No. of shareholders	Total shares	% Equity
Alternate Investment Funds	2	198802	0.0530
Clearing members	194	182180	0.0486
Financial Institutions	1	5737	0.0015
Foreign Institutional Investors	5	1949501	0.5199
Foreign Nationals	1	500	0.0001
Foreign Portfolio Investors (Corporate)	189	91233487	24.3289
Government Companies	1	749	0.0002
Hindu Undivided Family	236	65737	0.0175
Mutual Funds	26	14424215	3.8465
NBFC's Registered With RBI	2	381572	0.1018
Non Nationalised Banks	1	3188	0.0009
Non Resident (Non Repatriable)	142	55434	0.0148
Non Resident Indians	277	93683	0.0250
Other Bodies Corporate	246	1089943	0.2907
Promoters	9	37500000	10.0000
Public	15106	2810566	0.7495
Trust-Promoter	1	225000000	60.0000
Trusts	4	4690	0.0013
Total	**16430**	**375000000**	**100.0000**

d. Distribution by size

		AS ON MARCH 31, 2019			
Sl. No	Range of equity shares held	No. of shareholders	%	No. of shares	%
1	1-500	15098	91.8929	1167666	0.31
2	501-1000	616	3.7492	455113	0.12
3	1001-2000	261	1.5886	383784	0.10
4	2001-3000	84	0.5113	214670	0.06
5	3001-4000	43	0.2617	150893	0.04
6	4001-5000	29	0.1765	133626	0.04
7	5001-10000	53	0.3226	372342	0.10
8	10001 and above	246	1.4973	372121906	99.23
	Total	**16430**	**100.0000**	**375000000**	**100.00**

e. Dematerialization of shares and liquidity

As on March 31, 2019 the Company's equity share capital representing 37,49,99,984 shares (almost 100%) were held in dematerialized form with both the Depositories i.e., National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). 16 equity shares held in physical mode on the specific request of shareholders.

ISIN: INE811K01011 (Fully paid shares)

Description	No. of shares	% equity
Physical	16	00
NSDL	373895115	99.71
CDSL	1104869	0.29
Total	**375000000**	**100.00**

f. Outstanding GDRs/ADRs/warrants or any convertible instruments, conversion date and likely impact on equity

During the fiscal the Company has not issued any GDRs/ADRs/Warrants or any convertible instruments.

g. Details of Debenture Trustee:

IDBI Trusteeship Services Limited
Asian Building, Ground Floor, 17, R,
Kamani Marg, Ballard Estate,
Mumbai – 400 001
Telephone: (91) (22) 40807004
Website: www.idbitrustee.com

h. Address for correspondence
Registered Office
Prestige Estates Projects Limited

The Falcon House, No 1, Main Guard Cross Road,
Bengaluru - 560001
Telephone No. +91 80 25591080 Fax No. +91 80 25591945
Website: www.prestigeconstructions.com

Address of Branch offices:

Chennai	Kochi	Hyderabad	Panjim	Mangaluru
Prestige Polygon, 471, Anna Salai, Nandanam, Chennai-600035 Ph: +91-4442924000	#801, 8th Floor, Prestige TMS Square, NH – 66 Bypass, Padivattom, Edapally, Kochi - 682024 Ph: 0484 - 4025555, 4030000	Prestige Estates Projects Limited Level 1, Merchant Towers, Banjara Hills, Road No. 4, Hyderabad- 500034 Telangana Landline: 91-04023351440/41	Prestige Estates Projects Limited Unit G8, Geras Imperium II, Patto Plaza, Panjim - 403001 Goa Landline: 91-083-22970333	The Forum Fiza Mall, Opposite Corporation Bank Head Office, Mangaladevi Road Pandeshwar, Mangaluru - 575001 Karnataka Tel No: 91-0824-2498498

i. Details of Company Secretary and Compliance Officer

Mr. Manoj Krishna JV
The Falcon house, No. 1, Main Guard Cross Road,
Bengaluru – 560001
Telephone No. +91 80 25591080 Fax No. +91 80 25591945
E-mail: investors@prestigeconstructions.com

j. Reconciliation of Share Capital Audit

As stipulated by SEBI, a qualified Practicing Company Secretary carries out the Reconciliation of Share Capital Audit to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) on the total issued and paid- up capital. This audit is carried out every quarter and the report there on is submitted to the Stock Exchanges, NSDL and CDSL. The audit, inter alia, confirms that the total listed and paid-up capital of the Company is in agreement with the aggregate of the total number of shares in dematerialized form held with NSDL and CDSL and total number of shares in physical form.

In addition, Secretarial Audit was carried out for ensuring transparent, ethical and responsible governance processes, and also to ensure the proper functioning of compliance mechanisms in the Company. M/s. Nagendra D. Rao, Company Secretary in Practice, conducted Secretarial Audit of the Company and a Secretarial Audit Report for the financial year ended March 31, 2019 is provided in the Annual Report.

k. Corporate Identity Number (CIN)

Corporate Identity Number (CIN) of the Company, allotted by the Ministry of Corporate Affairs, Government of India is L07010KA1997PLC022322.

l. Custodial fees:

The Company has paid custodial fees for FY 2019-20 to NSDL and CDSL

m. Unclaimed Shares

Unclaimed shares are NIL as on March 31, 2019

n. Subsidiary Companies

There were no material subsidiaries of the company during the year.

The Company monitors the performance of its subsidiary companies, inter alia, by the following means:

The financial statements, in particular the investments made by subsidiary companies, are reviewed by the Audit Committee of the Company periodically;

The minutes of the Board / Audit Committee Meetings of the subsidiary companies are noted at the Board / Audit Committee Meetings respectively of the Company;

Sd/-
Irfan Razack
Chairman and Managing Director
DIN: 00209022

Place: Bengaluru
Date: May 27, 2019

DECLARATION ON COMPLIANCE WITH CODE OF CONDUCT

To The Members of

Prestige Estates Projects Limited

Sub: Declaration by the Chairman & Managing Director as per SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.

I, Irfan Razack, Chairman and Managing Director of Prestige Estates Projects Limited, to the best of my knowledge and belief, declare that all the members of the Board of Directors and Senior Management personnel have affirmed compliance with the Code of Conduct of the Company for the year ended 31st March, 2019.

Sd/-
Irfan Razack
Chairman and Managing Director
DIN: 00209022

Place: Bengaluru
Date: May 27, 2019

SECRETARIAL COMPLIANCE REPORTOF PRESTIGE ESTATES PROJECTS LIMITED FOR THE YEAR ENDED MARCH 31, 2019

I have examined:

(a) all the documents and records made available to us and explanation provided by **Prestige Estates Projects Limited** having Corporate Identification Number **L07010KA1997PLC022322** ("the listed entity"),

(b) the filings / submissions made by the listed entity to the stock exchanges,

(c) website of the listed entity,

(d) any other document/ filing, as may be relevant, which has been relied upon to make this certification, for the year ended 31st March, 2019 ("Review Period") in respect of compliance with the provisions of:

(a) the Securities and Exchange Board of India Act, 1992 ("SEBI Act") and the Regulations, circulars, guidelines issued thereunder; and

(b) the Securities Contracts (Regulation) Act, 1956 ("SCRA"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("SEBI");

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include:-

(a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

(b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 [**Not Applicable as the company has not raised any share capital by issue of shares during the financial year under review]**;

(c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 **[Not Applicable for the period under review]**;

(d) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **[Not Applicable as the company has not bought back any securities during the financial year under review]**;

(e) Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 **[Not Applicable to the company during the financial year under review]**;

(f) Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 **[Not Applicable as the company has not raised any funds by issue of debentures during the financial year under review]**;

(g) Securities and Exchange Board of India (Issue and Listing of Non-Convertible and Redeemable Preference Shares) Regulations,2013 **[Not Applicable as the company has not raised any capital by issue of Non-Convertible and Redeemable Preference shares during the financial year under review]**;

(h) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and circulars/ guidelines issued thereunder; and based on the above examination, I hereby report that, during the Review Period:

(a) The listed entity has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:-

Sr. No.	Compliance Requirement (Regulations/ Circulars/ guidelines including specific clause)	Deviations	Observations / Remarks of the Practicing Company Secretary
1.	Regulation 17 (1)(a) Proviso	Non Appointment of Woman Independent Director.	The Listed entity being one of the top 500 Listed entity shall appoint Woman Independent Director by April 1, 2019. The Listed Entity has not appointed Woman Independent Director as on April 1, 2019 and date of the report.

(b) The listed entity has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder insofar as it appears from my examination of those records.

(c) The following are the details of actions taken against the listed entity/ it's promoters/ directors/ material subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:

Sr. No.	Action taken by	Details of Violation	Details of action taken e.g. fines, warning letter, debarment, etc	Observations/Remarks of the Practising Company Secretary, if any
		Nil		

(d) The listed entity has taken the following actions to comply with the observations made in previous reports:

Sr. No.	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report for the year ended 31st March, 2019.	Actions taken by the listed entity, if any	Comments of the Practicing Company Secretary on the actions taken by the listed entity
		Not Applicable, since this is first report		

Sd/-
Nagendra D. Rao
Practising Company Secretary
Membership No. FCS – 5553
Certificate of Practice – 7731
No. 543/A, 7th Main, 3rd Cross,
S.L. Bhyrappa Road, Hanumanthanagar,
Bengaluru - 560 019.

Place: Bengaluru
Date: May 27, 2019

CORPORATE GOVERNANCE COMPLIANCE CERTIFICATE

To
The Members of
Prestige Estates Projects Limited
The Falcon House, No.1
Main Guard Cross Road,
Bengaluru – 560 001.

I have examined all the records of Prestige Estates Projects Limited for the purpose of certifying compliance of the conditions of the Corporate Governance under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the financial year ended March 31, 2019. I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of certification.

The compliance of conditions of corporate governance is the responsibility of the Management. My examination was limited to the procedure and implementation process adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance.

This Certificate is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

In my opinion and to the best of my information and according to the explanations and information furnished to me, I certify that the company has complied with all the mandatory requirements of Corporate Governance as stipulated in Schedule II of the said SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 except appointment of Woman Independent Director.

As regards Discretionary Requirements specified in Part E of Schedule II of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015, the company has complied with items C and E.

Sd/-
Nagendra D. Rao
Practising Company Secretary
543/A, 7th Main, 3rd Cross,
S.L.Bhyrappa Road, Hanumanthanagar,
Bengaluru – 560 019.
Membership No.: FCS - 5553
Certificate of Practice: 7731

Place: Bengaluru
Date: May 27, 2019

BUSINESS RESPONSIBILITY REPORT

At Prestige Estates Projects Limited, sustainability is being viewed as being socially cognizant while remaining a compliance driven organisation that meets stakeholder expectations. This Business Responsibility Report is the avenue to communicate the Company's obligations and performance to all its stakeholders.

Prestige believes that economic growth can be achieved by elevating the quality of life across socio-economic spectrum. This report is in conformity with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR').

SECTION A: GENERAL INFORMATION ABOUT THE COMPANY

1.	Corporate Identity Number of the Company (CIN)	- L07010KA1997PLC022322
2.	Name of the Company	- Prestige Estates Projects Limited
3.	Registered office	- The Falcon House, No 1, Main Guard Cross Road, Bengaluru - 560001
4.	Website of the Company	- www.prestigeconstructions.com
5.	Email id	- investors@prestigeconstructions.com
6.	Financial Year Reported	- 2018-19
7.	Sector(s) that the Company is engaged in	- The Company is engaged in the business of real estate development.

8. List three key products/ services that the Company manufactures/ provides:

   The Company is in the business of real estate development encompassing development and construction of properties, leasing of office and retail properties.

9. Total number of locations where business activity is undertaken by the Company:

   i. Number of National Locations:

      The Company is maintaining a leadership position in Bengaluru and has significant presence in Hyderabad and Chennai. It has also extended operations in recent years to Kochi, Mangaluru, Goa, Mysore, Pune and Ahmedabad, Udaipur. During the period under review, the Company is also extending its footprint in Mumbai.

   ii. Number of International Locations:

      The Company has representative office in Dubai.

10. Markets served by the Company:

    The Company's Business development arm, Leasing activities cater to various geographic markets in India.

SECTION B: FINANCIAL DETAILS OF THE COMPANY

1. Paid-up Capital (₹ in Million) : 3,750 mn (as on March 31, 2019)

2. Total Turnover (₹ in Million) : 25,793 (standalone) (as on March 31, 2019)

3. Total Profit after taxes (₹ in Million) : 2,891 (Standalone) (as on March 31, 2019)

4. Total spending on Corporate Social Responsibility (CSR) as percentage of Profit after tax (%) : 1.87%

   The Company has spent ₹ 54 mn during the year 2018-19. The Company is in the process of firming up more projects/ activities for spending under CSR morefully explained in the Boards' Report forming part of the Annual Report.

5. List of activities in which expenditure in 4 above has been incurred:

   The expenditure has been incurred, in the following areas:

   - Lake Development

     In furtherance to the memorandum of Understanding with Bruhat Bengaluru Mahanagara Palike, Government of Karnataka for maintenance of park and land adjourning the Ulsoor lake in Bengaluru. Maintenance and Development works are in process.

   - Donations to Trusts
   - Spending towards Health programmes including funding toward cancer cure related foundations.
   - Spending towards educational initiatives.

SECTION C: OTHER DETAILS

1. Does the Company have any Subsidiary Company/ Companies?

   The Company has 27 subsidiaries and 5 Associates as on March 31, 2019.

2. Do the Subsidiary Company/ Companies participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s).

   No. The same are restricted to the listed entity.

3. Do any other entity/entities (e.g. suppliers, distributors etc.) that the Company does business with; participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/ entities? [Less than 30%, 30-60%, More than 60%]

   No.

SECTION D: BR INFORMATION

1. Details of Director/ Directors responsible for BR

   a) Details of the Director/ Director responsible for implementation of the BR policy/ policies

   - DIN : 00209022
   - Name : Irfan Razack
   - Designation : Chairman & Managing Director

   b) Details of BR head

Sr. No	Particulars	Details
1.	DIN	00209022
2	Name	Irfan Razack
3	Designation	Chairman & Managing Director
4	Telephone Number	080-25591080
5	e-mail id	investors@prestigeconstructions.com

Principle-wise (as per NVGs) BR Policy/ Policies (Reply in Y/N)

- Principle 1: Ethics, Transparency and Accountability [P1]
- Principle 2: Products, Lifecycles Sustainability [P2]
- Principle 3: Employees Wellbeing [P3]
- Principle 4: Stakeholder Engagement [P4]
- Principle 5: Human Rights [P5]
- Principle 6: Environment [P6]
- Principle 7: Policy Advocacy [P7]
- Principle 8: Inclusive Growth [P8]
- Principle 9: Customer Value [P9]

(a) Details of Compliance (Reply in Y/N)

Sr. No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	Do you have a policy/ policies for	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.	Has the policy being formulated in consultation with the relevant stakeholders?	The Company has formulated the policies and adopted the same in consultation with the relevant stakeholders.								
3.	Does the policy confirm to any national/international standards? If yes, specify?	Yes. The policy/ practice confirms to the National Voluntary Guidelines (NVGs) issued by the Ministry of Corporate Affairs, Government of India, July 2011 and the policies are compliant with the applicable laws as mapped against the principles mentioned in NVGs.								
4.	Has the policy being approved by the Board? If yes, has it been signed by MD/owner/CEO/appropriate Board Director.	Yes. The Policies have been approved by the Board and signed by the Chairman and Managing Director.								
5.	Does the Company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?	Yes. The Company's officials/ respective departments are authorised to oversee the implementation of the policies.								
6.	Indicate the link for the policy to be viewed online?	www.prestigeconstructions.com								
7.	Has the policy been formally communicated to all relevant internal and external stakeholders?	Yes. Internal stakeholders are made aware of the policies. External stakeholders are communicated to the extent applicable.								
8.	Does the company have in-house structure to implement the policy/policies	Y	Y	Y	Y	Y	Y	Y	Y	Y
9.	Does the Company have a grievance redressal mechanism related to the policy/policies to address stakeholders grievances to the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.	Has the Company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	N	N	N	N	N	N	N	N	N

(b) If answer to S No 1 against any principle is No. please explain why: (Tick up to 2 options): Not applicable

Sr. No	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	The Company has not understood the Principles	NOT APPLICABLE								
2.	The Company is not at a stage where it finds itself in a position to formulate and implement the policies on specified principles									
3.	The Company does not have financial or manpower resources available for the task									
4.	It is planned to be done within next 6 months									
5.	It is planned to be done within the next 1 year									
6.	Any other reason (please specify)									

2. Governance related to BR

   - Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within 3 months, 3-6 months.

     Annually, the Board and Committees meet at least 4 times a year. Over and above, meetings are convened based on business exigencies.

     The Executive Directors of the Company periodically assess the BR Performance of the Company.

   - Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?

     Yes. The Company has published its Business Responsibility Report for FY18-19 which forms part of the Annual Report for FY 18-19. The same can be accessed at www.prestigeconstructions.com. This initiative was started from the fiscal 2016-17.

SECTION E: PRINCIPLE WISE PERFORMANCE

Principle 1: Ethics, Transparency and Accountability

Prestige lays a strong emphasis on ethical corporate citizenship and establishment of positive work culture. Company believes in protection of interests of all stakeholders in tandem with healthy growth of the Company. It is the policy of the Company to always discourage abusive, corruptive or anti-competitive practices. These values and the commitment to ethical business practises are reflected in the following policies of the Company:

- Policy on Ethics, Transparency and Accountability
- Code of Conduct.

These policies helps the Company to set benchmarks that go beyond applicable legislations into various areas of functioning.

The Company has a strong and effective Whistle Blower Policy which aims to deter and detect actual or suspected misconduct. The policy on Vigil Mechanism may be accessed on the Company's website at www.prestigeconstructions.com.

1. **Does the policy relating to ethics, bribery and corruption cover only the company? Yes/No.**
   Does it extend to the Group/ Joint Ventures/ Suppliers/Contractors/NGOs/ Others?
   Yes. The policy is applicable to all individuals working in the Company, its subsidiaries and group companies.

2. **How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management?**
   The Company has a Stakeholder Grievance Committee, a committee of the Board of Directors. During the year under review no complaints were received from Shareholders.

   Customer complaints are also addressed in the normal course of business by a dedicated team of Customer Services personnel within the turnaround time decided by the company.

Principle 2: Products Lifecycle sustainability

The Company is passionate about creating best in class and affordable brands in the segment it operates. Prestige relentlessly strives to introduce next generation eco-friendly technologies and foster differentiation through the utilisation of people centric technologies that win the hearts of customers.

1. List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.

   i) The Company is designing buildings based on IGBC-LEED and energy conservation code. Energy conservation measures include use of solar lighting for landscape, use of VFD's, Use of CFL's LED's in common areas.

   ii) With respect to Hotel Assets, energy saving LED Lights are used and Periphery lighting is based on Solar Panels. The hotel doesn't have a Boiler instead uses Solar Panel with heat pumps for hot water for entire hotel, which directly impacts the environment by avoiding carbon emission due to burning of fossil fuel.

2. For each such product, provide the following details in respect of resource use (energy, water, raw material etc) per unit of product: (optional)

   For both the products mentioned hereinabove, the Company has taken adequate steps and it is difficult to quantify the same. Some of the measures adopted by the Company are indicated in below points.

3. Does the Company have procedures in place for sustainable sourcing (including transportation)?

   Yes. The raw materials required for the construction industry like cement, sand, steel, mechanical equipment, paints, tiles, wood or aluminium products are sourced sustainably.

4. Has the Company taken any steps to procure goods and services from local and small producers, including communities surrounding their place of work? If yes, what steps have been taken to improve their capacity and capability of local and small vendors?

   Yes. Goods are procured suitably from local and small producers also and where required the same are also imported/ sourced from bigger producers. The Company maintains an equitable balance for sourcing its raw materials.

5. Does the Company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%).

   Yes. While it may not be feasible to specify a percentage, the following practises are followed in the Company:

   Water Conservation:

   - Water saving Aerator Taps in Guest Rooms, Public Areas & Kitchen.
   - Sewerage Treatment Plant water used for Flushing, cooling tower, washing of basement & Horticulture purpose.
   - Rain Water used for Utility after filtration and Ground charging done thru harvesting pits

   STP Water Recycling:

   - All sewage water is recycled, and pumped out to serve as water for gardening, Cooling tower and Guest room toilet flushing purposes.

   Organic Waste Converter:

   - DE composter- the output of organic waste converter-manure is reused for gardening. This stops land filling and soil pollution.

   Garbage Segregation:

   - All garbage waste from all areas, Employee cafeteria, Kitchen back area, Pot wash area, Banquet clean up area as well as dry waste segregation at the lobby lounge area.
   - Energy saving in unoccupied Guest rooms thru the Room Thermostat Auto Relay Control installed in guest rooms through which unoccupied rooms run at a high temperature (26-27 degree) at low speed which saving energy of close to 1000 units per day.

   Process improvement initiatives – To increase productivity:

   - Water Flow Reducers: This equipment reduces 40% of water flow without disturbing water pressure and usage.
   - Timer Control: Timer control for all air conditioning units as per peak and non-peak periods to save Energy during non-peak hours

Principle 3: Employees Well-Being

Prestige focuses on ensuring the well-being of all its employees. The safety and health of employees is extremely important to the Company. Prestige believes in giving its employees ample opportunities to perform as employee well-being is imperative to achieve a profitable growth.

Prestige provides equal employment opportunities to all irrespective of caste, creed, gender, race, religion, disability or sexual orientation. The Company has established a policy against sexual harassment for its employees. The policy allows any employee freedom to report any such act and prompt action will be taken thereon. The Policy lays down several punishments for any such act. Prestige has also engaged a reputed consultant to enhance employee engagement, enriching the HR system.

1. Please indicate the Total number of employees: 9406(Prestige group)

2. Please indicate the Total number of employees hired on temporary/ contractual/ casual basis:

   - Apprentice Trainees - 17
   - Contractual employees – 11
   - Interns - 1

3. Please indicate the number of permanent women employees: 170

4. Please indicate the number of permanent employees with disabilities: NIL

5. Do you have an employee association that is recognized by management: NA

6. What percentage of your permanent employees is members of this recognized employee association? - NA

7. Please indicate the Number of complaints relating to child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending as on the end of the financial year.

Sl No	Category	No of Complaints filed during the financial year	No of Complaints pending as on the end of the financial year
1.	Child labour/ forced labour/ involuntary labour	NIL	
2.	Sexual Harassment		
3.	Discriminatory employment		

8. What percentage of your under mentioned employees were given safety and skill upgradation training in the last year?

   a) Permanent Employees – 994

   b) Permanent Women Employees – 170

   c) Casual/Temporary/Contractual Employees – 11 (Contractual basis)

   d) Employees with Disabilities – NIL

Principle 4: Stakeholder Engagement

Prestige recognises employees, business associates, customers, shareholders/investors as key stakeholders. The company continues its engagement with them through various mechanisms such as consultations with the local communities, suppliers/vendor meets etc.

The Company website www.prestigeconstructions.com contains comprehensive information for the stakeholders about the Company. The Company also has a designated exclusive email id for investor services namely investors@prestigeconstructions.com. The Company also promptly intimates the Stock Exchanges about all price sensitive information or such other matters which needs opinion or material and of relevance to the stakeholders of the Company.

1. **Has the company mapped its internal and external stakeholders? Yes/ No**
   Yes. The key stakeholders of the Company are employees, customers, government authorities, suppliers and shareholders.

2. **Out of the above, has the company identified the disadvantaged, vulnerable & marginalized stakeholders?**
   For the Company, all stakeholders are equally significant and no one is considered as disadvantaged, vulnerable and marginalized.

3. **Are there any special initiatives taken by the Company to engage with the disadvantaged, vulnerable and marginalized stakeholders. If so, provide details thereof, in about 50 words or so.**
   Not applicable.

Principle 5: Human Rights

Prestige respects and promotes human rights for all individuals. The Company's commitment to human rights and fair treatment is set in the policy on human rights. The policy provides to conduct the operations with honesty, integrity and openness with respect for human rights and interest of the employees.

1. **Does the policy of the company on human rights cover only the company or extend to the Group/Joint Ventures/ Suppliers/ Contractors/ NGOs/ Others**
   It is the policy of the company and practise as well to ensure protection of human rights viz non engagement of child labour, assuring safety measures etc. The same principle is applied not only to the Company but also to the subsidiaries and external stakeholders like contractors. There is no differentiation amongst male and female employees in the Company and neither is any preferential treatment given to any employee.

2. **How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved by the management?**
   The Company has not received any complaints from any stakeholders pertaining to human rights.

Principle 6: Environment Rights

The Company places highest corporate policy in ensuring and adhering to best procedures relating to environment protection. Prestige sets high standards in the area of environmental responsibility – striving for performance that does not merely comply with regulations but reduces environmental impacts. Prestige believes it has a responsibility to take care of the planet and preserve its beauty, resources and strength for future generations.

1. **Does the policy related to Principle 6 cover only the company or extends to the Group/ Joint Ventures/ Suppliers/ Contractors/ NGOs/ others.**
   The Policy and practices relating to Principle 6 primarily cover only the Company and its Group. Such policy and practises cannot be extended to others since the Company does not have direct control over such entities. However there is an endeavour to do business with such entities which have adopted this principle.

2. **Does the Company have strategies/ initiatives to address global environment issues such as climate change, global warming etc? Y/N**
   Yes. The Company has taken steps to increase green cover in the area where its projects have come up.

3. **Does the company identify and asses potential environmental risks? Y/N**
   Yes.

4. **Does the Company have any project related to Clean Development Mechanism? Y/N**
   No

5. **Has the company undertaken any other initiatives on – Clean technology, energy efficiency, renewable energy etc . Y/N**
   Yes. As mentioned in Principle 2 of this Report.

6. **Are the Emissions/ Waste generated by the Company within the permissible limits given by CPCB/SPCB for the financial year being reported?**
   The emissions/waste generated by the Company is within the required permissible limits and are being reported adequately to the concerned authorities.

7. **Number of show cause/ legal notices received from CPCB/SPCB which are pending (i.e not resolved to satisfaction) as on the end of Financial Year.**
   Not applicable. There are no show cause notices received by the Company.

Principle 7: Policy Advocacy

Prestige believes that a lot can be achieved if the Company works together with the Government, Legislators, Trade Bodies and regulators to create positive social and environmental outcomes. Prestige has always strived to create a positive impact in the business eco system and communities by practising productive advocacy not for securing certain benefits for industry but for advocating certain best practices for the benefit of society at large.

1. **Is your Company a member of any trade and chamber or association? If Yes, Name only those major ones that your business deals with:**
   Yes. Among others, the Company is a member of the following:

   a) The Confederation of Real Estate Developers Associations of India (CREDAI)
   b) National Real Estate Development Council
   c) Confederation of Indian Industry (CII)

2. **Have you advocated/ lobbied through above associations for the advancement or improvement of public good? Yes/No**
   Yes. The Company does work for advancement of public good along with the industry partners, colleagues. Work mainly pertains to creating framework of policies for development and inclusive development of the industry overall.

Principle 8: Inclusive Growth and Equitable Development

Prestige has always believed to ensure protection of interests of all stakeholders of the Company in tandem with healthy growth of the Company.

1. **Does the Company have specified programmes/ initiatives/ projects in pursuit of the policy related to Principle 8? If yes, details thereof.**
   Yes. Such details are forming part of CSR Report, marked as Annexure III to the Boards' Report.

2. **Are the programmes/ projects undertaken through in-house team/ own foundation/ external NGO/ government structures/ any other organization?**
   Depending on the various factors, events / programmes are undertaken either in-house or through Prestige Foundation and also in collaboration with other external agencies/ Trusts/ NGO's.

3. **Have you done any impact assessment of your initiative?**
   Company conducts internal assessments and results arising thereof from the CSR events/ programmes on a regular basis.

4. **What is your company's direct contribution to community development projects – Amount in INR and the details of the projects undertaken**
   Details of the contribution towards CSR initiatives are provided in Annexure III of the Boards' Report.

5. **Have you taken steps to ensure that this community development initiative is successfully adopted by the community? Please explain in 50 words or so.**
   Community participation is an integral part of all our social projects. We approach our projects with a mission to empower communities. Therefore we work in making self-reliance communities with huge inputs on awareness building and ensuring access to rights and entitlements.

Principle 9: Customer Value

Prestige is dedicated to delivering products that satisfy the needs of the customers. Prestige's products are the result of understanding consumer's needs through thorough research.

1. **What percentage of customer complaints/ consumer cases are pending as on the end of financial year.**
   The Company has adopted internal procedures and set a standard turnaround time of 15 working days to attend to complaints or any requests or any grievances. Regarding percentage of pending complaints, the company is in the process of establishing a more elaborate internal control system. With respect to consumer cases, the time taken to resolve depends on the legal system prevailing.

2. **Does the Company display product information on the product label, over and above what is mandated as per local laws? Yes/No/N.A. Remarks (additional information).**
   Considering the nature of business, the Company could identify four 'products' as below:

   - Residential units developed by the Company for sale
   - Commercial office spaces developed by the Company for lease
   - Retail malls developed by the Company for lease
   - Hotel Assets developed by the Company.

   Accordingly, information on the 'product' is displayed on the advertisement, application form, agreement and other relevant documents as per the requirement of local laws.

3. **Is there any case filed by any stakeholder against the company regarding unfair trade practises, irresponsible advertising and/or anti-competitive behaviour during the last five years and pending as on end of financial year. If so, provide details thereof, in about 50 words or so Did your company carry out any consumer survey/ consumer satisfaction trends?**
   Yes. There are complaints filed before District Consumer Forums and State Consumer Forums in the various projects of the Company alleging among other things abuse of dominant position, imposition of arbitrary, unfair and unreasonable conditions in the Buyer's agreements entered into with the allottees. The Company has refuted the allegations and presently the proceedings are pending before District Consumer Forums and State Consumer Forums.

4. **Did your company carry out any consumer survey/ consumer satisfaction trends?**
   No surveys were undertaken during the current financial year. However, the Company is in the process of establishing an elaborate C-Sat response questionnaire and taking customer survey during the next financial year.

INDEPENDENT AUDITOR'S REPORT

To the Members of Prestige Estates Projects Limited

REPORT ON THE AUDIT OF THE STANDALONE IND AS FINANCIAL STATEMENTS

OPINION

We have audited the accompanying standalone Ind AS financial statements of Prestige Estates Projects Limited ("the Company"), which comprise the Balance sheet as at March 31, 2019, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, its profit including other comprehensive income its cash flows and the changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

EMPHASIS OF MATTER - LITIGATION

We draw attention to Note 53 to the standalone Ind AS financial statements, where in it is stated, that the Company has gross receivables of ₹ 923 million from a Land Owner, against whom winding up petitions has been ordered by the Hon'ble High Court of Judicature. Pending resolution of the litigation against the land owner, these receivables are classified as recoverable by the Company based on rights under a Joint Development Agreement. Our opinion is not modified in respect of the above matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone Ind AS financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
Adoption of Ind AS 115 - Revenue from Contract with Customers (as described in note 2.3 and 52 of the standalone Ind AS financial statements)	
During the year ended March 31, 2019, the Company has adopted Ind AS 115 - Revenue from Contracts with Customers, which is mandatory for reporting periods beginning on or after April 1, 2018. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from sale of real estate inventory property and has resulted in debit to retained earnings as at April 1, 2018 by ₹ 9,001 million as per the modified retrospective method. In accordance with the requirements of Ind AS 115, Company's revenue from sale of real estate inventory property (other than projects executed through joint development arrangements described below), is recognised at a point in time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised asset. For revenue contract forming part of joint development arrangements ('JDA'), the revenue from the development and transfer of constructed area/ revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115. Application of Ind AS 115, including the impact to retained earnings balance as at April 1, 2018 as per modified retrospective method, requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. Further, for projects executed through JDA, significant estimate is undertaken by management for determining the fair value of the estimated construction service. As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.	As part of our audit procedures: • We read the accounting policy for revenue recognition of the Company and assessed compliance of the policy in terms of principles enunciated under Ind AS 115. • We obtained and examined the computation of the adjustment to retained earnings balance as at April 1, 2018 upon adoption of Ind AS 115 as per the modified retrospective method. • We assessed the management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115. • We understood and tested management process and controls around transfer of control in case of sale of real estate inventory property and further controls related to determination of fair value of estimated construction service rendered to the landowner in relation to projects executed through JDA. • We, on a sample basis inspected the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the property to the customer based on which revenue is recognised at a point in time. For projects executed during the year through JDA, on a sample basis: • We obtained and examined the computation of the fair value of the construction service under JDA • We obtained the joint development agreements entered into by the Company and compared the ratio of constructed area/ revenue sharing arrangement between the Company and the landowner as mentioned in the agreement to the computation statement prepared by the management. • We compared the fair value of the estimated construction service, to the project cost estimates and mark up considered by the management. • We assessed the disclosures made in accordance with the requirements of Ind AS 115.

Key audit matters	How our audit addressed the key audit matter
Assessing impairment of Investments and loans and advances made by the Company in subsidiaries, joint ventures and associated Companies (as described in note 2.20 of the standalone Ind AS financial statements)	
As at March 31, 2019, the carrying values of Company's investment in subsidiaries, joint ventures and associated Companies amounted to ₹ 18,902 million. Further, the Company has granted loans and advances to its subsidiaries, joint ventures and associates. Management reviews regularly whether there are any indicators of impairment of the investments and loans and advances by reference to the requirements under Ind AS. For cases where impairment indicators exist, management estimated the recoverable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value/ value in use. We focused our effort on those cases with impairment indicators. As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter	Our procedures in assessing the management's judgement for the impairment assessment included, among others, the following: • We examined the management assessment in determining whether any impairment indicators exist. As regards investments made: • We assessed the Company's valuation methodology and assumptions applied in determining the recoverable amount. • We compared the recoverable amount of the investment to the carrying value in books as at March 31, 2019. • We examined the disclosures made in the financial statements regarding such investments. As regards loans and advances granted: • We obtained and considered management evaluation of recoverability of loans and advances granted to its subsidiaries, joint ventures and associate entities. • We assessed the financial condition of entities to whom loans and advances were granted by obtaining the most recent audited financial statements of such entities. • We performed inquiries with management on the project status and future business plan of entities to whom loans and advances were granted to evaluate their recoverability.
Accuracy and completeness of related party transactions and disclosures (as described in note 51 of the standalone Ind AS financial statements)	
The Company has undertaken transactions with its related parties in the normal course of business at arm's length. These include making new or additional investments in its subsidiaries, associates, joint ventures and other related parties and lending and borrowing of Inter-corporate deposits ('ICD') to or from the related parties. We identified the accuracy and completeness of the said related party transactions and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2019 and regulatory compliance thereon.	As part of our audit procedures, our procedures included the following: • Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining approval, recording and disclosure of related party transactions. • We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents and for appropriate authorization and approval for such transactions. • We read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance in connection with Company's assessment of related party transactions being in the ordinary course of business at arm's length. • Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.

Key audit matters	How our audit addressed the key audit matter
Assessing the carrying value of Inventory (including advances paid towards land procurement) and Refundable deposit paid under JDA (as described in note 2.18 of the standalone Ind AS financial statements)	
As at March 31, 2019, the carrying value of inventory comprising of Work in progress and Stock of units in completed projects is ₹ 80,607 million. The inventory is valued at the lower of the cost and net realisable value ("NRV"). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs. Further, advances paid by the Company to the landowner/ intermediary towards outright purchase of land is recognised as land advance under other assets during the course of transferring the legal title to the Company, whereupon it is transferred to land stock under inventories. For land acquired under joint development agreement, the Company has paid Refundable deposits for acquiring the development rights. The aforesaid deposits and advances are carried at the lower of the amount paid/ payable and net recoverable value, which is based on the management's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project. We identified the assessment of the carrying value of inventory and land advances/ deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment	As part of our audit procedures, our procedures included the following: • Evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory and advances, including evaluating management processes for estimating future costs to complete projects. • We assessed the Company's methodology applied in assessing the carrying value. • We obtained and tested the computation involved in assessment of carrying value including the NRV/ net recoverable value. • We made inquiries with management to understand key assumptions used in determination of the NRV/ net recoverable value. For inventory balance: • We compared the total projected budgeted cost to the total budgeted sale value from the project. • We compared the NRV to recent sales in the project or to the estimated selling price. • We Compared the NRV to the carrying value in books. For land advance/ refundable deposits: • Obtained and assessed the management assumptions relating to launch of the project, development plan and future sales. • Obtained status update from the management and verified the underlying documents for related developments in respect of the land acquisition and expected realization of deposit amount. • Carried out external confirmation procedures to obtain evidence supporting the carrying value of land advance and refundable deposits on sample basis.

OTHER INFORMATION

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

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

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

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE STANDALONE IND AS FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone 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) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE IND AS FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS financial statements for the financial year ended March 31, 2019 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTER

We did not audit the financial statements and other financial information as regards Company's share in profits of partnership firm/limited liability partnership investments (post tax) amounting to ₹ 1,833 million for the year ended March 31, 2019. The Ind AS financial statements and other financial information has been audited by other auditors, whose reports have been furnished to us, and the Company's share in profits of partnership firm/ limited liability partnership investments has been included in these standalone Ind AS financial statements based solely on the report of such other auditors. Our opinion is not modified in respect of the 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 of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" 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 the Statement of 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 standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 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 with reference to these standalone Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) In our opinion, the managerial remuneration for the year ended March 31, 2019 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(h) 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 has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements – Refer Note 40 to the standalone Ind AS financial statements;

ii. The Company had made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts – Refer Note 30 to the standalone Ind AS financial statements. The Company did not have any derivative contracts for which there were any material foreseeable losses;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567

Place of Signature: Bengaluru, India
Date: May 27, 2019

ANNEXURE 1 REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR REPORT OF EVEN DATE

Re: Prestige Estates Projects Limited ("the Company")

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the fixed assets comprising of investment property and property, plant and equipment except for particulars of quantitative details in certain cases, which the Company is in the process of updating.

(b) All property, plant and equipment and investment property have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) According to the information and explanations given by the management and based on the examination of the registered sale deed/ transfer deed/ registered joint development agreements provided to us, we report that, the title deeds of immovable properties included in property, plant and equipment and investment property are held in the name of the Company. Immovable properties of land and buildings whose title deeds have been pledged as security for term loans and guarantees, are held in the name of the Company based on confirmations received by us from lenders.

(ii) The inventories held by the Company comprise stock of units in completed projects and work in progress of projects under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and certification of extent of work completion by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.

(iii) (a) The Company has granted loans to eighteen parties covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the terms and conditions of the grant of such loans are not prejudicial to the Company's interest considering the interest charged and/or furtherance of the business objectives of the Company. The Company has also made interest- free loans to certain subsidiaries. According to the information and explanations given to us, and having regard to management's representation that the interest free loans are given to subsidiaries of the Company in the interest of the Company's business, the terms and conditions for such loans are not prima facie prejudicial to the interest of the Company.

(b) In respect of loans granted to parties covered in the register maintained under Section 189 of the Companies Act, 2013, the principal and interest are repayable on demand. The repayments of principal amounts and interest have been regular as per stipulations.

(c) There are no amounts of loans granted to companies, firms or other parties listed in the register maintained under section 189 of the Companies Act, 2013 which are overdue for more than ninety days.

(iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company, as applicable.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the construction of buildings/ structures and other related activities, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) Undisputed statutory dues including employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there have been serious delays in large number of cases in deposit of tax deducted at source and provident fund.

(b) According to the information and explanations given to us, no undisputed dues in respect of provident fund, employees' state insurance, income-tax, service tax, sales-tax, duty of custom, duty of excise, value added tax, goods and service tax, cess and other statutory dues which were outstanding, at the year end, for a period of more than six months from the date they became payable.

(c) According to the records of the Company, the dues of income- tax, sales-tax, service tax, duty of custom, duty of excise, value added tax and cess which have not been deposited on account of any dispute are as follows:

Name of the statue	Nature of dues	Amount # (₹ In Million)	Period to which the amount relates	Forum where the dispute is pending
Finance Act, 1994	Service tax, interest and penalties	7	2000-05	Customs, Excise and Service Tax Appellate Tribunal
Finance Act, 1994	Service tax	30	Various	High Court of Karnataka
Finance Act, 1994	Interest on delayed payment of service tax	212	June 2007 to June 2010	Customs, Excise and Service Tax Appellate Tribunal
Finance Act, 1994	Service tax including penalties	259	July 2010 to July 2012	Customs, Excise and Service Tax Appellate Tribunal
Finance Act, 1994	Service tax including penalties	14	July 2010 to September 2012	Customs, Excise and Service Tax Appellate Tribunal
Karnataka Value Added Tax Act	Value added tax and interest	55	2007-2010	Deputy Commissioner of Commercial Taxes (Intelligence & Co-ordination), Bangalore
Karnataka Value Added Tax Act	Value added tax and interest	Nil	April 2006-August 2007	Karnataka Appellate Tribunal
Kerala Value Added Tax Act	Value added tax and interest	Nil	2006-2007	High Court of Karnataka
Kerala Value Added Tax Act	Value added tax	72	April 2009- March 2011	Assistant Commissioner (Works Contract), Ernakulam
Income Tax Act, 1961	Tax deducted at source and penalty	10	2013-2014	Income Tax Appellate Tribunal
Income Tax Act, 1961	Tax deducted at source and penalty	7	2015-2016	Commissioner of Income Tax (Appeals), Bengaluru

Net of ₹ 249 million paid under protest

(viii) In our opinion and according to the information and explanations given by the management and based on confirmations given by banks and financial institutions, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank or government or dues to debenture holders.

(xi) In our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised by way of term loans (representing loans with a repayment period beyond 36 months) and debt instruments for the purposes for which those were raised, other than temporary deployment pending application of proceeds. The Company has not raised any monies by way of initial public offer or further public offer.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management, the managerial remuneration has been paid/ provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards except disclosure for transactions as mentioned in Note 51 (D) to the standalone Ind AS financial statements.

(xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.

(xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567

Place of Signature: Bengaluru, India
Date: May 27, 2019

ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE STANDALONE IND AS FINANCIAL STATEMENTS OF PRESTIGE ESTATES PROJECTS LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

TO THE MEMBERS OF PRESTIGE ESTATES PROJECTS LIMITED

We have audited the internal financial controls over financial reporting of Prestige Estates Projects Limited ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these standalone Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, 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 Institute of Chartered Accountants of India. 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 with reference to these standalone Ind AS financial statements 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 with reference to these standalone Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these standalone Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone 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 internal financial controls system over financial reporting with reference to these standalone Ind AS financial statements.

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE STANDALONE IND AS FINANCIAL STATEMENTS

A company's internal financial control over financial reporting with reference to these standalone Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone Ind AS financial statements for external purposes in accordance with generally accepted accounting principles.

A company's internal financial control over financial reporting with reference to these standalone Ind AS financial statements 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 standalone 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE STANDALONE IND AS FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls over financial reporting with reference to these standalone Ind AS financial statements, 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 with reference to these standalone Ind AS financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these standalone Ind AS financial statements 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 with reference to these standalone Ind AS financial statements and such internal financial controls over financial reporting with reference to these standalone Ind AS financial statements were operating effectively as at March 31, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567

Place of Signature: Bengaluru, India
Date: May 27, 2019

BALANCE SHEET

AS AT 31 MARCH 2019

₹ In Million

Particulars			Note No.	As at 31 March 2019	As at 31 March 2018
A.	**ASSETS**				
(1)	**Non-current assets**				
(a)	Property, plant and equipment		4	1,082	1,091
(b)	Capital work-in-progress (including Investment property under construction)			6,595	5,512
(c)	Investment property		5	7,495	5,488
(d)	Other intangible assets		6	227	415
(e)	Financial assets				
	(i)	Investments	7	18,976	13,729
	(ii)	Loans	8	28,040	26,191
	(iii)	Other financial assets	9	3,348	10,878
(f)	Deferred tax assets (net)		10	2,741	676
(g)	Income tax assets (net)			2,125	1,895
(h)	Other non-current assets		11	1,036	2,036
				71,665	67,911
(2)	**Current assets**				
(a)	Inventories		12	80,621	38,372
(b)	Financial assets				
	(i)	Investments	13	5	5
	(ii)	Trade receivables	14	10,500	8,599
	(iii)	Cash and cash equivalents	15	3,058	1,859
	(iv)	Other bank balances	16	497	3,670
	(v)	Loans	17	11,144	13,476
	(vi)	Other financial assets	18	1,419	438
(c)	Other current assets		19	3,982	4,130
				111,226	70,549
Total				**182,891**	**138,460**
B.	**EQUITY AND LIABILITIES**				
(1)	**Equity**				
(a)	Equity share capital		20	3,750	3,750
(b)	Other Equity		21	38,749	45,402
				42,499	49,152
(2)	**Non-current liabilities**				
(a)	Financial Liabilities				
	(i)	Borrowings	22	15,329	8,948
	(ii)	Other financial liabilities	23	408	490
(b)	Provisions		24	122	103
(c)	Other non-current liabilities		25	85	85
				15,944	9,626
(3)	**Current liabilities**				
(a)	Financial Liabilities				
	(i)	Borrowings	26	32,161	29,293
	(ii)	Trade payables	27		
		- Dues to micro and small enterprises		711	-
		- Dues to creditors other than micro and small enterprises		7,820	9,328
	(iii)	Other financial liabilities	28	11,089	8,138
(b)	Other current liabilities		29	71,303	31,740
(c)	Provisions		30	1,364	1,183
				124,448	79,682
Total				**182,891**	**138,460**

See accompanying notes to the Financial Statements

As per our report of even date
For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from Operations	31	24,411	29,925
Other Income	32	1,382	1,113
Total Income - (I)		**25,793**	**31,038**
Expenses			
(Increase)/ decrease in inventory	33	(14,051)	1,142
Contractor cost		10,588	10,021
Purchase of project material		2,460	2,633
Purchase of completed units		996	-
Land cost		9,043	3,150
Rental expense		3,032	2,597
Facility management expenses		680	715
Rates and taxes		1,693	631
Employee benefits expense	34	1,873	1,557
Finance costs	35	4,188	3,752
Depreciation and amortisation expense	4,5,6	635	558
Other expenses	36	1,676	1,726
Total Expenses - (II)		**22,813**	**28,482**
Profit before tax (III= I-II)		**2,980**	**2,556**
Tax expense :	37		
Current tax		105	194
Deferred tax charge/ (credit)		(17)	42
Total Tax expense (IV)		**88**	236
Profit for the year (V= III-IV)		**2,892**	**2,320**
Other Comprehensive Income			
Items that will not be recycled to profit or loss			
Remeasurements of the defined benefit liabilities / (asset)		**(1)**	1
Tax impact		-	-
Total other comprehensive income/(loss) (VI)		(1)	1
Total Comprehensive Income (V+VI)		**2,891**	**2,321**
Earning per share (equity shares, par value of ₹ 10 each)			
Basic and diluted EPS (in ₹)	38	7.71	6.19

See accompanying notes to the Financial Statements

As per our report of even date
For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

STATEMENT OF CHANGES IN EQUITY

₹ In Million

Particulars	Equity share capital	Other equity						Total equity
		Capital Reserve	Securities Premium Reserve	Debenture redemption reserve	General Reserve	Retained Earnings	Total	
As at 1 April 2017	**3,750**	**27**	**19,883**	**541**	**322**	**22,849**	**43,622**	**47,372**
Profit for the year	-	-	-	-	-	2,320	2,320	2,320
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	1	1	1
Dividend paid on Equity Shares	-	-	-	-	-	(450)	(450)	(450)
Dividend Distribution Tax	-	-	-	-	-	(91)	(91)	(91)
Transfers to Debenture Redemption Reserve	-	-	-	426	-	(426)	-	-
As at 31 March 2018	**3,750**	**27**	**19,883**	**967**	**322**	**24,203**	**45,402**	**49,152**
Profit for the year	-	-	-	-	-	2,892	2,892	2,892
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	(1)	(1)	(1)
Impact of Ind AS 115 (Refer Note 52)	-	-	-	-	-	(9,001)	(9,001)	(9,001)
Dividend paid on Equity Shares	-	-	-	-	-	(450)	(450)	(450)
Dividend Distribution Tax	-	-	-	-	-	(93)	(93)	(93)
Transferred to General Reserve on Redemption	-	-	-	(500)	500	-	-	-
Transfers to Debenture Redemption Reserve	-	-	-	666	-	(666)	-	-
As at 31 March 2019	**3,750**	**27**	**19,883**	**1,133**	**822**	**16,884**	**38,749**	**42,499**

See accompanying notes to the Financial Statements

As per our report of even date
For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
CASH FLOW FROM OPERATING ACTIVITIES :		
Net profit before tax	2,980	2,556
Add: Adjustments for:		
Depreciation and amortisation	635	558
Expected Credit loss allowance on receivables	(1)	-
	634	**558**
Less: Incomes / credits considered separately		
Interest income	1,059	1,044
Dividend income	96	0
Profit on redemption of investments	112	-
Share of profit from partnership firms/ LLP	2,888	1,846
	4,155	**2,890**
Add: Expenses / debits considered separately		
Finance costs	4,188	3,752
	4,188	**3,752**
Operating profit before changes in working capital	**3,647**	**3,976**
Adjustments for:		
(Increase) / decrease in trade receivables	(1,900)	(405)
(Increase) / decrease in inventories	(14,051)	1,142
(Increase) / decrease in loans and advances	167	(3,491)
(Increase) / decrease in other assets	1,673	388
Increase / (decrease) in trade payables	(797)	2,856
Increase / (decrease) in other financial liabilities	748	400
Increase / (decrease) in provisions	199	(449)
Increase / (decrease) in other liabilities	11,402	(2,143)
	(2,559)	**(1,702)**
Cash generated from / (used in) operations	**1,088**	**2,274**
Direct taxes (paid)/refund	(335)	(818)
Net cash generated from / (used in) operations - A	**753**	**1,456**
CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on investment property; property, plant and equipment and intangible assets (including capital work-in-progress)	(3,249)	(853)
Decrease / (Increase) long-term inter corporate deposits - net	(3,369)	(2,340)
Decrease / (Increase) in other inter corporate deposits - net	483	(2,158)
(Increase) / decrease in partnership current account	660	3,955
Current and non-current investments made	(1,838)	(4,087)
Proceeds from sale of current and non-current investments	203	-
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net	3,433	(3,591)
Interest received	1,074	239
Dividend received	96	0
Net cash from / (used in) investing activities - B	**(2,507)**	**(8,835)**
CASH FLOW FROM FINANCING ACTIVITIES		
Secured loans availed	14,713	19,846
Secured loans repaid	(8,978)	(9,594)
Inter corporate deposits taken	1,832	1,408
Inter corporate deposits repaid	(253)	(495)
Dividend payout including tax	(543)	(541)
Finance costs paid	(3,818)	(3,223)
Net cash from / (used in) financing activities - C	**2,953**	**7,401**

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**1,199**	**22**
Cash and cash equivalents opening balance	1,859	1,837
Cash and cash equivalents closing balance	**3,058**	**1,859**
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 15)	3,058	1,859
Cash and cash equivalents at the end of the year as per cash flow statement above	3,058	1,859
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	-	2
Balances with banks		
- in current accounts	3,054	1,793
- in fixed deposits	4	64
	3,058	**1,859**
Changes in liabilities arising from financing activities		
Borrowings (including current maturities):		
At the beginning of the year including accrued interest	**41,063**	**34,087**
Add: Cash inflows	16,545	21,254
Less: Cash outflows	(9,231)	(10,089)
Less: Assignment of loan balances	-	(4,718)
Add: Interest accrued during the year	4,188	3,752
Less: Interest paid	(3,818)	(3,223)
Outstanding at the end of the year including accrued interest	**48,747**	**41,063**

See accompanying notes forming part of the Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

Place: Bengaluru
Date: 27 May 2019

NOTES

FORMING PART OF FINANCIAL STATEMENTS

1 CORPORATE INFORMATION

M/s. Prestige Estates Projects Limited ("the Company") was incorporated on June 4, 1997 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Bengaluru, Karnataka, India. Its shares are listed on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).

The financial statements have been authorised for issuance by the Company's Board of Directors on 27 May, 2019.

2 SIGNIFICANT ACCOUNTING POLICIES

2.1 Statement of compliance

These financial statements are separate financial statements prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendments Rules, 2016.

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million Indian Rupees as per the requirement of Schedule III, unless otherwise stated (0 represents amounts less than Rupees 0.5 Million due to rounding off).

2.3 Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below.

Ind AS 115 Revenue from Contracts with Customers

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers.

Effective April 1, 2018, the Company has applied Ind AS 115 which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, Ind AS 18 Revenue and Ind AS 11 Construction Contracts. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects.

The Company has applied the modified retrospective method to contracts that were not completed as of 1 April 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date. Accordingly the comparatives have not been restated and hence not comparable with previous year figures. The effect of adopting Ind AS 115 as at 1 April 2018 is described in Note 52.

2.4 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Useful lives of Investment Property; Property, Plant and Equipment and Intangible Assets (Refer note 2.13, 2.15 & 2.16).

- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.6).

- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 2.6).

- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.6),

- Fair value measurements (Refer note 2.5)

2.5 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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

2.6 Revenue Recognition

a. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

i. Recognition of revenue from sale of real estate inventory property

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- on transfer of legal title of the residential or commercial unit to the customer; or

- on transfer of physical possession of the residential or commercial unit to the customer

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated with each other.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

In respect of Joint development ('JD') arrangements, revenue is recognised over time using percentage-of-completion method ('POC method') of accounting. In JD arrangements the land owner/ possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and revenue from the development and transfer of constructed area/ revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred.

In case of JD arrangements, where performance obligation is satisfied over time, the Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises

NOTES

FORMING PART OF FINANCIAL STATEMENTS

revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

ii. Recognition of revenue from contractual projects

Revenue from contractual project is recognised over time, using an input method with reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs.

The Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

The stage of completion on a project is measured on the basis of proportion of the contract work based upon the contracts/ agreements entered into by the Company with its customers.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately when such probability is determined.

iii. Recognition of revenue from room rentals, food, beverages, maintenance income and other allied services

Revenues from the room rentals during a guest's stay at the hotel is recognised based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.

In respect of the maintenance income, these services represent a series of daily services that are individually satisfied over time because the tenants simultaneously receive and consume the benefits provided by the Company. The Company applies the time elapsed method to measure progress.

Membership fee is recognised on a straight line basis over the period of membership.

iv. Recognition of revenue from other operating activities

Revenue from project management fees is recognised over period of time as per terms of the contract.

Revenue from assignment is recognised at the point in time as per terms of the contract.

Revenue from marketing is recognised at the point in time basis efforts expended.

v. Contract Balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. Contracts in which the goods or services transferred are lower than the amount billed to the customer, the difference is recognised as "Unearned revenue" and presented in the Balance Sheet under "Other current liabilities".

vi. Contract cost assets

The Company pays sales commission for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract. These costs are amortised on a systematic basis that is consistent with the transfer of the property to the customer. Capitalised costs to obtain such contracts are presented separately as a current asset in the Balance Sheet.

b Revenue from property rental, facility and hire charges

The Company's policy for recognition of revenue from operating leases is described in note 2.8 below.

c Share in profit/ loss of Limited liability partnership (LLP) and partnership firms

Share of profit / loss from partnership firm and LLP is recognised based on the financial information provided and confirmed by the respective firms which is recorded under Partners Current Account.

d Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

e Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholders approve the dividend.

2.7 Advance paid towards land procurement

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories.

2.8 Leases

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

a. The Company as lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

b. The Company as lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such obligations arise.

2.9 Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

2.10 Foreign Currency Transactions

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expense in the year in which they arise.

2.11 Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.

b. Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees upto the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

The obligations are presented as current liabilities in the Balance Sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

c. Post-employment obligations

The Company operates the following post-employment schemes:

i. Defined Contribution Plan:

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

d. Other Defined Contribution Plan

The Company's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

2.12 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset/ liability in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

2.13 Property, plant and equipment

Transition to Ind AS

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

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 and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the fixed assets as follows:

Particulars	Useful lives estimated by the management
Building *	58 Years
Plant and machinery *	20 Years
Office Equipment*	20 Years
Furniture and fixtures *	15 Years
Vehicles*	10 Years
Computers and Accessories*	6 Years

* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

In respect of leasehold building, leasehold improvement - plant and machinery and leasehold improvement - furniture and fixtures, depreciation has been provided over lower of useful lives or leasable period.

2.14 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.15 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model. The cost of Investment property includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties - Building generally have a useful life of 58-60 years and plant and machinery have a useful life of 20 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

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

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected

NOTES

FORMING PART OF FINANCIAL STATEMENTS

from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of Profit and Loss in the period in which the property is derecognised.

2.16 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit and Loss when asset is derecognized.

Goodwill arising on merger is being amortised over the period of 5 years in accordance with the accounting treatment as specified in the merger scheme as approved by the National Company Law Tribunal (NCLT).

2.17 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Statement of Profit and Loss.

2.18 Inventories

Related to contractual and real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the Statement of Profit and Loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

Finished goods - Flats & Plots: Valued at lower of cost and net realisable value.

Land inventory: Valued at lower of cost and net realisable value.

Inventory also comprises of stock of food and beverages and operating supplies and is carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

2.19 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

2.20 Financial Instruments

A Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through Statement of Profit and Loss, are added to the fair value on initial recognition. A regular way purchase or sale of financial assets are accounted for at trade date.

B Subsequent measurement

a. Non-derivative financial instruments

Financial assets carried at amortised cost

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

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit and loss (FVPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Investments in Subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are carried at cost in the financial statements.

b. Share Capital

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

C Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

D Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Statement of Profit and Loss.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

2.21 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Company is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects. Refer Note 48 (III) for the maturity profile for such financial liabilities.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

2.22 Cash and cash equivalents

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

2.23 Earnings per share

Basic earnings per share has been computed by dividing profit attributable to owners of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.24 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

2.25 Statement of cash flows

Statement of Cash flows is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature.

3 RECENT ACCOUNTING PRONOUNCEMENTS

Standards issued but not yet effective

a. Ind AS 116 Leases

On 30 March 2019, MCA notified Ind AS 116 Leases and it replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after 1 April 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17.

The Company will adopt Ind AS 116 effective from 1 April 2019. As at the date of issuance of the Company's standalone financial statements, the Company is in the process of evaluating the requirements of the said standard and the impact on its standalone financial statements in the period of initial application.

b. Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment

The amendment to Appendix C of Ind AS 12 specifies that the amendment is to be applied to the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. The interpretation is effective for annual reporting periods beginning on or after 1 April 2019, but certain transition reliefs are available. The Company will apply the interpretation from its effective date and does not expect any material effect on its financial statements.

c. Amendments to Ind AS 109: Prepayment Features with Negative Compensation

The amendments relate to the existing requirements in Ind AS 109 regarding termination rights in order to allow measurement at amortised cost (or, depending on the business model, at fair value through other comprehensive income) even in the case of negative compensation payments. The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. The Company does not expect any material effect on its financial statements.

d. Amendments to Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendments clarify that if a plan amendment, curtailment or settlement occurs, it is mandatory that the current service cost and the net interest for the period after the re-measurement are determined using the assumptions used for the re-measurement. The amendments apply to any future plan amendments, curtailments, or settlements occurring on or after the beginning of the first annual reporting period that begins on or after 1 April 2019. The Company does not expect any material effect on its financial statements.

e. Annual improvement to Ind AS (2018)

These improvements include:

i. Amendments to Ind AS 12: Income Taxes

The amendment relating to income tax consequences of dividend clarify that an entity recognises the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events. An entity applies these amendments for annual reporting periods beginning on or after 1 April 2019. Since the Company's current practice is in line with these amendments, the Company does not expect any effect on its financial statements.

ii. Amendments to Ind AS 23: Borrowing Costs

The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings.

An entity applies these amendments for annual reporting periods beginning on or after 1 April 2019. Since the Company's current practice is in line with these amendments, the Company does not expect any effect on its financial statements.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

4 PROPERTY, PLANT AND EQUIPMENT

₹ In Million

Particulars	Buildings	Leasehold building	Plant and machinery	Office Equipment	Leasehold improvements - plant and machinery	Furniture and fixtures	Leasehold improvements - furniture and fixtures	Vehicles	Computers and Accessories	Total
Gross Carrying Amount										
Balance as at 1 April 2017	**114**	**24**	**78**	**30**	**230**	**192**	**886**	**145**	**68**	**1,767**
Additions	-	-	1	2	2	6	27	31	8	77
Deletions/ transfer	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2018	**114**	**24**	**79**	**32**	**232**	**198**	**913**	**176**	**76**	**1,844**
Additions	108	-	1	7	-	-	-	49	23	188
Deletions/ transfer	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2019	**222**	**24**	**80**	**39**	**232**	**198**	**913**	**225**	**99**	**2,032**
Accumulated depreciation										
Balance as at 1 April 2017	11	2	20	7	57	57	287	61	35	537
Depreciation charge during the year	5	1	8	2	24	28	106	28	14	216
Deletions/ transfer	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2018	**16**	**3**	**28**	**9**	**81**	**85**	**393**	**89**	**49**	**753**
Depreciation charge during the year	6	1	7	4	21	21	95	28	14	197
Deletions/ transfer	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2019	**22**	**4**	**35**	**13**	**102**	**106**	**488**	**117**	**63**	**950**
Net carrying amount										
Balance as at 1 April 2017	103	22	58	23	173	135	599	84	33	1,230
Balance as at 31 March 2018	98	21	51	23	151	113	520	87	27	1,091
Balance as at 31 March 2019	200	20	45	26	130	92	425	108	36	1,082

Assets pledged as security and restriction on titles

Vehicles with carrying amount of ₹ 81 Million (31 March 2018: ₹ 23 Million) have been pledged to secure borrowings of the Company (See Note 22 & 26).

Owned Assets given under lease:

₹ In Million

Particulars	Buildings	Plant and machinery	Furniture and fixtures	Total
Gross Carrying Amount				
Balance as at 1 April 2017	**24**	**276**	**972**	**1,272**
Additions	-	-	29	29
Deletions	-	-	-	-
Balance as at 31 March 2018	**24**	**276**	**1,001**	**1,301**
Additions	-	-	-	-
Deletions	-	-	-	-
Balance as at 31 March 2019	**24**	**276**	**1,001**	**1,301**
Accumulated depreciation				
Balance as at 1 April 2017	**2**	**69**	**309**	**380**
Depreciation charge during the year	2	28	106	136
Deletions	-	-	-	-
Balance as at 31 March 2018	**4**	**97**	**415**	**516**
Depreciation charge during the year	1	25	100	126
Deletions	-	-	-	-
Balance as at 31 March 2019	**5**	**122**	**515**	**642**
Net carrying amount				
Balance as at 1 April 2017	22	207	663	892
Balance as at 31 March 2018	20	179	586	785
Balance as at 31 March 2019	19	154	486	659

5 INVESTMENT PROPERTY

₹ In Million

Particulars	Land	Buildings	Plant and machinery	Total
Gross Carrying Amount				
Balance as at 1 April 2017	**106**	**2,760**	**-**	**2,866**
Additions	1,388	1,401	242	3,031
Deletions	-	-	-	-
Balance as at 31 March 2018	**1,494**	**4,161**	**242**	**5,897**
Additions	827	1,250	172	2,249
Deletions/ transfer	-	-	-	-
Balance as at 31 March 2019	**2,321**	**5,411**	**414**	**8,146**
Accumulated depreciation				
Balance as at 1 April 2017	**-**	**256**	**-**	**256**
Depreciation charge during the year	-	145	8	153
Deletions	-	-	-	-
Balance as at 31 March 2018	**-**	**401**	**8**	**409**
Depreciation charge during the year	-	203	39	242
Deletions/ transfer	-	-	-	-
Balance as at 31 March 2019	**-**	**604**	**47**	**651**
Net carrying amount				
Balance as at 1 April 2017	106	2,504	-	2,610
Balance as at 31 March 2018	1,494	3,760	234	5,488
Balance as at 31 March 2019	2,321	4,807	367	7,495

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Note:

i. The Company's investment properties consists of commercial properties in India. The Management has determined that the investment properties consist of two classes of assets – office and retail – based on the nature, characteristics and risks of each property.

ii. As at 31 March 2019 and 31 March 2018, the fair values of the properties are ₹ 9,113 Million and ₹ 7,074 Million respectively. These valuations are based on valuations performed by Jones Lang LaSalle Property Consultants India Private Limited, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The fair valuation has been carried out by the Management for material investment properties.

iii. Investment property with carrying amount of ₹ 4,424 Million (31 March 2018: ₹ 3,950 Million) have been pledged to secure borrowings of the Company (See Note 22 & 26). The investment property have been pledged as security for bank loans under a mortgage.

iv. The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yields and discount rates which are based on comparable transactions and industry data.

Details of the Company's investment properties and information about the fair value hierarchy as at 31 March 2019 and 31 March 2018, are as follows:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	9,113	7,074

v. **Amounts recognised in statement of profit and loss related to investment properties**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental income from investment property	850	707
Direct operating expenses arising from investment property that generated rental income during the year	12	18
Direct operating expenses arising from investment property that did not generate rental income during the year	-	-

vi. **Investment properties under construction**

Capital work-in-progress includes investment properties under construction amounting to ₹ 6,519 Million as at 31 March 2019 (31 March 2018 - ₹ 5,460 Million). The Management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.

Capital work-in-progress with carrying amount of ₹ 2,820 Million (31 March 2018: ₹ 1,375 Million) have been pledged to secure borrowings of the Company (See Note 22 & 26). The Capital work-in-progress have been pledged as security for bank loans under a mortgage.

6 OTHER INTANGIBLE ASSETS

₹ In Million

Particulars	Software	Goodwill arising on amalgamation	Total
Gross Carrying Amount			
Balance as at 1 April 2017	**83**	**800**	**883**
Additions	80	-	80
Deletions	-	-	-
Balance as at 31 March 2018	**163**	**800**	**963**
Additions	10	-	10
Deletions	-	-	-
Balance as at 31 March 2019	**173**	**800**	**973**
Accumulated amortisation			
Balance as at 1 April 2017	**39**	**320**	**359**
Charge during the year	29	160	189
Deletions	-	-	-
Balance as at 31 March 2018	**68**	**480**	**548**
Charge during the year	38	160	198
Deletions	-	-	-
Balance as at 31 March 2019	**106**	**640**	**746**
Net carrying amount			
Balance as at 1 April 2017	44	480	524
Balance as at 31 March 2018	95	320	415
Balance as at 31 March 2019	67	160	227

7 INVESTMENTS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Investment in subsidiaries	7a	16,069	12,498
Investment in associates	7b	0	0
Investment in joint ventures - Jointly Controlled Entities	7c	2,833	1,155
Other investments	7d	74	76
		18,976	**13,729**

7a Investment in subsidiaries

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Village-De-Nandi Private Limited	71	71
- 1,000,000 (31 March 2018 - 1,000,000) equity shares of ₹10 each		
Prestige Builders and Developers Private Limited	1	1
- 29,999 (31 March 2018 - 29,999) equity shares of ₹10 each		
Prestige Sterling Infra Projects Private Limited	3,360	3,360
- 220,000,000 (31 March 2018 - 220,000,000) equity shares of ₹10 each		
I C B I (India) Private Limited	69	69
- 289 (31 March 2018 - 289) equity shares of ₹1,000 each		
Prestige Leisure Resorts Private Limited	176	176
- 1,350,000 (31 March 2018 - 1,350,000) equity shares of ₹10 each		
Prestige Bidadi Holdings Private Limited	376	376
- 9,369,000 (31 March 2018 - 9,369,000) equity shares of ₹10 each		
K2K Infrastructure (India) Private Limited	11	11

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
-1,122,660 (31 March 2018 - 1,122,660) equity shares of ₹10 each		
Prestige Hospitality Ventures Limited	60	60
-5,999,400 (31 March 2018 - 5,999,400) equity shares of ₹10 each		
Prestige Retail Ventures Limited	60	60
-5,999,400 (31 March 2018 - 5,999,400) equity shares of ₹10 each		
Prestige Amusements Private Limited	7	7
- 125,000 (31 March 2018 - 125,000) equity shares of ₹10 each		
Avyakth Cold Storages Private Limited	30	30
- 10,000 (31 March 2018 - 10,000) equity shares of ₹10 each		
Prestige Projects Private Limited	-	11
-Nil (31 March 2018 -1,121,995) equity shares of ₹10 each		
Prestige Exora Business Parks Limited	1,413	1,413
- 18,015 (31 March 2018 - 18,015) Class A Equity shares of ₹10 each		
- 10,785 (31 March 2018 - 10,785) Class B Equity shares of ₹10 each		
- 1,115 (31 March 2018 - 1,115) Class C Equity shares of ₹10 each		
Prestige Mall Management Private Limited	57	-
- 5,000,000 (31 March 2018 - Nil) equity shares of ₹10 each		
Apex Realty Management Private Limited	2	-
- 240,000 (31 March 2018 - Nil) equity shares of ₹10 each		
Sub-total	**5,693**	**5,645**
Preference Shares (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Prestige Leisure Resorts Private Limited	210	210
- 2,539,980 (31 March 2018 - 2,539,980) 0.001% Optionally, fully convertible, non-cumulative redeemable Preference Shares of ₹10 each		
Prestige Exora Business Parks Limited	0	0
- 21,860 (31 March 2018 - 21,860) 0.01% Optionally, convertible, redeemable preference shares of ₹10 each		
Sub-total	**210**	**210**
Debentures/ Bonds (In the nature of equity, Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
K2K Infrastructure (India) Private Limited	209	209
- 20,931,091 (31 March 2018 - 20,931,091) 0% Compulsorily Convertible Debentures of ₹10 each		
Prestige Bidadi Holdings Private Limited	519	519
- 519,203 (31 March 2018 - 519,203) 0% Compulsorily Convertible Debentures of ₹1,000 each		
Northland Holding Company Private Limited	1,000	-
- 100,000,000 (31 March 2018 - Nil) 0% Optionally Convertible Debentures of ₹10 each		
Prestige Shantiniketan Leisures Private Limited	1,000	-
- 100,000,000 (31 March 2018 - Nil) 0% Optionally Convertible Debentures of ₹10 each		
Sai Chakra Hotels Private Limited	1,500	-
- 150,000,000 (31 March 2018 - Nil) 0% Optionally Convertible Debentures of ₹10 each		
Prestige Exora Business Parks Limited	4,496	4,496
- 75,239,454 (31 March 2018 - 75,239,454) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each		
- 26,152 (31 March 2018 - 26,152) 0.01% Compulsorily Convertible Debentures of ₹10 each		
Sub-total	**8,724**	**5,224**
Partnership Firms/ Limited Liability Partnership Firms		
Unquoted, Carried at cost		
- Partnership Firms		
Prestige Office Ventures	90	90
Prestige Hi-Tech Projects	1	1
Prestige Nottinghill Investments	1	1
Prestige Ozone Properties	0	0
Prestige Whitefield Developers	0	0
Eden Investments & Estates	2	2
Prestige Property Management & Services	10	10

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Prestige Interiors	0	0
Silver Oak Projects	9	9
Prestige Southcity Holdings	1	1
PSN Property Management and Services	5	5
Prestige Habitat Ventures	10	10
Prestige Kammanahalli Investments	1	1
Prestige Pallavaram Ventures	465	465
Prestige Sunrise Investments	1	1
The QS Company	1	1
Prestige AAA Investments	1	1
Prestige OMR Ventures	1	1
Morph	0	-
Prestige Alta Vista Holdings	0	0
	599	**599**
- Limited Liability Partnership Firms		
Villaland Developers LLP	22	22
Prestige Valley View Estates LLP	71	71
Apex Realty Ventures LLP	23	-
West Palm Developments LLP	113	113
Prestige Whitefield Investment & Developers LLP	614	614
	843	**820**
Sub-total	**1,442**	**1,419**
Total	**16,069**	**12,498**

7b Investment in associates

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
City Properties Maintenance Company Bangalore Limited	0	0
- 40,909 (31 March 2018 - 40,909) equity shares of ₹10 each		
Total	**0**	**0**

7c Investment in Joint Ventures - Jointly Controlled Entities

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Thomsun Realtors Private Limited	913	788
-4,250,000 (31 March 2018 - 3,128,843) equity shares of ₹10 each		
Prestige Projects Private Limited	11	-
-1,121,995 (31 March 2018 -Nil) equity shares of ₹10 each		
Prestige Mall Management Private Limited	-	25
- Nil (31 March 2018 - 2,500,000) equity shares of ₹10 each		
Sub-total	**924**	**813**
Debentures/ Bonds (In the nature of equity, Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Thomsun Realtors Private Limited	79	-
1,773,341 (31 March 2018 - Nil) compulsorily convertible debentures of ₹100 each		

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Prestige Projects Private Limited	1,488	-
126,139,767 (31 March 2018 - Nil) Series A non-convertible debentures of ₹10 each		
2,26,73,568 (31 March 2018 - Nil) Series B non-convertible debentures of ₹10 each		
Sub-total	**1,567**	**-**
Partnership Firms		
Unquoted, Carried at cost		
Prestige City Properties	1	1
Prestige Realty Venture	341	341
Silverline Estates	0	0
Sub-total	**342**	**342**
Total	**2,833**	**1,155**

7d Others investments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Unquoted		
Equity Instruments (Fully paid up unless otherwise stated)		
Prestige Garden Estates Private Limited	0	0
Propmart Technologies Limited	-	-
Amanath Co-operative Bank Limited	-	-
Geotrix Building Envelope Private Limited	-	0
Prathyusha Power Gen Private Limited	-	2
Clover Energy Private Limited	7	7
Sub-total	**7**	**9**
Investment in trusts		
Educate India Foundation	38	38
Educate India Trust	15	15
Sub-total	**53**	**53**
Investment in Venture Capital Fund		
-250 (31 March 2018 – 250) units in Urban Infrastructure Opportunities Fund	14	14
Sub-total	**14**	**14**
Investment - Others		
Investment in NSC	0	0
Sub-total	**0**	**0**
	74	**76**
Aggregate book value of quoted investments	-	-
Aggregate market value of quoted investments	-	-
Aggregate carrying value of unquoted investments	18,976	13,729
Aggregate amount of impairment in value of investments	5	5

7e Category-wise Non-Current Investment

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Financial assets carried at Cost	18,902	13,653
Financial assets measured at Fair Value through Profit and Loss	74	76
Total Non Current Investments	**18,976**	**13,729**

7f Refer Note 46 for details of capital account contribution and profit sharing ratio in partnership firms/ limited liability partnership firms

8 LOANS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Refundable deposits		409	879
Inter Corporate Deposits		5,951	5,895
Current account in partnership firms		5,364	5,795
Other advances		11,807	9,038
		23,531	**21,607**
To others - unsecured, considered good			
Security deposits		36	39
Lease deposits		113	631
Refundable deposits*		4,295	3,650
Inter corporate deposits		-	187
Other advances		65	77
		4,509	**4,584**
To Others - Unsecured, considered doubtful			
Other advances		13	13
Less: Provision for doubtful advances		(13)	(13)
		-	-
		28,040	**26,191**
Due from :			
Directors	51	-	-
Firms in which directors are partners	51	1,152	2,049
Companies in which directors of the Company are directors or members	51	15,426	12,149

* Refundable Deposit includes amount recoverable from landowners as per the terms of Joint Development Agreement. The management of the Company is in the process of recovering/ adjusting the said amount from the land owners. The management is confident that the said amounts would be recovered/adjusted in due course of time.

9 OTHER FINANCIAL ASSETS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Other receivables		1,828	8,102
Interest accrued but not due on deposits		1,332	1,966
Share application money		71	71
		3,231	**10,139**
To others - unsecured, considered good			
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		114	374
Interest accrued but not due on deposits		3	365
		117	**739**
		3,348	**10,878**
Due from :			
Directors	51	-	-
Firms in which directors are partners	51	-	-
Companies in which directors of the Company are directors or members	51	2,843	9,525

NOTES

FORMING PART OF FINANCIAL STATEMENTS

10 DEFERRED TAX ASSET/ (LIABILITIES) (NET)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Deferred tax relates to the following		
Deferred tax assets		
Provision for employee benefit expenses	59	52
Minimum alternate tax credit entitlement	313	313
Provision for doubtful advances/ debts	75	74
Provision for impairment of investments	2	2
Provision created for Expected Credit Loss (ECL)	392	390
Impact on accounting for real estates projects income (including impact of Ind AS 115 - Refer Note 52) (Revenue net of cost)	1,966	-
Others	-	1
	2,807	832
Deferred tax liabilities		
Impact of carrying financial liabilities at amortised cost	38	10
Impact of fair valuation of financial assets (net)	4	12
Impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	-	70
Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books.	24	64
	66	156
Net deferred tax asset	**2,741**	**676**

11 OTHER NON-CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Capital advances		-	2
		-	**2**
To Others - unsecured, considered good			
Capital advances		257	169
Prepaid expenses		63	398
Advance VAT, Service tax & GST balances		700	1,450
Leasehold land		16	17
		1,036	**2,034**
To Others - Unsecured, considered doubtful			
Advance VAT, Service tax & GST balances		211	211
Less: Provision for doubtful advances		(211)	(211)
		-	-
		1,036	**2,036**
Due from :			
Directors	51	-	-
Firms in which directors are partners	51	-	1
Companies in which directors of the Company are directors or members	51	-	-

12 INVENTORIES (AT LOWER OF COST AND NET REALISABLE VALUE)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Work in progress - projects	63,713	33,893
Stock of units in completed projects	16,894	4,470
Stores and operating supplies	14	9
	80,621	**38,372**
Carrying amount of inventories pledged as security for borrowings	57,947	23,717

13 INVESTMENTS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at fair value through profit and loss			
Equity Instruments - Non-trade investments (Quoted, fully paid up)	13a	0	0
Mutual Funds -Non-trade investments (Unquoted, fully paid up)	13b	5	5
		5	**5**

13a Equity Instruments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Tata Consultancy Services Limited	0	0
	0	**0**

13b Mutual Funds

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Birla Sunlife Floating Rate Long Term Institutional Plan -Daily Dividend	5	5
	5	**5**
	-	-
Aggregate book value of quoted investments	0	0
Aggregate market value of quoted investments	0	0
Aggregate carrying value of unquoted investments	5	5
Aggregate amount of impairment in value of investments	-	-

13c Category-wise Current Investment

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Financial assets carried at Cost	-	-
Financial assets measured at Fair Value through Profit and Loss	5	5
	5	**5**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

14 TRADE RECEIVABLES (UNSECURED)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
Receivables considered good		10,500	8,599
Receivables which have significant increase in credit risk		1,131	1,132
		11,631	9,731
Provision for doubtful receivables (expected credit loss allowance)			
Receivables considered good		-	-
Receivables which have significant increase in credit risk		(1,131)	(1,132)
		(1,131)	(1,132)
		10,500	**8,599**
Due from :			
Directors	51	9	-
Firms in which directors are partners	51	31	94
Companies in which directors of the Company are directors or members	51	234	194
Receivables pledged as security for borrowings		8,423	3,489

Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year	1,132	1,132
Additions/ (reversal) during the year, net	(1)	-
Balance at the end of the year	**1,131**	**1,132**

15 CASH AND CASH EQUIVALENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Cash on hand	-	2
Balances with banks		
- in current accounts	3,054	1,793
- in fixed deposits	4	64
	3,058	**1,859**

16 OTHER BANK BALANCES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Fixed deposits with maturity more than 3 months	65	-
In earmarked accounts		
- Balances held as margin money	432	3,670
	497	**3,670**
Margin money deposits are subject to first charge as security	432	3,670

17 LOANS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Current account in partnership firms		4,458	3,729
Inter corporate deposits		2,278	2,920
Lease deposits		69	125
Other advances		439	2,020
		7,244	8,794
To Others - unsecured, considered good			
Inter corporate deposits		184	25
Refundable deposits		1,587	2,764
Lease deposits		1,850	1,217
Advance paid to staff		30	38
Other advances		249	638
		3,900	4,682
		11,144	13,476
Due from:			
Directors	51	11	86
Firms in which directors are partners	51	1,943	1,432
Companies in which directors of the Company are directors or members	51	1,357	3,874

18 OTHER FINANCIAL ASSETS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Carried at amortised cost			
Interest accrued but not due on deposits		1,023	323
		1,023	**323**
To Others - unsecured, considered good			
Carried at amortised cost			
Interest accrued but not due on deposits		396	115
		396	**115**
		1,419	**438**
Due from:			
Directors	51	-	-
Firms in which directors are partners	51	31	-
Companies in which directors of the Company are directors or members	**51**	**809**	**265**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

19 OTHER CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	51		
Advance paid for purchase of land		12	14
Advance paid to suppliers		334	117
		346	**131**
To others - unsecured, considered good			
Advance paid for purchase of land *		656	1,795
Advance paid to suppliers		1,149	1,086
Advance VAT, Service tax & GST balances		1,086	726
Prepaid expenses		745	392
		3,636	**3,999**
		3,982	**4,130**
Due from:			
Directors	51	-	-
Firms in which directors are partners	51	109	54
Companies in which directors of the Company are directors or members	51	212	**47**

* Advances paid for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Company and the Company/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances.

20 EQUITY SHARE CAPITAL

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Authorised capital		
400,000,000 (31 March 2018 - 400,000,000) equity shares of ₹ 10 each	4,000	4,000
Issued, subscribed and fully paid up capital		
375,000,000 (31 March 2018 - 375,000,000) equity shares of ₹ 10 each, fully paid up	3,750	3,750
	3,750	**3,750**

a Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2019		As at 31 March 2018	
	No of shares	Amount (In Million)	No of shares	Amount (In Million)
At the beginning of the year	375,000,000	3,750	375,000,000	3,750
Issued during the year	-	-	-	-
Outstanding at the end	**375,000,000**	**3,750**	**375,000,000**	**3,750**

b The Company has only one class of equity shares with voting rights having par value of ₹ 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013, the Articles of Association of the Company and relevant provisions of the listing agreement.

c List of persons holding more than 5 percent equity shares in the Company

Name of the shareholder	As at 31 March 2019		As at 31 March 2018	
	No of shares	% of holding	No of shares	% of holding
Razack Family Trust	**225,000,000**	**60.00%**	**225,000,000**	**60.00%**

21 OTHER EQUITY

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Securities premium reserve	21.1	19,883	19,883
Capital reserve arising on merger	21.2	27	27
Debenture redemption reserve	21.3	1,133	967
General reserve	21.4	822	322
Retained earnings	21.5	16,884	24,203
		38,749	**45,402**

21.1 Securities premium reserve

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening balance	19,883	19,883
Add: Additions during the year	-	-
Less : Utilised for issue expenses	-	-
	19,883	19,883

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

21.2 Capital reserve arising on merger

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening balance	27	27
Add: Additions during the year	-	-
	27	**27**

21.3 Debenture redemption reserve (DRR)

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Opening balance	22e	967	541
Add: Additions during the year	22e	666	426
Less: Transferred to general reserve on redemption		(500)	-
		1,133	**967**

The Company has issued redeemable non-convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), require the Company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued. The Company has created debenture redemption reserve on a pro rata basis.

21.4 General reserve

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening balance	322	322
Add: Additions during the year	500	-
	822	**322**

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

21.5 Retained earnings

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Opening balance		24,203	22,849
Add: Net profit for the year		2,892	2,320
Add: Other comprehensive income arising from remeasurements of the defined benefit liabilities / (asset) (net of tax)		(1)	1
	I	**27,094**	**25,170**
Less: Allocations / Appropriations			
Transfer to Debenture redemption reserve	22e	666	426
Impact of Ind AS 115	52	9,001	-
Dividend distributed to equity shareholders		450	450
Dividend distribution tax on dividend		93	91
	II	**10,210**	**967**
	(I - II)	**16,884**	**24,203**

The amount that can be distributed by the Company as dividends to its equity shareholders is determined considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.

Dividend made and proposed

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Dividends on equity shares declared and paid:		
Final dividend for the year ended on 31 March 2018: ₹1.20 per share (31 March 2017: ₹1.20 per share)	450	450
Dividend distribution tax on dividend	93	91
	543	**541**
Proposed dividends on Equity shares:		
Proposed for the year ended on 31 March 2019: ₹1.50 per share (31 March 2018: ₹1.20 per share)	563	450
Dividend distribution tax on proposed dividend	114	91
	677	**541**

Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including dividend distribution tax thereon) as at 31 March 2019.

22 BORROWINGS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
Term loans (Secured)	22a, 22b, 22c, 22d		
- From banks		836	293
- From financial institutions		3,009	666
Secured, Redeemable non convertible debentures	22e	11,484	7,989
		15,329	**8,948**

22a Aggregate amount of loans guaranteed by directors	2,820	1,123

22b Lease Rental Discounting Loans (Included under Term loans)

Security Details :

Mortgage of certain immovable properties of the company Charge over the book debts, operating cash flows, revenues and receivables of the projects.

Assignment of rent receivables from various properties.

Repayment and other terms :

Repayable within 120 - 180 instalments commencing from April 2015.

Personal guarantee of certain directors of the company.

These loans are subject to interest rates ranging from 8.95% to 11.90% per annum.

22c Project loans (Included under Term loans)

Security Details :

Mortgage of certain immovable properties of the company Charge over the project material and other assets related to the projects.

Repayment and other terms :

Loans are repayable in one bullet instalments with repayment period ranging from 24-36 months

Personal guarantee of certain directors of the company.

These loans are subject to interest rates ranging from 9.80% to 10.15% per annum.

22d Refer Note No.28 for current maturities of long-term debt.

22e Secured, Redeemable non convertible debentures

During the year ended 31 March 2016, the Company had issued 500 secured redeemable non-convertible debentures (A+ Rating) of ₹ 10,000,000 each in three tranches, having tenor upto five years, aggregating ₹ 5,000 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in three tranches, Tranche 1 - ₹1,500 Million on 24th July 2018, Tranche 2 – ₹ 3,000 Million on 24th July 2020 and Tranche 3 – ₹ 500 Million on 23rd April 2018 and carry a coupon rate of 11.35%, 11.40% and 11.35% respectively. The Company has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment i.e. 24th July 2018. During the year ended 31 March 2019, the Company has redeemed Tranche 1 and Tranche 3 debentures.

During the year ended 31 March 2018, the Company had issued 5,000 rated, listed, senior, secured redeemable, non-convertible debentures (A+ Rating) of ₹ 1,000,000 each, having tenor upto June 2022, aggregating ₹ 5,000 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in four equal half yearly instalments commencing from 8th December 2020 and carry a coupon rate of 10% per annum. The Debenture holders has a put option on expiry of 18 months from allotment of debentures, to require the Company to redeem the debentures (in whole or in part) held by it. The Company has a call option to redeem debentures within 3 months after the expiry of 18 months from allotment of debentures.

During the year ended 31 March 2019, the Company issued 3,500 rated, unlisted, secured redeemable, non-convertible debentures (A+ Rating) of ₹ 1,000,000 each, having tenor upto August 2023, aggregating ₹ 3,500 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in two tranches, Tranche 1 - ₹1,000 Million on August 2021 and Tranche 2 – ₹2,500 Million on August 2023 carry a coupon rate of 10.50%. The Company/ debenture holders has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment.

The Company has created debenture redemption reserve as per Section 71 of the Companies Act, 2013, on a pro rata basis amounting to ₹1,133 Million (31 March 2018 - ₹967 Million)

NOTES

FORMING PART OF FINANCIAL STATEMENTS

23 OTHER FINANCIAL LIABILITIES (NON-CURRENT)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost		
Lease deposits	408	490
	408	**490**

24 PROVISIONS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Provision for employee benefits			
- Gratuity	43	122	103
		122	**103**

25 OTHER NON-CURRENT LIABILITIES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Advance rent / maintenance charges received	85	85
	85	**85**

26 BORROWINGS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
Term loans (Secured)	26a, 26b & 26c		
- From banks		10,315	11,640
- From financial institutions		16,866	14,252
Loans and advances from related parties (unsecured, repayable on demand)	26d & 51		
-Inter corporate deposits and others		4,980	3,401
		32,161	**29,293**

26a Aggregate amount of loans guaranteed by directors	15,096	14,851

26b Security Details :

Mortgage of certain immovable properties of the company including inventories and undivided share of land belonging to the Company.

Mortgage of certain immovable properties belonging to and Corporate Guarantee from four subsidiary companies and three firms in which the Company is a partner.

Charge over receivables of various projects.

Lien against fixed deposits.

26c Repayment and other terms :

Repayable within 10 - 60 instalments commencing from February 2017.

Personal guarantee of certain directors of the Company.

These secured loans are subject to interest rates ranging from 9.40 % to 12.80 % per annum.

26d Inter corporate deposits and other loans are subject to interest rates ranging from 9.25% to 12.60% per annum.

27 TRADE PAYABLES

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
- Dues to micro and small enterprises	27a	711	-
- Dues to creditors other than micro and small enterprises		7,820	9,328
		8,531	**9,328**

27a Disclosure as required under Micro Small and Medium Enterprises Development Act, 2006 :

₹ In Million

Particulars		As at 31 March 2019	As at 31 March 2018
i.	Principal amount remaining unpaid to any supplier as at the end of the accounting year	711	-
ii.	Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	14	-
iii.	The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv.	The amount of interest due and payable for the year	14	0
v.	The amount of interest accrued and remaining unpaid at the end of the accounting year	34	20
vi.	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	34	20

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the company. This has been relied upon by the Auditors.

28 OTHER FINANCIAL LIABILITIES (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Current Maturities of long-term debt (Secured)	22	224	2,159
Interest accrued but not due on borrowings		1,033	663
Creditors for capital expenditure		717	306
Deposits towards lease & maintenance		3,000	2,661
Advance from partnership firms		5,401	2,126
Advance received on behalf of land owners		714	223
		11,089	**8,138**

29 OTHER CURRENT LIABILITIES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Advance from customers	1,071	12,062
Advance rent / maintenance received	660	693
Unearned revenue	57,334	-
Consideration under Joint development agreement towards purchase of land	11,397	12,000
Withholding taxes and duties	769	670
Other liabilities	72	6,315
	71,303	**31,740**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

30 PROVISIONS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Provision for employee benefits (Compensated absences)	43	47	46
Other Provisions for :			
Projects	30a	1,317	1,134
Anticipated losses on projects	30a	-	3
		1,364	**1,183**

30a Details of Project Provisions

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Estimated project costs to be incurred for the completed projects		
(Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	1,134	1,622
Add: Provision made during the year	1,223	743
Less: Provision utilised / reversed during the year	1,040	1,231
Provision outstanding at the end of the year	1,317	1,134
Anticipated losses on projects		
(Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	3	3
Add: Provision made during the year	-	-
Less: Provision utilised / reversed during the year	3	-
Provision outstanding at the end of the year	-	**3**

31 REVENUE FROM OPERATIONS

₹ In Million

Particulars	Note No	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from contracts with customers			
Sale of real estate developments			
Residential and commercial projects		14,381	22,774
Sale of services			
Room rentals, food, beverages, maintenance income and other allied services	31a	937	156
Other operating revenues			
Project management fees		1,221	620
Assignment/ cancellation fees		78	55
Marketing fees		221	354
Revenue from property rental, facilities and hire charges	31b	4,685	4,120
Share of profit from partnership firms (Net) - Subsidiaries		2,888	1,846
		24,411	**29,925**

31a Room rentals, food, beverages, maintenance income and other allied services

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Room Revenues	462	53
Food and Beverages	418	70
Parking charges	-	5
Signages, exhibition and other receipts	57	28
	937	**156**

31b Revenue from property rental, facilities and hire charges

₹ In Million

Particulars	Note No	Year ended 31 March 2019	Year ended 31 March 2018
Rental income	41	850	707
Hire charges income	41	439	497
Sub lease rental income	41	2,795	2,606
Facility and hire charges	41	193	182
Property maintenance income		309	1
Commission income		99	127
		4,685	**4,120**

32 OTHER INCOME

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest income		
- On Bank deposits	111	104
- On loans & advances including intercorporate deposits	629	856
- Others	319	84
Profit on redemption of investment	112	-
Dividend Income		
- Subsidiaries	96	-
- Mutual funds	0	0
Miscellaneous income	115	69
	1,382	**1,113**

33 (INCREASE)/ DECREASE IN INVENTORY

₹ In Million

Particulars	Note No	Year ended 31 March 2019	Year ended 31 March 2018
Opening inventory		38,372	45,503
Add : Stock transferred from fixed assets		144	-
Add : Impact of Ind AS 115	52	28,154	-
Less : Stock capitalised/ transferred to capital work in progress		(100)	(5,989)
Less : Closing inventory		(80,621)	(38,372)
		(14,051)	**1,142**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

34 EMPLOYEE BENEFITS EXPENSE

₹ In Million

Particulars	Note No	Year ended 31 March 2019	Year ended 31 March 2018
Salaries and wages		1,634	1,379
Contribution to provident and other funds	43	81	73
Gratuity expense	43	28	42
Staff welfare expenses		130	63
		1,873	**1,557**

35 FINANCE COSTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest on borrowings	4,689	3,875
Interest on delayed payment of TDS	7	1
Other borrowing costs	141	53
Interest - others	122	145
Total	**4,959**	**4,074**
Less: Borrowing cost capitalised to capital work In progress	771	322
Costs considered as finance cost in statement of profit and loss *	**4,188**	**3,752**
* Gross of finance cost inventorised to work in progress	2,336	2,364

36 OTHER EXPENSES

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Selling Expenses			
Advertisement and sponsorship fee		282	334
Travelling expenses		41	68
Commission		226	289
Business promotion		187	182
Food and beverages consumed		117	23
Operating fees		34	4
Signages, insurance and other expenses		-	10
Repairs and maintenance			
Plant and machinery and computers		19	26
Vehicles		13	27
Others		43	6
Power and fuel		141	115
Insurance		23	27
Property tax		59	36
Legal and professional charges		380	481
Auditor's remuneration	36a	9	8
Director's sitting fees		2	2
Donations		5	6
Corporate social responsibility expenses	36b	54	16
Membership and subscription		1	4
Postage and courier		14	13
Telephone expenses		7	11
Printing and stationery		19	23
Expected credit loss allowance on receivables		(1)	-
Miscellaneous expenses		1	15
		1,676	**1,726**

36a Auditors' Remuneration

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Payment to Auditors (net of applicable service tax/ GST) :		
- Audit	8	7
- Others	1	1
	9	8

(i) The company avails input credit for service tax/ GST and hence no service tax/ GST expense is accrued.

36b Notes relating to Corporate Social Responsibility expenses

(a) Gross amount required to be spent by the company during the year - ₹83 Million (31 March 2018 - ₹106 Million)

(b) Amount spent during the year on:

₹ In Million

Particulars		In cash	Yet to be paid in cash	Total
(i) Construction/acquisition of any asset	31.03.2019	-	-	-
	31.03.2018	-	-	-
(ii) On purposes other than (i) above	31.03.2019	54	29	83
	31.03.2018	(30)	(76)	(106)
	31.03.2019	**54**	**29**	**83**
	31.03.2018	**(30)**	**(76)**	**(106)**

37 TAX EXPENSES

a Income tax recognised in statement of profit and loss

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Current tax		
In respect of the current year	105	194
	105	194
Deferred tax		
In respect of the current year	(17)	42
	(17)	42
	88	**236**

b Income tax recognised in other comprehensive income

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Deferred tax		
Remeasurement of defined benefit obligation	-	-
Total income tax recognised in other comprehensive income	-	**-**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

c Reconciliation of tax expense and accounting profit

₹ In Million

Particulars		Year ended 31 March 2019	Year ended 31 March 2018
Profit before tax		2,980	2,556
Applicable tax rate		34.94%	34.61%
Income tax expense calculated at applicable tax rate	**A**	**1,041**	**885**
Adjustment on account of :			
Tax effect of exempt operating income		(1,009)	(639)
Tax effect of exempt non-operating income		-	-
Tax effect of permanent non deductible expenses		144	44
Tax effect of deductible expenses		(77)	(56)
Others		(11)	2
	B	**(953)**	**(649)**
Income tax expense recognised in statement of profit and loss	**(A+B)**	**88**	**236**

38 EARNING PER SHARE (EPS)

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Profit for the year attributable to owners of the Company and used in calculation of EPS (₹ in Million)	2,892	2,320
Weighted average number of equity shares		
Basic (in Numbers)	375,000,000	375,000,000
Diluted (in Numbers)	375,000,000	375,000,000
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	7.71	6.19
Diluted	7.71	6.19

39 COMMITMENTS

₹ In Million

	Particulars	As at 31 March 2019	As at 31 March 2018
1.	Capital commitments (Net of advances)	2,118	1,156
2.	Bank guarantees		
	Performance Guarantee (Includes guarantees of Nil (31 March 2018 - Nil) towards obligation for earnings in foreign currency of Nil (31 March 2018 - Nil), outstanding obligation to be met by 2023-24)	625	618
3.	The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.		
4.	The Company has entered into agreements with land owners under which the Company is required to make payments based on the terms/ milestones stipulated under the respective agreements.		
5.	The Company has entered into joint development agreements with owners of land for its construction and development. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.		
6.	The Company has made commitment to subscribe to further capital and support continuing operation in certain of its subsidiaries, associates and jointly controlled entities based on operations of such entities.		
7.	The Company has Investment in certain subsidiaries which are yet to commence its project activities. The management of the subsidiaries is in process of evaluating/ obtaining relevant approvals for commencement of project and expects recovery of its investments in due course of time.		

40 CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
1. Claims against Company not acknowledged as debts		
a. Disputed Value Added Tax	423	230
b. Disputed Service Tax	587	565
c. Disputed Income Tax	29	26
d. Others	123	123
The above amounts does not include penalties, if any, that may be levied by the authorities when the disputes are settled.		
2. Corporate guarantees given on behalf of other entities (refer note 51)	47,853	45,854

The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely effect its financial statements. The Company does not expect any reimbursement in respect of the above contingent liability and it is not practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the arbitration/ appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

41 OPERATING LEASE ARRANGEMENTS

a As a lessee

The Company has taken commercial spaces under operating lease basis which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long term leases.

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental expense for operating leases included in the Statement of Profit and Loss	3,032	2,597

Non-cancellable operating lease commitments:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Not later than 1 year	2,460	2,512
Later than 1 year and not later than 5 years	9,932	10,288
Later than 5 years	637	2,130

b As a lessor

The Company has given Investment properties, plant and machineries and furniture and fixtures owned by the Company under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long-term leases. The lessee does not have an option to purchase the property at the expiry of the lease term. Further the Company has taken certain properties under lease and has also given such properties on lease under similar terms under which the Company has taken it on lease.

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental and hire charges income from operating leases included in the Statement of Profit and Loss	4,277	3,992

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Non-cancellable operating lease commitments:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Rental receipts		
Not later than 1 year	609	414
Later than 1 year and not later than 5 years	1,006	661
Later than 5 years	-	-
Hire Charges		
Not later than 1 year	126	195
Later than 1 year and not later than 5 years	376	129
Later than 5 years	-	-
Sublease Receipts		
Not later than 1 year	876	1,029
Later than 1 year and not later than 5 years	2,026	684
Later than 5 years	-	-

42 SEGMENT INFORMATION

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development activity and letting out of developed properties, which is considered to be the only reportable segment by the Management. The Company's operations are in India only.

43 EMPLOYEE BENEFIT PLANS

(i) **Defined Contribution Plans :** The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans.

The Company has recognized the following amounts in the Statement of Profit and Loss under defined contribution plan whereby the Company is required to contribute a specified percentage of the payroll costs to fund the benefits:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Employers' contribution to provident fund	81	73
Employees' state insurance scheme	0	0
	81	**73**

Note: The contributions payable to the above plan by the Company is at rates specified in the rules of the schemes

(ii) **Defined Benefit Plan :** The Company provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month. The Company makes contribution to Life Insurance Corporation (LIC) Gratuity trust to discharge the gratuity liability.

Risk exposure

The defined benefit plan typically expose the Company to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit. The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the company.
Interest Risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

a. Components of defined benefit cost

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Current Service cost	18	38
Interest expenses / (income) net	9	5
Administrative expenses	1	(1)
Components of defined benefit cost recognised in Statement of Profit and Loss	**28**	**42**
Remeasurement (gains)/ losses in OCI:		
Return on plan assets / (greater) less than discount rate	1	1
Actuarial (Gain) / loss for changes in financial assumptions	-	(5)
Actuarial (Gain) / loss due to experience adjustments	-	3
Remeasurement Of Asset Ceiling	-	-
Components of defined benefit cost recognised in Other Comprehensive Income	**1**	**(1)**
Total components of defined benefit cost for the year	**29**	**41**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the Statement of Profit and Loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

b. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of funded defined benefit obligation	165	150
Less: Fair value of plan assets	43	47
Net liability arising from defined benefit obligation	**122**	**103**

c. Movements in the present value of the defined benefit obligation are as follows:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening defined benefit obligation	150	112
Current service cost	18	38
Interest cost	12	9
Actuarial (Gain) /loss (through OCI)	-	(2)
Benefits paid	(15)	(7)
Closing defined benefit obligation	**165**	**150**

d. Movements in fair value of plan assets are as follows:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening Fair Value of Plan Assets	47	46
Expected return on plan asset	3	4
Contributions by Employer	9	5
Benefits paid	(15)	(7)
Actuarial Gain / (loss) (through OCI)	(1)	(1)
Closing Fair Value of Plan Assets	**43**	**47**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

e. Net asset/(liability) recognised in balance sheet

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Fair value of plan assets	43	47
Less: Present Value of Defined Benefit Obligation	165	150
Net asset/(liability) recognised in balance sheet	**(122)**	**(103)**

f. Actuarial Assumptions

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Discount Rate	7.70%	7.70%
Rate of increase in compensation	7%	7%
Attrition rate	Refer table below	
Retirement age	58 years	58 years

Attrition rate

₹ In Million

Age	As at 31 March 2019	As at 31 March 2018
Upto 30	10%	10%
31-40	5%	5%
41-50	3%	3%
Above 50	2%	2%

g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Impact on defined benefit obligation:

₹ In Million

Particulars		Year ended 31 March 2019	Year ended 31 March 2018
Discount rate	Increase by 100 basis points	(12)	(11)
	Decrease by 100 basis points	14	13
Salary escalation rate	Increase by 100 basis points	12	11
	Decrease by 100 basis points	(11)	(10)
Employee attrition rate	Increase by 1000 basis points	0	0
	Decrease by 1000 basis points	0	0

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

h. Estimated amount of Gratuity contribution over the next one year is ₹ 7 Million, one to three years is ₹ 24 Million and greater than three years is ₹ 91 Million

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the Company's liability for earned leave and is not funded.

Leave encashment benefit expensed in the Statement of Profit and Loss for the year is ₹ 7 Million (31 March 2018: ₹ 7 Million)

Leave encashment benefit outstanding is ₹ 47 Million (31 March 2018 : ₹ 46 Million).

44 There are no foreign currency exposures as at 31 March 2019 (31 March 2018 - Nil) that have not been hedged by a derivative instrument or otherwise.

45 Refer Annexure I for disclosures under Regulation 34 (3) and 53(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

46 Details of capital account contribution and profit sharing ratio in partnership firms and limited liability partnership firms:

Name of the Firm/Partners	31 March 2019		31 March 2018	
	Capital ₹ In Million	Profit Sharing Ratio	Capital ₹ In Million	Profit Sharing Ratio
Prestige Office Ventures				
Prestige Estates Projects Limited	90	99.99%	90	99.99%
Deepa Shetty	0	0.00%	0	0.00%
Manoj Krishna J V	0	0.00%	0	0.00%
Priti Priyanka	0	0.00%	0	0.00%
Balaji B V	0	0.00%	0	0.00%
Puneesh Kumar H P	0	0.00%	0	0.00%
Dilip Kumar S	0	0.00%	0	0.00%
Prestige Nottinghill Investments				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
Avinash Amarlal	0	12.50%	0	12.50%
Ekta A. Kukreja	0	11.50%	0	11.50%
Kiran Amarlal	0	12.50%	0	12.50%
Seth Assardas Amarlal	0	12.50%	0	12.50%
Prestige Hi-Tech Projects				
Prestige Estates Projects Limited	1	92.35%	1	92.35%
Irfan Razack	0	2.50%	0	2.50%
Rezwan Razack	0	2.50%	0	2.50%
Noaman Razack	0	2.50%	0	2.50%
Badrunissa Irfan	0	0.05%	0	0.05%
Almas Rezwan	0	0.05%	0	0.05%
Sameera Noaman	0	0.05%	0	0.05%
Prestige Ozone Properties				
Prestige Estates Projects Limited	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Atheeq Sulaiman	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%
Prestige Whitefield Developers				
Prestige Estates Projects Limited	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Name of the Firm/Partners	31 March 2019		31 March 2018	
	Capital ₹ In Million	Profit Sharing Ratio	Capital ₹ In Million	Profit Sharing Ratio
Atheeq Sulaiman	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%
Eden Investments & Estates				
Prestige Estates Projects Limited	2	77.50%	2	77.50%
Irfan Razack	0	2.00%	0	2.00%
Rezwan Razack	0	2.00%	0	2.00%
Noaman Razack	0	2.00%	0	2.00%
Zackria Hashim	0	4.00%	0	4.00%
Agnelo Braganca	0	6.25%	0	6.25%
Melanie Braganca	0	6.25%	0	6.25%
Prestige Property Management & Services				
Prestige Estates Projects Limited	10	97.00%	10	97.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Prestige Interiors				
Prestige Estates Projects Limited	0	97.00%	0	97.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Silver Oak Projects				
Prestige Estates Projects Limited	9	99.99%	9	99.99%
Zayd Noaman	0	0.01%	0	0.01%
Prestige Southcity Holdings				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
Southcity Properties (India) Private Limited	1	49.00%	1	49.00%
PSN Property Management & Services				
Prestige Estates Projects Limited	5	50.00%	5	50.00%
Chaitanya Properties Private Limited	5	50.00%	5	50.00%
Prestige Habitat Ventures				
Prestige Estates Projects Limited	10	99.00%	10	99.00%
Irfan Razack	0	0.34%	0	0.34%
Rezwan Razack	0	0.33%	0	0.33%
Noaman Razack	0	0.33%	0	0.33%
Prestige Kammanahalli Investments				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
KVPL Management Consultants LLP	0	24.00%	0	24.00%
Silverline Real Estate and Investment	0	8.34%	0	8.34%
Farook Mahmood	0	8.33%	0	8.33%
Zahed Mahmood	0	8.33%	0	8.33%
Prestige Pallavaram Ventures				
Prestige Estates Projects Limited	2	99.95%	2	99.95%
Zayd Noaman	0	0.05%	0	0.05%
Prestige Sunrise Investments				
Prestige Estates Projects Limited	1	99.99%	1	99.00%
Zackria Hashim	0	0.01%	-	-
Irfan Razack	-	-	0	1.00%
The QS Company				
Prestige Estates Projects Limited	1	98.00%	1	98.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%

Name of the Firm/Partners	31 March 2019		31 March 2018	
	Capital ₹ In Million	Profit Sharing Ratio	Capital ₹ In Million	Profit Sharing Ratio
Prestige AAA Investments				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
Assardas Amarlal	0	12.50%	0	12.50%
Avinash Amarlal	0	12.50%	0	12.50%
Kiran Amarlal	0	12.50%	0	12.50%
Ekta A. Kukreja	0	11.50%	0	11.50%
Prestige Alta Vista Holdings				
Prestige Estates Projects Limited	0	60.00%	0	60.00%
KVPL Management Consultants LLP	0	40.00%	0	40.00%
Prestige Valley View Estates LLP				
Prestige Estates Projects Limited	10	51.05%	10	51.05%
Irfan Razack	2	10.10%	2	10.10%
Rezwan Razack	2	10.15%	2	10.15%
Noaman Razack	2	10.15%	2	10.15%
Sameera Noaman	1	5.15%	1	5.15%
Badrunissa Irfan	1	5.15%	1	5.15%
Almas Rezwan	1	5.15%	1	5.15%
Uzma Irfan	0	1.55%	0	1.55%
Faiz Rezwan	0	1.55%	0	1.55%
Villaland Developers LLP				
Prestige Estates Projects Limited	0	80.00%	0	80.00%
Sumanth Kumar Reddy	0	20.00%	0	20.00%
West Palm Developments LLP				
Prestige Estates Projects Limited	7	61.00%	7	61.00%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Arun Chamaria	0	2.99%	0	2.99%
Subramanyam Yadalam Adinarayana Setty	0	0.72%	0	0.72%
Shivakumar Yadalam Adinarayana Setty	0	0.72%	0	0.72%
Yadalam Adinarayan Setty Balachandra	0	0.72%	0	0.72%
Giridhar G. Yadalam	0	1.17%	0	1.17%
Y. G. Ramkumar	0	1.17%	0	1.17%
Lakshman G. Yadalam	0	1.17%	0	1.17%
Y. G. Subbaiah Setty	0	1.17%	0	1.17%
Jawahar Gopal	0	1.07%	0	1.07%
Meera Jawahar	0	2.99%	0	2.99%
Manohar Gopal	0	1.07%	0	1.07%
Nehaa Manohar	1	7.26%	1	7.26%
Dhiren Gopal	0	1.07%	0	1.07%
Neeta Dhiren	1	7.26%	1	7.26%
Lav Jawahar	0	2.14%	0	2.14%
Kush Jawahar	0	2.14%	0	2.14%
Devimookambika Holding LLP	0	1.17%	0	1.17%
Prestige Whitefield Investment & Developers LLP				
Prestige Estates Projects Limited	611	50.99%	611	50.99%
Prestige Alta Vista Holdings	587	49.00%	587	49.00%
Irfan Razack	0	0.00%	0	0.00%
Rezwan Razack	0	0.00%	0	0.00%
Noaman Razack	0	0.00%	0	0.00%
Sameera Noaman	0	0.00%	0	0.00%
Badrunissa Irfan	0	0.00%	0	0.00%
Almas Rezwan	0	0.00%	0	0.00%

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Name of the Firm/Partners	31 March 2019		31 March 2018	
	Capital ₹ In Million	Profit Sharing Ratio	Capital ₹ In Million	Profit Sharing Ratio
Prestige Realty Ventures				
Prestige Estates Projects Limited	11	49.90%	11	49.90%
Irfan Razack	0	0.02%	0	0.02%
Badrunissa Irfan	0	0.01%	0	0.01%
Almas Rezwan	0	0.01%	0	0.01%
Sameera Noaman	0	0.01%	0	0.01%
Mohammed Salman Naji	0	0.01%	0	0.01%
Mohammed Nauman Naji	0	0.01%	0	0.01%
Ameena Ahmed	0	0.01%	0	0.01%
Mehreen Ahmed	0	0.01%	0	0.01%
Zainab Ismail	0	0.01%	0	0.01%
Redhills Estates and Projects LLP	891	49.00%	-	-
Mineral Enterprises Limited	9	1.00%	55	50.00%
Silverline Estates				
Prestige Estates Projects Limited	0	30.33%	0	30.33%
Zakria Hashim	0	33.33%	0	33.33%
Farook Mahmood	0	16.67%	0	16.67%
Zahed Mahmood	0	16.67%	0	16.67%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Prestige OMR Ventures				
Prestige Estates Projects Limited	1	70.00%	1	70.00%
Mysore Projects Private Limited	0	30.00%	0	30.00%
Prestige City Properties				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
Millennia Realtors Private Limited	0	49.00%	0	49.00%
Morph				
Prestige Estates Projects Limited	0	40.00%	-	-
Anjum Jung	0	50.00%	-	-
Omer Bin Jung	0	2.50%	-	-
Irfan Razack	0	2.50%	-	-
Rezwan Razack	0	2.50%	-	-
Noaman Razack	0	2.50%	-	-
Apex Realty Ventures LLP				
Prestige Estates Projects Limited	6	59.94%	-	-
Venkat K Narayana	4	39.96%	-	-
Apex Realty Management Private Limited	0	0.10%	-	-

Note: In certain partnership firms/ LLP's , the Company's contribution in the form of Capital/ Current account is greater in comparison of other investor's share of contribution. The management of the Company is confident of recovery of the excess contribution based on the profit projection and project plan in the said partnership firm/ LLP's.

47 FINANCIAL INSTRUMENTS

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

₹ In Million

Particulars	Note No	31 March 2019 Fair Value through profit and loss	31 March 2019 Cost/ Amortised Cost	31 March 2018 Fair Value through profit and loss	31 March 2018 Cost/ Amortised Cost
Financial asset					
Investments	7 ,13	79	18,902	81	13,653
Trade receivables	14	-	10,500	-	8,599
Cash and cash equivalents	15	-	3,058	-	1,859
Other bank balances	16	-	497	-	3,670
Loans and advances	8 ,17	-	39,184	-	39,667
Other financial assets	9 ,18	-	4,767	-	11,316
		79	76,908	81	78,764
Financial liabilities					
Borrowings	22 ,26	-	47,490	-	38,241
Trade payables	27	-	8,531	-	9,328
Other financial liabilities	23 ,28	-	11,497	-	8,628
		-	**67,518**	-	**56,197**

Fair Value Hierarchy:

₹ In Million

Particulars	31 March 2019	31 March 2018
Assets measured at fair value		
Investments		
Level 1	5	5
Level 2	-	-
Level 3	74	76

48 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Company's real estate operations. The Company's principal financial assets include investments, trade and other receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at 31 March 2019 and 31 March 2018. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2019 and 31 March 2018.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Decrease in interest rate by 50 basis points	181	177
Increase in interest rate by 50 basis points	(181)	(177)

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade receivables

Trade receivables of the Company comprises of receivables towards sale of properties, rental receivables and other receivables.

Receivables towards sale of property - The Company is not substantially exposed to credit risk as property is delivered on payment of dues . However the Company make provision for expected credit loss where any property developed by the Company is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Receivables towards rental receivables - The Company is not substantially exposed to credit risk as Company collects security deposits from lessee.

Other Receivables - Credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Refundable joint development deposits

The Company is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under the JDA arrangements.

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the Balance Sheet at 31 March 2019 and 31 March 2018 is the carrying amounts.

III Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

₹ In Million

	On demand	< 1 year	1 to 5 years	> 5 years	Total
As at 31 March 2019					
Borrowings	4,980	10,316	30,306	1,888	47,490
Trade payables	-	8,531	-	-	8,531
Other financial liabilities	5,401	5,688	408	-	11,497
	10,381	**24,535**	**30,714**	**1,888**	**67,518**
As at 31 March 2018					
Borrowings	3,401	11,603	22,910	327	38,241
Trade payables	-	9,328	-	-	9,328
Other financial liabilities	2,126	6,012	490	-	8,628
	5,527	**26,943**	**23,400**	**327**	**56,197**

49 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 holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company's policy is to keep the debt equity ratio below 1.00. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Borrowings - Current	26	32,161	29,293
Borrowings - Non Current	22	15,329	8,948
Current maturities of long term borrowings	28	224	2,159
Less: Borrowings from related parties	26	(4,980)	(3,401)
Less: Cash and cash equivalents	15	(3,058)	(1,859)
Less: Current investments	13	(5)	(5)
Less: Other bank balances	16	(497)	(3,670)
Less: Balances with banks to the extent held as margin money or security	9	(114)	(374)
Net debt		**39,060**	**31,091**
Equity		42,499	49,152
Total capital		**42,499**	**49,152**
Debt equity ratio		0.92	0.63

NOTES

FORMING PART OF FINANCIAL STATEMENTS

50 CONSTRUCTION CONTRACTS :

₹ In Million

Particulars	Year ended 31 March 2018
Contract revenue recognised as revenue for the year	19,797
Aggregate amount of contract costs incurred and recognised profit (less recognised losses) upto reporting date for contracts in progress	46,169
Amount of customer advances outstanding for contracts in progress	11,970
Amount of work-in-progress outstanding for contracts in progress	32,951

51 LIST OF RELATED PARTIES

A. Subsidiaries

i) Companies

Name of investee	Principal place of business	% of ownership interest	
		31 March 2019	31 March 2018
Avyakth Cold Storages Private Limited	India	100.00%	100.00%
Cessna Garden Developers Private Limited	India	*	*
Dashanya Tech Parkz Private Limited	India	*	*
Dollars Hotel & Resorts Private Limited	India	*	*
I C B I (India) Private Limited	India	82.57%	82.57%
K2K Infrastructure (India) Private Limited	India	75.00%	75.00%
Northland Holding Company Private Limited	India	*	*
Prestige Amusements Private Limited	India	51.02%	51.02%
Prestige Bidadi Holdings Private Limited	India	99.94%	99.94%
Prestige Builders and Developers Private Limited	India	99.99%	99.99%
Prestige Construction Ventures Private Limited	India	*	*
Prestige Exora Business Parks Limited	India	100.00%	100.00%
Prestige Falcon Retail Ventures Private Limited	India	*	*
Prestige Garden Resorts Private Limited	India	*	*
Prestige Hospitality Ventures Limited (converted into Company w.e.f 29 December 2017)	India	99.99%	99.99%
Prestige Leisure Resorts Private Limited	India	57.45%	57.45%
Prestige Projects Private Limited (till 19 August 2018)	India	-	33.33%
Prestige Retail Ventures Limited (converted into Company w.e.f 11 July 2017)	India	99.99%	99.99%
Prestige Shantiniketan Leisures Private Limited	India	*	*
Sai Chakra Hotels Private Limited	India	*	*
Prestige Sterling Infra Projects Private Limited (formerly known as Sterling Urban Infra Projects Private Limited)	India	80.00%	80.00%
Apex Realty Management Private Limited	India	60.00%	-
Prestige Mangalore Retail Ventures Private Limited (w.e.f 11 June 2018)	India	*	-
Prestige Mysore Retail Ventures Private Limited (w.e.f 11 June 2018)	India	*	-
Prestige Mall Management Private Limited (formerly known as CapitaLand Retail Prestige Mall Management Private Limited) (w.e.f 18 June 2018)	India	100.00%	-
Prestige Garden Constructions Private Limited (w.e.f 18 June 2018)	India	*	-
Flicker Projects Private Limited (w.e.f 18 June 2018)	India	*	-
Village-De-Nandi Private Limited	India	100.00%	100.00%

* represents indirect subsidiary

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Albert Properties	India	*	*
Eden Investments & Estates	India	77.50%	77.50%
Morph (w.e.f 1 July 2018)	India	40.00%	-
Prestige AAA Investments	India	51.00%	51.00%
Prestige Alta Vista Holdings	India	60.00%	60.00%
Prestige Habitat Ventures	India	99.00%	99.00%
Prestige Hi-Tech Projects	India	92.35%	92.35%
Prestige Interiors	India	97.00%	97.00%
Prestige Kammanahalli Investments	India	51.00%	51.00%
Prestige Nottinghill Investments	India	51.00%	51.00%
Prestige Office Ventures	India	99.99%	99.99%
Prestige OMR Ventures (subsidiary w.e.f 30 March 2018)	India	70.00%	70.00%
Prestige Ozone Properties	India	47.00%	47.00%
Prestige Pallavaram Ventures	India	99.95%	99.95%
Prestige Property Management & Services	India	97.00%	97.00%
Prestige Southcity Holdings	India	51.00%	51.00%
Prestige Sunrise Investments	India	99.00%	99.00%
Prestige Whitefield Developers	India	47.00%	47.00%
PSN Property Management & Services	India	50.00%	50.00%
Silver Oak Projects	India	99.99%	99.99%
The QS Company	India	98.00%	98.00%

iii) Limited Liability Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Prestige Valley View Estates LLP	India	51.05%	51.05%
Prestige Whitefield Investment & Developers LLP	India	50.99%	50.99%
Villaland Developers LLP	India	80.00%	80.00%
Apex Realty Ventures LLP	India	59.94%	-
West Palm Developments LLP	India	61.00%	61.00%

B Joint ventures - Jointly controlled entities

i) Companies

Name of investee	Principal place of business	% of ownership interest	
		31 March 2019	31 March 2018
Babji Realtors Private Limited	India	*	*
Prestige Mall Management Private Limited (formerly known as CapitaLand Retail Prestige Mall Management Private Limited) (till 18 June 2018)	India	-	50.00%
Prestige Garden Constructions Private Limited (till 18 June 2018)	India	-	*
Prestige Mangalore Retail Ventures Private Limited (till 11 June 2018)	India	-	*
Prestige Mysore Retail Ventures Private Limited (till 11 June 2018)	India	-	*
Prestige Projects Private Limited (w.e.f 20 August 2018)	India	33.33%	-
Thomsun Realtors Private Limited	India	50.00%	42.40%
Vijaya Productions Private Limited	India	*	*

* represents indirect joint venture

NOTES

FORMING PART OF FINANCIAL STATEMENTS

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Prestige Realty Ventures	India	49.90%	49.90%
Prestige City Properties	India	51.00%	51.00%
Silverline Estates	India	30.33%	30.33%

C Associates

i) Companies

Name of investee	Principal place of business	% of ownership interest	
		31 March 2019	31 March 2018
City Properties Maintenance Company Bangalore Limited	India	45.00%	45.00%

D. Other parties

(i) Companies in which the directors/ relatives of directors are interested

Dollar Constructions & Engineers Private Limited
Prestige Fashions Private Limited
Prestige Garden Estates Private Limited
Prestige Golf Resorts Private Limited

(ii) Partnership firms and Trusts in which some of the directors and relatives are interested:

Castlewood Investments
Colonial Estates
Educate India Foundation
Educate India Trust
Daffodil Investments
INR Holdings
INR Property Holdings
INR Energy Ventures
Morph Design Company
Nebulla Investments
Prestige Constructions
Prestige Cuisine
Prestige Foods
Prestige Property Management & Services (Chennai)
Falcon Property Management Services
Prestige Foundation
Spring Green
Sublime
Razack Family Trust
The Good Food Co.
Window Care

(iii) Key management personnel:

Irfan Razack, Chairman & Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Uzma Irfan, Director
Venkat K Narayana, Chief Executive Officer
VVBS Sharma, Chief Financial Officer
Manoj Krishna JV, Company Secretary (from 27 May 2019)
M Sridhar, Company Secretary (till 23 January 2019)

(iv) Relative of key management personnel:

Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Alayna Zaid
Mohammed Zaid Sadiq
Rabia Razack
Anjum Jung
Omer Bin Jung
Matheen Irfan
Sana Rezwan
Nihar. A. Sait
Danya Noaman
Zayd Noaman
Nisha Kiran
Narayanamma K.

Note: All transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards except for remuneration of Chief Executive Officer, Chief Financial Officer and Company Secretary.

Details of related party transactions during the year and balances outstanding at the year end are given in Annexure - II

52 REVENUE FROM CONTRACTS WITH CUSTOMERS:

The Company has adopted Ind AS 115 using the modified retrospective method and accordingly has provided the disclosures required by Ind AS 115 for the year ended 31 March 2019 and the comparative information for the year ended 31 March 2018 has not been disclosed:

i) Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

₹ In Million

Particulars	Year ended 31 March 2019
Timing of transfer of goods or services	
Revenue from goods or services transferred to customers at a point in time	9,681
Revenue from goods or services transferred over time	7,157
	16,838

ii) Contract balances and performance obligations

₹ In Million

Particulars	Year ended 31 March 2019
Trade receivables	9,785
Contract liabilities *	57,334
	67,119

* Contract liabilities represent amounts collected from customers based on contractual milestones pursuant to agreements executed with such customers for construction and sale of residential/ commercial units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the Company transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential/ commercial as per the terms of the agreements executed with customers and the applicable laws and regulations.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Set out below is the amount of revenue recognised from:

₹ In Million

Particulars	Year ended 31 March 2019
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	7,162
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	85,825

** The Company expects to satisfy the said performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at 31 March 2019.

iii) Reconciliation the amount of revenue recognised in the statement of profit and loss with the contracted price

₹ In Million

Particulars	Year ended 31 March 2019
Revenue as per contracted price	9,917
Less: Discount/ rebates	236
Revenue from contract with customers	**9,681**

iv) Assets recognised from the costs to obtain or fulfil a contract with a customer

₹ In Million

Particulars	Year ended 31 March 2019
Inventories	40,442
Prepaid expenses (represents brokerage costs pertaining to sale of residential units)	**548**

v) Impact of adoption of Ind AS 115 Revenue from Contracts with Customers

The impact of adoption of Ind AS 115 Revenue from Contracts with Customers on the financial statements for the year ended 31 March 2019 is tabulated below

The impact of Ind AS 115 on the Company's retained earnings as at 1 April 2019 is as follows

₹ In Million

Particulars	Increase/ (decrease)
Assets	
Inventories	28,154
Trade receivables (Unbilled Revenue)	(5,273)
Prepaid expenses	481
Current account in partnership firms	(5,196)
Deferred tax assets	2,048
Total assets	**20,214**
Liabilities	
Contract liabilities	29,215
Total liabilities	**29,215**
Total adjustment to retained earnings	**(9,001)**

Explanation of reasons for transitional impact of adopting Ind AS 115 as at 1 April 2018

For sale of real estate inventory property that were recognised on the percentage-of-completion basis under the previous accounting in accordance with Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, the Company has determined that they do not meet the criteria for recognising revenue over time under Ind AS 115 and that control is transferred at a point in time (For details of when control is transferred refer significant accounting policy).

The Company has applied the modified retrospective approach under Ind AS 115 to all contracts as of 01 April, 2018, on account of which the Company has deferred revenue and cost of sales as at that date with respect to contracts that do not meet the revenue recognition criteria under Ind AS 115. Further the incremental costs of obtaining contracts with respect to those contracts has been recognised as an asset under Prepaid expenses. The same has resulted in recognition of contract liabilities, reversal of unbilled revenue, recognition of prepaid expenses and recognition of inventories as at 01 April, 2018. The Company has given impact of application of Ind AS 115 by debit to retained earnings after giving tax effect to transitional adjustments.

Impact on Balance sheet as at 31 March 2019, had the previous Ind AS was followed:

₹ In Million

Particulars		31 March 2019 (as reported)	Increase/ (decrease)	31 March 2019 (without Ind AS 115 impact)
A.	**ASSETS**			
(1)	**Non-current assets**			
(a)	Property, plant and equipment	1,082	-	1,082
(b)	Capital work-in-progress (including Investment property under construction)	6,595	-	6,595
(c)	Investment property	7,495	-	7,495
(d)	Other intangible assets	227	-	227
(e)	Financial assets	50,364	-	50,364
(f)	Deferred tax assets (net)	2,741	(258)	2,483
(g)	Income tax assets (net)	2,125	-	2,125
(h)	Other non-current assets	1,036	-	1,036
		71,665	**(258)**	**71,407**
(2)	**Current assets**			
(a)	Inventories	80,621	(11,965)	68,656
(b)	Financial assets	26,623	(1,630)	24,993
(c)	Other current assets	3,982	(294)	3,688
		111,226	**(13,889)**	**97,337**
Total		**182,891**	**(14,147)**	**168,744**
B.	**EQUITY AND LIABILITIES**			
(1)	**Equity**			
(a)	Equity share capital	3,750	-	3,750
(b)	Other Equity	38,749	(1,150)	37,599
		42,499	**(1,150)**	**41,349**
(2)	**Non-current liabilities**			
(a)	Financial Liabilities	15,737	-	15,737
(b)	Provisions	122	-	122
(c)	Other non-current liabilities	85	-	85
		15,944	**-**	**15,944**
(3)	**Current liabilities**			
(a)	Financial Liabilities	51,781	-	51,781
(b)	Other current liabilities	71,303	(12,997)	58,306
(c)	Provisions	1,364	-	1,364
		124,448	**(12,997)**	**111,451**
		182,891	**(14,147)**	**168,744**

Explanation of reasons for significant changes

Impact of transitional adjustments in accordance with Ind AS 115 along with impact during the year as detailed in explanation of reasons for significant changes under note to Statement of Profit and loss.

NOTES

FORMING PART OF FINANCIAL STATEMENTS

Impact on statement of profit and loss for the year ended 31 March 2019, had the previous Ind AS was followed:

₹ In Million

Particulars	31 March 2019 (as reported)	Increase/ (decrease)	31 March 2019 (without Ind AS 115 impact)
Revenue			
Revenue from Operations	24,411	11,367	35,778
Other Income	1,382	-	1,382
	25,793	**11,367**	**37,160**
Expenses			
(Increase)/ decrease in inventory	(14,051)	11,965	(2,086)
Contractor cost	10,588	-	10,588
Purchase of Project Material	2,460	-	2,460
Purchase of completed units	996	-	996
Land cost	9,043	-	9,043
Rental expense	3,032	-	3,032
Facility management expenses	680	-	680
Rates and taxes	1,693	-	1,693
Employee benefits expense	1,873	-	1,873
Finance costs	4,188	-	4,188
Depreciation and amortisation expense	635	-	635
Other expenses	1,676	294	1,970
	22,813	**12,259**	**35,072**
Profit before tax	**2,980**	**(892)**	**2,088**
Tax expense :			
Current tax	105	-	105
Deferred tax charge/ (credit)	(17)	258	241
	88	**258**	**346**
Profit after tax	**2,892**	**(1,150)**	**1,742**
Other Comprehensive income	(1)	-	(1)
Total Comprehensive Income	**2,891**	**(1,150)**	**1,741**
Earning per share (equity shares, par value of ₹ 10 each)			
Basic and diluted EPS (in ₹)	**7.71**	**(3.07)**	**4.64**

Explanation of reasons for significant changes

Impact of Percentage Completion method in relation to sale of real estate inventory property as against at a point of time recognition in Revenue, Cost of sales and differential accounting treatment of incremental costs of obtaining contracts along with consequential tax impact.

53 The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a residential project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company identified developed units with a certain specified built-up area (the "Land Owner Company's share"). The Company had also incurred Transferrable Development Rights (TDR's) of ₹ 881 Million (31 March 2018 - ₹ 881 Million) which are recoverable from the Land Owner Company along with an interest of 12% per annum, from the sale of units from the residential project belonging to the Land Owner Company.

As at 31 March 2019, gross receivables due from the Land Owner Company towards TDR's aggregate to ₹ 923 Million (31 March 2018 - ₹ 923 Million). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature during the year ended 31 March 2017. The land owner Company has challenged the court order, the legal proceedings of which is pending with the Judicature. Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the plans for completion of the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the Company needs to be a confirming party for registering the sale deed for the underlying units of the Land Owner Company; and that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's and has accordingly classified them as good and recoverable in the financial statements.

54 During the previous year, the Company has entered into an Memorandum of understanding for sale of certain properties/ entities to Prestige Exora Business Parks Limited ("Exora"), whereby the Company and Exora has mutually agreed to convert the amount payable to Exora towards ICD & partnership investments amounting to ₹6,315 million as advance for purchase of land. During the year, the Company and Exora concluded that the proposed transaction is unlikely to materialise and settled against payable to Exora.

Signatures to Notes 1 to 54

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

NOTES

FORMING PART OF FINANCIAL STATEMENTS

ANNEXURE I- DISCLOSURES UNDER REGULATION 34 (3) AND 53(F) OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 (REFERRED TO IN NOTE 45)

Loans and advances in the nature of loans given to subsidiaries, associates, firms / companies in which directors are interested:

₹ In Million

	Particulars	Relationship	As at 31 March 2019	Maximum O/S during 2018-19
a)	**Inter Corporate Deposits (Non-Current)**			
	Prestige Bidadi Holdings Private Limited	Subsidiary	367	367
	Sai Chakra Hotels Private Limited	Subsidiary	666	1,802
	Village-De-Nandi Private Limited	Subsidiary	11	11
	Prestige Sterling Infra Projects Private Limited	Subsidiary	829	829
	Prestige Builders and Developers Private Limited	Subsidiary	2,146	4,154
	Prestige Mysore Retail Ventures Private Limited	Subsidiary	223	223
	Prestige Mangalore Retail Ventures Private Limited	Subsidiary	103	103
	Prestige Office Ventures	Subsidiary	775	775
	Northland Holding Company Private Limited	Subsidiary	345	1,218
			5,465	**9,482**
b)	**Inter Corporate Deposits (Current)**			
	Prestige Shantiniketan Leisures Private Limited	Subsidiary	429	1,225
	Babji Realtors Private Limited	Joint Venture	358	399
	Prestige Projects Private Limited	Subsidiary *	-	383
	Dollars Hotel & Resorts Private Limited	Subsidiary	229	229
	Dashanya Tech Parkz Private Limited	Associate *	483	483
	Thomsun Realtors Private Limited	Subsidiary *	-	41
	Avyakth Cold Storages Private Limited	Subsidiary	496	496
	Prestige Construction Ventures Private Limited	Subsidiary	283	306
			2,278	**3,562**
c)	**Other Advances which are not subject to interest (non current)**			
	Prestige Exora Business Parks Limited	Subsidiary	1,828	8,102
	Prestige Bidadi Holdings Private Limited	Subsidiary	7,190	7,190
	Prestige Hospitality Ventures Limited	Subsidiary	1,345	1,612
	Sai Chakra Hotels Private Limited	Subsidiary	394	394
	Prestige Retail Ventures Limited	Subsidiary	2,657	3,792
	Northland Holding Company Private Limited	Subsidiary	221	221
			13,635	**21,311**
d)	**Other Advances which are not subject to interest (current)**			
	Northland Holding Company Private Limited	Subsidiary	4	4
	Prestige Construction Ventures Private Limited	Subsidiary	9	19
	Prestige Projects Private Limited	Subsidiary *	385	385
	Prestige Retail Ventures Limited	Subsidiary	6	8
	Prestige Shantiniketan Leisures Private Limited	Subsidiary	1	8
	Silver Oak Projects	Subsidiary	2	3
	Prestige Alta Vista Holdings	Subsidiary	1	10
	Prestige Office Ventures	Subsidiary	13	25
	Prestige Pallavaram Ventures	Subsidiary	1	1
	Prestige Southcity Holdings	Subsidiary	1	1
	Prestige Nottinghill Investments	Subsidiary	8	8
	Prestige Mangalore Retail Ventures Private Limited	Subsidiary	4	5
	Cessna Garden Developers Private Limited	Subsidiary	-	9
	I C B I (India) Private Limited	Subsidiary	-	1

₹ In Million

Particulars	Relationship	As at 31 March 2019	Maximum O/S during 2018-19
Prestige Amusements Private Limited	Subsidiary	-	10
INR Property Holdings	Firm in which directors are interested	-	7
Prestige Habitat Ventures	Subsidiary	-	1
Prestige Interiors	Subsidiary	-	1
Prestige Realty Ventures	Joint Venture	-	221
Prestige Sunrise Investments	Subsidiary	-	1
Prestige Valley View Estates LLP	Subsidiary	-	2
Prestige Golf Resorts Private Limited	Company in which directors are interested	2	14
		437	**744**

* Relationship determined based on provisions of Companies Act, 2013

ANNEXURE-II TO NOTE 51 - DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Amounts outstanding as at Balance Sheet Date		
Amounts Due to		
Inter Corporate Deposit payable		
Subsidiaries		
Cessna Garden Developers Private Limited	1,215	1,254
Prestige Amusements Private Limited	103	105
Prestige Garden Constructions Private Limited	1,037	-
Prestige Garden Resorts Private Limited	27	31
Sub Total	**2,382**	**1,390**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	885
West Palm Developments LLP	266	266
Prestige Habitat Ventures	1,672	-
Vijaya Productions Private Limited	660	860
Sub Total	**2,598**	**2,011**
Total	**4,980**	**3,401**
Interest accrued but not due on Inter corporate deposits		
Subsidiaries		
Cessna Garden Developers Private Limited	339	231
Prestige Garden Constructions Private Limited	120	-
Prestige Amusements Private Limited	19	10
Prestige Garden Resorts Private Limited	34	32
Sub Total	**512**	**273**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
West Palm Developments LLP	169	139
Prestige Garden Constructions Private Limited	-	34
Vijaya Productions Private Limited	14	18
Sub Total	**183**	**191**
Total	**695**	**464**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Payables		
Subsidiaries		
Cessna Garden Developers Private Limited	-	2
I C B I (India) Private Limited	57	62
K2K Infrastructure (India) Private Limited	94	108
Prestige Falcon Retail Ventures Private Limited	-	0
Northland Holding Company Private Limited	-	8
Prestige Retail Ventures Limited	-	85
Prestige Amusements Private Limited	12	12
Sai Chakra Hotels Private Limited	-	6
Prestige Garden Constructions Private Limited	1	-
Prestige Mall Management Private Limited	11	-
Prestige Exora Business Parks Limited	-	1
Prestige Construction Ventures Private Limited	1	22
Sub Total	**176**	**306**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	0	0
Morph	42	24
Prestige Golf Resorts Private Limited	6	0
Prestige Valley View Estates LLP	20	35
Falcon Property Management & Services	25	-
Prestige Nottinghill Investments	1	269
Prestige Whitefield Investment & Developers LLP	11	11
Morph Design Company	27	20
Prestige Property Management & Services	522	200
Prestige Office Ventures	4	4
Prestige Property Management & Services (Chennai)	8	21
Prestige Foods	-	1
Thomsun Realtors Private Limited	12	17
INR Holdings	4	4
West Palm Developments LLP	-	19
Prestige AAA Investments	14	-
PSN Property Management & Services	9	5
Prestige Southcity Holdings	1	88
Prestige Realty Ventures	0	0
Prestige Interiors	-	2
Sublime	147	98
Villaland Developers LLP	-	1
Prestige Habitat Ventures	-	108
Prestige Fashions Private Limited	2	-
Silver Oak Projects	3	3
Prestige Sunrise Investments	-	12
The QS Company	36	65
Spring Green	53	24
Window Care	10	2
Vijaya Productions Private Limited	0	0
Sub Total	**957**	**1,033**
Key Management Personnel & their relative		
Almas Rezwan	0	0
Badrunissa Irfan	1	2
Faiz Rezwan	0	0
Irfan Razack	1	3
Noaman Razack	-	1

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Matheen Irfan	0	0
Alayna Zaid	0	-
Rezwan Razack	22	2
Venkat K Narayana	1	1
Sameera Noaman	0	0
Sana Rezwan	0	0
Uzma Irfan	0	3
Zayd Noaman	0	0
Danya Noaman	0	0
Sub Total	**25**	**12**
Total	**1,158**	**1,351**
Remuneration Payable		
Key Management Personnel & their relative		
Irfan Razack	4	10
Rezwan Razack	4	10
Anjum Jung	0	1
Noaman Razack	1	2
Uzma Irfan	1	2
Mohammed Zaid Sadiq	1	2
Faiz Rezwan	1	2
Omer Bin Jung	0	1
Zayd Noaman	1	2
Total	**13**	**32**
Lease Deposits Received		
Subsidiaries		
K2K Infrastructure (India) Private Limited	0	0
Prestige Amusements Private Limited	-	1
Sub Total	**-**	**1**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	0	0
Morph Design Company	1	1
Prestige Fashions Private Limited	0	0
Prestige Property Management & Services	5	5
Sub Total	**6**	**6**
Total	**6**	**7**
Advance from partnership firms		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Nottinghill Investments	566	-
Prestige Habitat Ventures	1,810	-
Silver Oak Projects	984	660
Prestige Sunrise Investments	1,001	492
Prestige Whitefield Investment & Developers LLP	1,040	974
Total	**5,401**	**2,126**
Advances Held		
Subsidiaries		
Prestige Exora Business Parks Limited	-	6,315
Sub Total	**-**	**6,315**
Key Management Personnel & their relative		
Irfan Razack	-	18

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Noaman Razack	-	18
Rezwan Razack	-	18
Anjum Jung	-	6
Sameera Noaman	-	4
Sub Total	**-**	**64**
Total	**-**	**6,379**
Amounts Due From		
Inter Corporate Deposit receivable		
Subsidiaries		
Northland Holding Company Private Limited	345	712
Prestige Construction Ventures Private Limited	283	306
Prestige Bidadi Holdings Private Limited	367	363
Prestige Shantiniketan Leisures Private Limited	429	975
Sai Chakra Hotels Private Limited	666	1,466
Village-De-Nandi Private Limited	11	11
Dollars Hotel & Resorts Private Limited	229	171
Prestige Sterling Infra Projects Private Limited	829	645
Prestige Projects Private Limited	-	274
Dashanya Tech Parkz Private Limited	483	395
Prestige Builders and Developers Private Limited	2,146	2,051
Prestige Mysore Retail Ventures Private Limited	223	-
Prestige Mangalore Retail Ventures Private Limited	103	-
Avyakth Cold Storages Private Limited	496	255
Sub Total	**6,610**	**7,624**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	358	119
Prestige Garden Estates Private Limited	486	9
Prestige Office Ventures	775	775
Thomsun Realtors Private Limited	-	29
Prestige Mysore Retail Ventures Private Limited	-	169
Prestige Mangalore Retail Ventures Private Limited	-	90
Sub Total	**1,619**	**1,191**
Total	**8,229**	**8,815**
Interest accrued but not due Inter Corporate Deposit given /debentures /loans and advances given		
Subsidiaries		
Northland Holding Company Private Limited	256	220
Prestige Construction Ventures Private Limited	162	324
Prestige Leisure Resorts Private Limited	138	142
Prestige Bidadi Holdings Private Limited	279	246
Sai Chakra Hotels Private Limited	236	178
Prestige Exora Business Parks Limited	95	150
Prestige Builders and Developers Private Limited	50	50
Prestige Shantiniketan Leisures Private Limited	521	475
Village-De-Nandi Private Limited	9	8
Dashanya Tech Parkz Private Limited	76	58
Prestige Sterling Infra Projects Private Limited	248	162
Prestige Projects Private Limited	-	42
Prestige Mysore Retail Ventures Private Limited	27	-
Prestige Mangalore Retail Ventures Private Limited	17	-
Dollars Hotel & Resorts Private Limited	30	20
Avyakth Cold Storages Private Limited	72	39
Sub Total	**2,216**	**2,114**

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Garden Estates Private Limited	4	2
Prestige Projects Private Limited	49	-
Prestige Mysore Retail Ventures Private Limited	-	9
Prestige Mangalore Retail Ventures Private Limited	-	8
INR Property Holdings	31	-
Prestige Office Ventures	69	16
Thomsun Realtors Private Limited	-	3
Prestige Southcity Holdings	22	40
Babji Realtors Private Limited	13	97
Sub Total	**188**	**175**
Total	**2,404**	**2,289**
Lease Deposits given		
Subsidiaries		
I C B I (India) Private Limited	4	4
Sub Total	**4**	**4**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
INR Holdings	31	11
Prestige Valley View Estates LLP	1	9
Sub Total	**32**	**20**
Key Management Personnel & their relative		
Irfan Razack	5	29
Rezwan Razack	5	29
Noaman Razack	-	24
Badrunissa Irfan	4	3
Faiz Rezwan	0	0
Matheen Irfan	-	0
Almas Rezwan	2	-
Alayna Zaid	1	-
Venkat K Narayana	5	5
Nisha Kiran	1	1
Sana Rezwan	2	2
Uzma Irfan	1	1
Danya Noaman	0	1
VVBS Sarma	5	5
Sameera Noaman	2	1
Zayd Noaman	0	0
Sub Total	**33**	**101**
Total	**69**	**125**
Refundable deposits given		
Subsidiaries		
Northland Holding Company Private Limited	-	496
Sub Total	**-**	**496**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
INR Property Holdings	409	383
Sub Total	**409**	**383**
Total	**409**	**879**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Trade Receivables		
Subsidiaries		
Cessna Garden Developers Private Limited	-	0
I C B I (India) Private Limited	-	0
K2K Infrastructure (India) Private Limited	-	36
Prestige Leisure Resorts Private Limited	3	2
Prestige Amusements Private Limited	14	6
Prestige Mangalore Retail Ventures Private Limited	63	-
Prestige Construction Ventures Private Limited	80	80
Dashanya Tech Parkz Private Limited	-	0
Sub Total	**160**	**124**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Mall Management Private Limited	-	0
City Properties Maintenance Company Bangalore Limited	38	39
Babji Realtors Private Limited	2	3
Morph Design Company	4	4
Prestige Habitat Ventures	-	94
Prestige Garden Constructions Private Limited	-	6
Prestige AAA Investments	50	-
INR Energy Ventures	2	-
INR Holdings	1	-
Spring Green	2	-
Prestige Mangalore Retail Ventures Private Limited	-	63
West Palm Developments LLP	-	0
Sublime	28	1
Vijaya Productions Private Limited	-	0
Villaland Developers LLP	8	7
Prestige Alta Vista Holdings	13	-
Prestige Southcity Holdings	125	317
Thomsun Realtors Private Limited	73	-
Prestige Whitefield Investment & Developers LLP	-	132
Prestige Nottinghill Investments	839	636
Prestige Sunrise Investments	-	0
Sub Total	**1,185**	**1,302**
Key Management Personnel & their relative		
Sameera Noaman	9	-
Irfan Razack	3	-
Venkat K Narayana	29	29
Rezwan Razack	3	-
Noaman Razack	3	-
Sub Total	**47**	**29**
Total	**1,392**	**1,455**
Loans & Advances recoverable		
Subsidiaries		
Prestige Exora Business Parks Limited	1,828	8,102
K2K Infrastructure (India) Private Limited	212	273
Northland Holding Company Private Limited	225	237
Sai Chakra Hotels Private Limited	394	388
Prestige Bidadi Holdings Private Limited	7,190	7,190
Village-De-Nandi Private Limited	-	0
Prestige Construction Ventures Private Limited	9	3
Prestige Projects Private Limited	-	1,054

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Prestige Hospitality Ventures Limited	1,345	1,631
Prestige Retail Ventures Limited	2,663	8
Prestige Garden Resorts Private Limited	-	0
Cessna Garden Developers Private Limited	-	9
Prestige Mangalore Retail Ventures Private Limited	4	-
Prestige Shantiniketan Leisures Private Limited	1	8
I C B I (India) Private Limited	-	1
Prestige Amusements Private Limited	-	10
Sub Total	**13,871**	**18,914**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Colonial Estates	-	2
Castlewood Investments	12	12
INR Property Holdings	-	7
Silver Oak Projects	2	3
Prestige AAA Investments	-	0
Prestige Alta Vista Holdings	1	10
Prestige Habitat Ventures	-	1
Prestige Interiors	-	1
Prestige Office Ventures	13	1
Prestige Pallavaram Ventures	1	1
Prestige Realty Ventures	-	221
Prestige Southcity Holdings	1	0
Prestige Nottinghill Investments	8	-
Prestige Sunrise Investments	-	1
Prestige Valley View Estates LLP	-	2
Prestige Mangalore Retail Ventures Private Limited	-	5
Prestige Mysore Retail Ventures Private Limited	-	2
City Properties Maintenance Company Bangalore Limited	-	5
Morph	97	41
Morph Design Company	24	27
Villaland Developers LLP	-	15
Prestige Projects Private Limited	385	-
Prestige Golf Resorts Private Limited	2	14
Prestige Garden Constructions Private Limited	-	0
Sublime	-	1
Spring Green	1	2
Thomsun Realtors Private Limited	-	2
Window Care	1	1
Sub Total	**548**	**377**
Key Management Personnel & their relative		
Irfan Razack	-	1
Rezwan Razack	-	1
Danya Noaman	1	-
Sub Total	**1**	**2**
Total	**14,420**	**19,293**
Share Application Money		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Garden Estates Private Limited	71	71
Total	**71**	**71**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Current account in partnership firms		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige AAA Investments	50	60
Prestige Nottinghill Investments	-	192
Prestige Alta Vista Holdings	732	1,066
Prestige City Properties	1,230	1,025
Prestige Office Ventures	247	406
Prestige OMR Ventures	298	293
Prestige Ozone Properties	32	31
Prestige Pallavaram Ventures	1,654	1,611
Prestige Whitefield Developers	126	96
Silverline Estates	34	3
The QS Company	99	121
West Palm Developments LLP	576	529
Prestige Valley View Estates LLP	110	109
Eden Investments & Estates	503	503
Prestige Habitat Ventures	-	411
Prestige Hi-Tech Projects	27	12
Prestige Southcity Holdings	1,023	1,202
Prestige Kammanahalli Investments	502	453
Prestige Realty Ventures	583	266
Prestige Interiors	-	5
Prestige Property Management & Services	509	753
Morph	54	-
Apex Realty Ventures LLP	442	-
PSN Property Management & Services	52	37
Villaland Developers LLP	939	340
Total	**9,822**	**9,524**
Guarantees & Collaterals Provided		
Subsidiaries		
Cessna Garden Developers Private Limited	12,363	11,946
Prestige Construction Ventures Private Limited	840	960
Prestige Shantiniketan Leisures Private Limited	1,220	1,296
Prestige Exora Business Parks Limited	7,825	8,358
Prestige Garden Constructions Private Limited	1,271	-
Prestige Mangalore Retail Ventures Private Limited	756	-
Prestige Mysore Retail Ventures Private Limited	722	-
Prestige Retail Ventures Limited	3,104	-
Sai Chakra Hotels Private Limited	3,237	3,207
Sub Total	**31,338**	**25,767**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	1,340
Prestige City Properties	4,785	3,165
Villaland Developers LLP	-	838
Prestige Mangalore Retail Ventures Private Limited	-	839
Prestige Mysore Retail Ventures Private Limited	-	719
Apex Realty Ventures LLP	420	-
Prestige Habitat Ventures	5,854	3,000
Babji Realtors Private Limited	2,222	2,522
Vijaya Productions Private Limited	2,634	3,230

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
INR Energy Ventures	-	3,834
Morph	600	600
Sub Total	**16,515**	**20,087**
Total	**47,853**	**45,854**
Guarantees & Collaterals Received		
Subsidiaries		
Northland Holding Company Private Limited	3,695	3,961
Prestige Bidadi Holdings Private Limited	1,486	-
Prestige Garden Resorts Private Limited	-	1,750
Village-De-Nandi Private Limited	5,000	-
Prestige Sterling Infra Projects Private Limited	3,400	3,427
Sub Total	**13,581**	**9,138**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Realty Ventures	-	1,750
Villaland Developers LLP	4,022	-
Eden Investments & Estates	5,000	-
Prestige Nottinghill Investments	3,000	-
Silver Oak Projects	4,022	536
Prestige Sunrise Investments	4,022	1,474
Sub Total	**20,066**	**3,760**
Key Management Personnel & their relative		
Directors	19,916	16,975
Sub Total	**19,916**	**16,975**
Total	**53,563**	**29,873**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

ANNEXURE-II TO NOTE 51 - DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Transactions during the year		
Dividend Paid		
Trusts in which the directors are interested		
Razack Family Trust	270	270
Sub Total	**270**	**270**
Key Management Personnel & their relative		
Irfan Razack	11	11
Rezwan Razack	11	11
Noaman Razack	11	11
Badrunissa Irfan	3	3
Almas Rezwan	3	3
Sameera Noaman	3	3
Uzma Irfan	1	1
Faiz Rezwan	1	1
Zayd Noaman	1	1
Sub Total	**45**	**45**
Total	**315**	**315**
Inter Corporate Deposits taken		
Subsidiaries		
Cessna Garden Developers Private Limited	195	330
Prestige Exora Business Parks Limited	-	168
Prestige Amusements Private Limited	13	25
Prestige Garden Constructions Private Limited	28	-
Sub Total	236	523
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Habitat Venture	1672	-
Prestige Garden Constructions Private Limited	124	885
Sub Total	**1796**	**885**
Total	**2032**	**1,408**
Repayment of Inter-Corporate Deposits taken		
Subsidiaries		
Cessna Garden Developers Private Limited	234	90
Prestige Exora Business Parks Limited	-	398
Prestige Amusements Private Limited	15	-
Prestige Garden Resorts Private Limited	4	7
Sub Total	**253**	**495**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Vijaya Productions Private Limited	200	-
Sub Total	**200**	**-**
Total	**453**	**495**
Repayment of Lease Deposits taken		
Subsidiaries		
Prestige Leisure Resorts Private Limited	-	1
Prestige Amusements Private Limited	1	-
Sub Total	**1**	**1**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Fashions Private Limited	-	2
Sub Total	**-**	**2**
Total	**1**	**3**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Lease Deposits Given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
INR Holdings	20	11
Sub Total	**20**	**11**
Key Management Personnel & their relative		
Badrunissa Irfan	1	-
Almas Rezwan	2	-
Alayna Zaid	1	-
Sameera Noaman	1	-
Sub Total	**5**	**-**
Total	**25**	**11**
Repayment of Lease Deposits Given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Valley View Estates LLP	8	-
	8	**-**
Key Management Personnel & their relative		
Irfan Razack	24	-
Rezwan Razack	24	-
Noaman Razack	24	-
Matheen Irfan	0	-
Danya Noaman	1	-
Sub Total	**73**	**-**
Total	**81**	**-**
Repayment of Refundable deposit given		
Subsidiaries		
Northland Holding Company Private Limited	496	-
Total	**496**	**-**
Refundable deposit given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
INR Property Holdings	26	383
Total	**26**	**383**
Inter-Corporate Deposits given		
Subsidiaries		
Northland Holding Company Private Limited	633	48
Prestige Bidadi Holdings Private Limited	4	8
Prestige Construction Ventures Private Limited	6	25
Prestige Shantiniketan Leisures Private Limited	454	174
Sai Chakra Hotels Private Limited	700	702
Avyakth Cold Storages Private Limited	241	140
Prestige Sterling Infra Projects Private Limited	184	294
Dashanya Tech Parkz Private Limited	88	117
Prestige Mangalore Retail Ventures Private Limited	13	-
Prestige Mysore Retail Ventures Private Limited	29	-
Prestige Builders and Developers Private Limited	2,103	2,051
Prestige Projects Private Limited	-	35
Dollars Hotel & Resorts Private Limited	58	9
Sub Total	**4,513**	**3,603**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	280	-
Prestige Garden Estates Private Limited	477	3
Prestige Projects Private Limited	245	55
Prestige Mangalore Retail Ventures Private Limited	-	62
Prestige Mysore Retail Ventures Private Limited	25	151
Prestige Office Ventures	-	1,038
Thomsun Realtors Private Limited	12	112
Sub Total	**1,039**	**1,421**
Total	**5,552**	**5,024**
Inter-Corporate Deposits given recovered		
Subsidiaries		
Northland Holding Company Private Limited *	1,000	-
Prestige Shantiniketan Leisures Private Limited *	1,000	-
Prestige Builders and Developers Private Limited	2,008	-
Sai Chakra Hotels Private Limited *	1,500	8
K2K Infrastructure (India) Private Limited	-	171
Avyakth Cold Storages Private Limited	-	40
Prestige Leisure Resorts Private Limited	-	147
Prestige Construction Ventures Private Limited	29	68
Sub Total	**5,537**	**434**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	41	-
Prestige Projects Private Limited	519	-
Prestige Mysore Retail Ventures Private Limited	-	12
Thomsun Realtors Private Limited	41	83
Prestige Office Ventures	-	263
Sub Total	**601**	**358**
Total	**6,138**	**792**
* Converted into Optionally convertible debentures		
Share/Debentures Application money given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Thomsun Realtors Private Limited	-	243
Total	**-**	**243**
Investments made in		
Subsidiaries		
Northland Holding Company Private Limited	1,000	-
Prestige Shantiniketan Leisures Private Limited	1,000	-
Sai Chakra Hotels Private Limited	1,500	-
Apex Realty Management Private Limited	2	-
Prestige Mall Management Private Limited	32	-
Prestige Sterling Infra Projects Private Limited	-	3,360
K2K Infrastructure (India) Private Limited	-	209
Sub Total	**3,534**	**3,569**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Pallavaram Ventures	-	464
Morph	0	-
Apex Realty Ventures LLP	23	-
Thomsun Realtors Private Limited	293	663
Prestige Projects Private Limited	1,488	-
Sub Total	**1,804**	**1,127**
Total	**5,338**	**4,696**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Purchase of investments from		
Subsidiaries		
Prestige Exora Business Parks Limited	-	427
Sub Total	**-**	**427**
Key Management Personnel & their relative		
Directors	-	1
Sub Total	**-**	**1**
Total	**-**	**428**
Sale/ redemption of investments		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Thomsun Realtors Private Limited	201	-
Total	**201**	**-**
Sale of land/Units/Fitouts/Goods		
Key Management Personnel & their relative		
Irfan Razack	-	4
Rezwan Razack	-	4
Noaman Razack	-	4
Anjum Jung	-	1
Sameera Noaman	-	18
Total	**-**	**31**
Purchase of Goods & Services		
Subsidiaries		
K2K Infrastructure (India) Private Limited	781	951
Cessna Garden Developers Private Limited	2	1
Sai Chakra Hotels Private Limited	5	-
Northland Holding Company Private Limited	28	34
Prestige Amusements Private Limited	5	4
Prestige Leisure Resorts Private Limited	1	4
Sub Total	**822**	**994**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	-	2
Morph	194	124
Morph Design Company	104	81
Prestige Fashions Private Limited	1	4
Falcon Property Management & Services	2	-
Prestige Mysore Retail Ventures Private Limited	-	11
Prestige Property Management & Services	810	653
Prestige Property Management & Services (Chennai)	90	3
PSN Property Management & Services	3	2
Spring Green	70	61
Sublime	126	148
The QS Company	33	61
Window Care	11	3
Sub Total	**1,444**	**1,153**
Key Management Personnel & their relative		
Nihar. A. Sait	6	8
Sub Total	**6**	**8**
Total	**2,272**	**2,155**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest Expenses		
Subsidiaries		
Prestige Garden Resorts Private Limited	3	3
Prestige Exora Business Parks Limited	-	378
Cessna Garden Developers Private Limited	120	104
Prestige Garden Constructions Private Limited	102	-
Prestige Amusements Private Limited	10	8
Sub Total	**235**	**493**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
West Palm Developments LLP	34	34
Prestige Garden Constructions Private Limited	-	38
Vijaya Productions Private Limited	65	83
Sub Total	**99**	**155**
Total	**334**	**648**
Remuneration		
Key Management Personnel & their relative		
Irfan Razack	64	64
Rezwan Razack	64	64
Faiz Rezwan	6	4
Noaman Razack	5	5
Uzma Irfan	6	4
Mohammed Zaid Sadiq	6	4
Anjum Jung	2	2
Omer Bin Jung	2	2
Zayd Noaman	6	4
Total	**161**	**153**
Rental Expense		
Subsidiaries		
I C B I (India) Private Limited	13	12
Prestige Hospitality Ventures Limited	360	-
Prestige Construction Ventures Private Limited	13	11
Sub Total	386	23
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Valley View Estates LLP	9	9
INR Holdings	46	17
Prestige Office Ventures	3	3
Prestige Foods	1	1
Sub Total	**59**	**30**
Key Management Personnel & their relative		
Almas Rezwan	1	-
Alayna Zaid	1	1
Badrunissa Irfan	8	6
Faiz Rezwan	0	-
Matheen Irfan	-	0
Irfan Razack	12	12
Noaman Razack	0	0
Venkat K Narayana	9	9
VVBS Sarma	8	8

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Nisha Kiran	1	1
Rezwan Razack	11	10
Sameera Noaman	3	3
Sana Rezwan	5	1
Uzma Irfan	2	1
Zayd Noaman	0	-
Danya Noaman	0	-
Sub Total	**61**	**52**
Total	**506**	**105**
Share of Loss from Firms		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Eden Investments & Estates	0	0
Silverline Estates	0	-
Villaland Developers LLP	17	30
Prestige Whitefield Investment & Developers LLP	11	63
Prestige Whitefield Developers	-	0
Prestige Pallavaram Ventures	-	0
Prestige AAA Investments	8	3
Prestige Interiors	1	-
Prestige Kammanahalli Investments	1	0
Prestige Alta Vista Holdings	8	-
Prestige Nottinghill Investments	11	-
Prestige OMR Ventures	0	-
Prestige Southcity Holdings	15	-
Apex Realty Ventures LLP	0	-
Prestige City Properties	-	0
Prestige Realty Ventures	0	-
Prestige Hi-Tech Projects	5	9
Silver Oak Projects	26	-
Total	**103**	**105**
Share of Profit from Firms		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Habitat Ventures	1,066	578
Prestige Property Management & Services	346	340
Prestige Nottinghill Investments	-	271
Prestige Ozone Properties	1	1
Prestige Sunrise Investments	1,346	365
Prestige Interiors	-	6
Silverline Estates	-	0
The QS Company	6	40
Silver Oak Projects	-	27
Prestige Whitefield Developers	0	-
PSN Property Management & Services	70	84
Prestige Southcity Holdings	-	64
Prestige Valley View Estates LLP	8	8
Prestige City Properties	0	-
West Palm Developments LLP	77	74
Prestige Hospitality Ventures	-	27

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Prestige Retail Ventures	-	32
Prestige Office Ventures	69	3
Prestige Pallavaram Ventures	0	-
Prestige Alta Vista Holdings	-	31
Morph	2	-
Total	**2,991**	**1,951**
Donation Paid		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Foundation	38	13
Total	**38**	**13**
Management fees		
Subsidiaries		
Cessna Garden Developers Private Limited	112	-
Sub Total	**112**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Nottinghill Investments	526	485
Prestige AAA Investments	35	-
Prestige Southcity Holdings	313	126
Thomsun Realtors Private Limited	62	-
Prestige Whitefield Investment & Developers LLP	269	122
Sub Total	**1,205**	**733**
Total	**1,317**	**733**
Rental Income		
Subsidiaries		
I C B I (India) Private Limited	0	0
K2K Infrastructure (India) Private Limited	1	1
Prestige Leisure Resorts Private Limited	6	16
Sub Total	**7**	**17**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Morph Design Company	2	2
INR Holdings	18	-
Prestige Property Management & Services	7	7
Prestige Fashions Private Limited	1	4
Sub Total	**28**	**13**
Key Management Personnel & their relative		
Sameera Noaman	1	1
Zayd Noaman	0	0
Sana Rezwan	0	-
Uzma Irfan	1	-
Badrunissa Irfan	1	-
Faiz Rezwan	0	-
Almas Rezwan	1	1
Danya Noaman	0	0
Sub Total	**4**	**2**
Total	**39**	**32**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest Income		
Subsidiaries		
Northland Holding Company Private Limited	39	69
Prestige Construction Ventures Private Limited	29	33
Prestige Leisure Resorts Private Limited	-	15
Prestige Bidadi Holdings Private Limited	37	36
Dashanya Tech Parkz Private Limited	21	12
Prestige Shantiniketan Leisures Private Limited	52	89
Prestige Sterling Infra Projects Private Limited	96	92
Prestige Builders and Developers Private Limited	-	56
Village-De-Nandi Private Limited	1	1
Sai Chakra Hotels Private Limited	64	98
Prestige Projects Private Limited	-	21
Prestige Mangalore Retail Ventures Private Limited	10	-
Prestige Mysore Retail Ventures Private Limited	21	-
Dollars Hotel & Resorts Private Limited	11	7
Avyakth Cold Storages Private Limited	39	22
Sub Total	**420**	**551**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Office Ventures	78	85
INR Property Holdings	34	-
Thomsun Realtors Private Limited	2	3
Prestige Garden Estates Private Limited	2	1
Prestige Projects Private Limited	8	-
Prestige Mangalore Retail Ventures Private Limited	-	8
Prestige Mysore Retail Ventures Private Limited	-	9
Prestige Southcity Holdings	37	28
Babji Realtors Private Limited	31	21
Sub Total	**192**	**155**
Total	**612**	**706**
Rendering of services		
Subsidiaries		
Prestige Amusements Private Limited	18	-
Sub Total	**18**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Nottinghill Investments	18	-
Babji Realtors Private Limited	1	-
INR Property Holdings	4	-
INR Energy Ventures	2	-
Spring Green	3	2
Prestige AAA Investments	8	-
Prestige Alta Vista Holdings	11	-
Prestige Sunrise Investments	-	0
Daffodil Investments	-	2
Sub Total	**47**	**4**
Key Management Personnel & their relative		
Sameera Noaman	1	0
Sub Total	**1**	**0**
Total	**66**	**4**

NOTES

FORMING PART OF FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Guarantees & Collaterals Provided		
Subsidiaries		
Cessna Garden Developers Private Limited	2,312	7,545
Sai Chakra Hotels Private Limited	30	1,161
Prestige Retail Ventures Limited	3,104	-
Prestige Mysore Retail Ventures Private Limited	3	-
Prestige Shantiniketan Leisures Private Limited	-	1,296
Sub Total	**5,449**	**10,002**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige City Properties	1,620	468
Prestige Garden Constructions Private Limited	-	1,340
Prestige Mysore Retail Ventures Private Limited	-	234
Villaland Developers LLP	-	838
Apex Realty Ventures LLP	420	-
Prestige Habitat Ventures	2,854	3,000
INR Energy Ventures	-	3,834
Morph	-	600
Sub Total	**4,894**	**10,314**
Total	**10,343**	**20,316**
Release of Guarantees & Collaterals provided		
Subsidiaries		
Cessna Garden Developers Private Limited	1,895	6,724
Prestige Construction Ventures Private Limited	120	87
Prestige Shantiniketan Leisures Private Limited	76	-
Prestige Garden Constructions Private Limited	69	-
Prestige Exora Business Parks Limited	533	386
Prestige Mangalore Retail Ventures Private Limited	83	-
Sub Total	**2,776**	**7,197**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	300	315
Villaland Developers LLP	838	-
Prestige Garden Constructions Private Limited	-	552
Prestige Mangalore Retail Ventures Private Limited	-	71
Prestige City Properties	-	-
Vijaya Productions Private Limited	596	200
INR Energy Ventures	3,834	-
Sub Total	**5,568**	**1,138**
Total	**8,344**	**8,335**
Guarantees & Collaterals Received		
Subsidiaries		
Northland Holding Company Private Limited	3	3,964
Prestige Bidadi Holdings Private Limited	1,486	-
Village-De-Nandi Private Limited	5,000	-
Prestige Garden Resorts Private Limited	-	1,750
Prestige Sterling Infra Projects Private Limited	-	3,427
Sub Total	**6,489**	**9,141**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Realty Ventures	-	1,750
Eden Investments & Estates	5,000	-
Prestige Nottinghill Investments	3,000	-
Silver Oak Projects	4,022	-
Villaland Developers LLP	4,022	-
Prestige Sunrise Investments	4,022	-
Sub Total	**20,066**	**1,750**
Key Management Personnel & their relative		
Directors	8,855	5,316
Sub Total	**8,855**	**5,316**
Total	**35,410**	**16,207**
Release of Guarantees & Collaterals received		
Subsidiaries		
Cessna Garden Developers Private Limited	-	139
Northland Holding Company Private Limited	269	3,855
Village-De-Nandi Private Limited	-	100
Prestige Sterling Infra Projects Private Limited	27	-
Prestige Garden Resorts Private Limited	1,750	139
Sub Total	**2,046**	**4,233**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Silver Oak Projects	536	898
Prestige Nottinghill Investments	-	-
Prestige Sunrise Investments	1,474	427
Prestige Realty Ventures	1,750	139
Sub Total	**3,760**	**1,464**
Key Management Personnel & their relative		
Directors	5,914	6,945
Sub Total	**5,914**	**6,945**
Total	**11,720**	**12,642**

(A) Related party relationships are as identified by the Company on the basis of information available with them and relied upon by the auditors.

(B) The above amounts exclude reimbursement of expenses.

(C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

(D) The closing balances given above under the head Guarantees and Collaterals represent the closing balances of the facilities availed by the recipient of the Guarantee at the year end. The undrawn amounts of the facilities in respect of which the Company or other entities as the case may be are contingently liable are as follows:

Undrawn amount in respect of facilities guaranteed by the Company mentioned above - ₹ 4,359 Million (31 March 2018 - ₹7,137 Million)

Undrawn amount in respect of facilities availed by the Company which are guaranteed by other entities mentioned above - ₹ 520 Million (31 March 2018 - ₹ 506 Million)

INDEPENDENT AUDITOR'S REPORT

To the Members of Prestige Estates Projects Limited

REPORT ON THE AUDIT OF THE CONSOLIDATED IND AS FINANCIAL STATEMENTS

OPINION

We have audited the accompanying consolidated Ind AS financial statements of Prestige Estates Projects Limited (hereinafter referred to as "the Holding Company"), its subsidiaries, jointly controlled entities and an associate (together, "the Group"),comprising of the consolidated Balance Sheet as at March 31 2019, the consolidated Statement of Profit and Loss, including other comprehensive income, the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, jointly controlled entities and an associate, the aforesaid consolidated Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2019, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

EMPHASIS OF MATTER - LITIGATION

We draw attention to Note 56 to the consolidated Ind AS financial statements, where in it is stated, that the Holding Company has gross receivables of ₹ 923 million from a Land Owner, against whom winding up petitions has been ordered by the Hon'ble High Court of Judicature. Pending resolution of the litigation against the land owner, these receivables are classified as recoverable based on rights under a Joint Development Agreement. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the consolidated Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated Ind AS financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
Adoption of Ind AS 115 - Revenue from Contract with Customers (as described in note 2.3 and 53 of the consolidated Ind AS financial statements)	
During the year ended March 31, 2019, the Group has adopted Ind AS 115 - Revenue from Contracts with Customers, which is mandatory for reporting periods beginning on or after April 1, 2018. The application of Ind AS 115 has impacted the Group's accounting for recognition of revenue from sale of real estate inventory property and has resulted in debit to retained earnings as at April 1, 2018 by ₹ 10,119 million as per the modified retrospective method. In accordance with the requirements of Ind AS 115, Group's revenue from sale of real estate inventory property (other than projects executed through joint development arrangements described below), is recognised at a point in time, which is upon the Group satisfying its performance obligation and the customer obtaining control of the promised asset. For revenue contract forming part of joint development arrangements ('JDA'), the revenue from the development and transfer of constructed area/ revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner. Such revenue is recognised over a period of time in accordance with the requirements of Ind AS 115. Application of Ind AS 115, including the impact to retained earnings balance as at April 1, 2018 as per modified retrospective method, requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer. Further, for projects executed through JDA, significant estimate is undertaken by Holding Company's management for determining the fair value of the estimated construction service. As the revenue recognition involves significant estimates and judgement, we regard this as a key audit matter.	As part of audit procedures: • Read the accounting policy for revenue recognition of the Group and assessed compliance of the policy in terms of principles enunciated under Ind AS 115. • Obtained and examined the computation of the adjustment to retained earnings balance as at April 1, 2018 upon adoption of Ind AS 115 as per the modified retrospective method. • Assessed the Holding Company's management evaluation of determining revenue recognition from sale of real estate inventory property at a point in time in accordance with the requirements under Ind AS 115. • Understood and tested Holding Company's management process and controls around transfer of control in case of sale of real estate inventory property and further controls related to determination of fair value of estimated construction service rendered to the landowner in relation to projects executed through JDA. • On a sample basis inspected the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the property to the customer based on which revenue is recognised at a point in time. For projects executed during the year through JDA, on a sample basis: • Obtained and examined the computation of the fair value of the construction service under JDA • Obtained the joint development agreements entered into by the Group and compared the ratio of constructed area/ revenue sharing arrangement between the Group and the landowner as mentioned in the agreement to the computation statement prepared by the Holding Company's management. • Compared the fair value of the estimated construction service, to the project cost estimates and mark up considered by the Holding Company's management. • Assessed the disclosures made in accordance with the requirements of Ind AS 115.
Accuracy and completeness of related party transactions and disclosures (as described in note 54 of the consolidated Ind AS financial statements)	
The Group has undertaken transactions with its related parties in the normal course of business at arm's length. These include making new or additional investments in its associates, joint ventures and other related parties and lending and borrowing of Inter-corporate deposits ('ICD') to or from the related parties. We identified the accuracy and completeness of the said related party transactions and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2019 and regulatory compliance thereon.	As part of audit procedures: • Obtained and read the Group's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining approval, recording and disclosure of related party transactions. • Tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents and for appropriate authorization and approval for such transactions. • Read minutes of shareholder meetings, board meetings and minutes of meetings of those charged with governance in connection with Group's assessment of related party transactions being in the ordinary course of business at arm's length. • Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.

<table>
<tr><th>Key audit matters</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td colspan="2">Assessing the carrying value of Inventory (including advances paid towards land procurement) and Refundable deposit paid under JDA (as described in note 2.21 of the consolidated Ind AS financial statements)</td></tr>
<tr><td>As at March 31, 2019, the carrying value of inventory comprising of Work in progress and Stock of units in completed projects is ₹ 131,390 million. The inventory is valued at the lower of the cost and net realisable value ("NRV"). The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.

Further, advances paid by the Group to the landowner/ intermediary towards outright purchase of land is recognised as land advance under other assets during the course of transferring the legal title to the Group, whereupon it is transferred to land stock under inventories. For land acquired under joint development agreement, the Group has paid Refundable deposits for acquiring the development rights.

The aforesaid deposits and advances are carried at the lower of the amount paid/ payable and net recoverable value, which is based on the Holding Company's management's assessment including the expected date of commencement and completion of the project and the estimate of sale prices and construction costs of the project.

We identified the assessment of the carrying value of inventory and land advances/ deposits as a key audit matter due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment.</td><td>As part of audit procedures:
• Evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory and advances, including evaluating Holding Company's management processes for estimating future costs to complete projects.
• Assessed the Group's methodology applied in assessing the carrying value.
• Obtained and tested the computation involved in assessment of carrying value including the NRV/ net recoverable value.
• Made inquiries with Holding Company's management to understand key assumptions used in determination of the NRV/ net recoverable value.
For inventory balance:
• Compared the total projected budgeted cost to the total budgeted sale value from the project.
• Compared the NRV to recent sales in the project or to the estimated selling price.
• Compared the NRV to the carrying value in books.
For land advance/ refundable deposits:
• Obtained and assessed the Holding Company's management assumptions relating to launch of the project, development plan and future sales.
• Obtained status update from the Holding Company's management and verified the underlying documents for related developments in respect of the land acquisition and expected realization of deposit amount.
• Carried out external confirmation procedures to obtain evidence supporting the carrying value of land advance and refundable deposits on sample basis.</td></tr>
<tr><td colspan="2">Acquisition of additional interest in joint venture entities that results in consolidation (as described in note 2.6 and note 57 of the consolidated Ind AS financial statements)</td></tr>
<tr><td>During the year ended March 31, 2019, the Group acquired further stake in certain of its jointly controlled entities resulting in the group acquiring control in these entities.

We considered the audit of accounting for these acquisitions to be a key audit matter, since this require significant Holding Company's management judgement as regards:
• Determining whether the acquisition is that of a business or is an acquisition of an asset or group of assets that do not constitute a business;
• Determining the fair value of the assets acquired and liabilities assumed in case of acquisition of business; and
• Allocation of the purchase price to the assets acquired and liabilities assumed.</td><td>As part of audit procedures:
• Assessed Holding Company's management evaluation of whether the acquisition represents a business under Ind AS 103 or is an asset acquisition.
• Reviewed relevant underlying documents, including the share purchase agreements applicable to the acquisition along with the necessary board approval for the acquisition.
• Obtained and read the valuation report used by the Holding Company's management for measuring at fair value, the assets acquired, and liabilities assumed, including the allocation of purchase price.
• Assessed the accounting treatment, including the related fair value gain on previously held interest by comparing these to the valuation report.
• Assessed the related disclosures in the financial statements regarding these acquisitions.</td></tr>
<tr><td colspan="2">Assessing the carrying value of Investment property and investment properties under construction (as described in note 2.17 and 2.18 of the consolidated Ind AS financial statements)</td></tr>
<tr><td>As at March 31, 2019, the carrying value of the Investment property is ₹ 59,048 million (including properties under construction - ₹ 14,750 million). The carrying value of the investment property is calculated using land costs, construction costs, interest costs and other related costs. The Group reviews on a periodical basis whether there are any indicators of impairment of such investment properties, i.e. ensuring that its investment properties are carried at no more than their recoverable amount.

We considered the assessment of carrying value of Investment property as a key audit matter due to significance of the balance and significant estimates and judgement involved in impairment assessment.</td><td>As part of audit procedures:
• Assessed the Group's valuation methodology and assumptions applied in determining the recoverable amount.
• Obtained and read the valuation report used by the Holding Company's management for determining the fair value ('recoverable amount') of the investment property.
• Assessed the Group's valuation methodology applied and compared key property related data used as input with historical actual data.
• Compared the recoverable amount of the investment property to the carrying value in books.
• Assessed the disclosures made in the consolidated Ind AS financial statements regarding such investment property.</td></tr>
</table>

Key audit matters	How our audit addressed the key audit matter
Impairment of net investments in joint venture and associate entities (as described in note 2.23 of the consolidated Ind AS financial statements)	
As at March 31, 2019, the carrying values of the Group's interests in joint venture and associate entities amounted to ₹ 7,692 million. Holding Company's Management reviews on a periodical basis whether there are any indicators of impairment of such investments. For investments where impairment indicators exist, Holding Company's management estimated the recoverable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value/ value in use. As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	As part of audit procedures: • Read and evaluated the accounting policies with respect to investment • Assessed the Group's methodology applied in assessing the carrying value. • Assessed the Group's valuation methodology and assumptions applied in determining the recoverable amount. • Compared the recoverable amount of the investment to the carrying value in books. • Examined the disclosures made in the financial statements regarding such investments.

OTHER INFORMATION

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

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

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

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED IND AS FINANCIAL STATEMENTS

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated Ind AS financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies and management of the subsidiary and joint venture partnership firms included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated Ind AS financial statements, the respective Board of Directors of the companies and management of the subsidiary and joint venture partnership firms included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those respective Board of Directors and Those Charged with Governance of the companies and management of the subsidiary and joint venture partnership firms included in the Group are also responsible for overseeing the financial reporting process of the Group.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED IND AS FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated Ind AS financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated Ind AS financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2019 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTER

(a) We did not audit the financial statements and other financial information, in respect of 49 subsidiaries, whose Ind AS financial statements include total assets of ₹ 102,705 million and total revenues of ₹ 22,944 million and net cash inflows of ₹ 268 million for the year ended on that date. These Ind AS financial statement and other financial information have been audited by other auditors, whose financial statements, other financial information and auditor's reports have been furnished to us by the management. The consolidated Ind AS financial statements also include the Group's share of net profit of ₹ 361 million for the year ended March 31, 2019, as considered in the consolidated Ind AS financial statements, in respect of 7 jointly controlled entities, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and jointly controlled entities, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and jointly controlled entities, is based solely on the reports of such other auditors.

(b) The accompanying consolidated Ind AS financial statements also include the Group's share of net profit of ₹ 22 million for the year ended March 31, 2019, as considered in the consolidated Ind AS financial statements, in respect of an associate, whose financial statements and other financial information have not been audited and whose unaudited financial statements, other unaudited financial information have been furnished to us by the Management. Our opinion, in so far as it relates to the amounts and disclosures included in respect of this associate, and our report in terms of sub-sections (3) of Section 143 of the Act in so far as it relates to the aforesaid associate, is based solely on such unaudited financial statement and other unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, these financial statements and other financial information are not material to the Group.

Our opinion above on the consolidated Ind AS financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, jointly controlled entities and an associate, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/ the other auditors whose report we have relied upon 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 of the aforesaid consolidated Ind AS financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of

Other Comprehensive Income, the Consolidated Statement of Cash Flows and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements;

(d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2019 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies and jointly controlled entities incorporated in India, none of the directors of the companies incorporated in India is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy and the operating effectiveness of the internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements of the Holding Company and its subsidiary companies and jointly controlled entities incorporated in India, refer to our separate Report in "Annexure 1" to this report;

(g) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries and jointly controlled entities incorporated in India, the managerial remuneration for the year ended March 31, 2019 has been paid/ provided by the Holding Company, its subsidiaries and jointly controlled entities incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(h) 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 and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and jointly controlled entities, as noted in the 'Other matter' paragraph:

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on its consolidated financial position of the Group – Refer Note 42 to the consolidated Ind AS financial statements;

ii. Provision has been made in the consolidated Ind AS financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, on long-term contracts – Refer Note 32 to the consolidated Ind AS financial statements. The Group did not have any derivative contracts for which there were any material foreseeable losses;

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, its subsidiaries and jointly controlled entities incorporated in India during the year ended March 31, 2019.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567

Place of Signature: Bengaluru, India
Date: May 27, 2019

ANNEXURE 1 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE CONSOLIDATED IND AS FINANCIAL STATEMENTS OF PRESTIGE ESTATES PROJECTS LIMITED

REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT")

In conjunction with our audit of the consolidated Ind AS financial statements of Prestige Estates Projects Limited as of and for the year ended March 31, 2019, we have audited the internal financial controls over financial reporting of Prestige Estates Projects Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies and jointly controlled entities, which are companies incorporated in India, as of that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Holding Company, its subsidiary companies and jointly controlled entities, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the company's internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements 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, both, issued by Institute of Chartered Accountants of India, and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 with reference to these consolidated Ind AS financial statements 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 over financial reporting with reference to these consolidated Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements.

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE IND AS CONSOLIDATED FINANCIAL STATEMENTS

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

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING WITH REFERENCE TO THESE CONSOLIDATED IND AS FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements, 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 with reference to these consolidated Ind AS financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these consolidated Ind AS financial statements 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 Holding Company, its subsidiary companies and jointly controlled entities, which are companies incorporated in India, have, maintained in all material respects, an adequate internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements and such internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements were operating effectively as at March 31,2019, based on the internal control over financial reporting criteria established by the Holding 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.

OTHER MATTERS

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting with reference to these consolidated financial statements of the Holding Company, insofar as it relates to 21 subsidiary companies and 4 jointly controlled entities, which are Companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiary and jointly controlled entities incorporated in India.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Adarsh Ranka
Partner
Membership Number: 209567

Place of Signature: Bengaluru, India
Date: May 27, 2019

CONSOLIDATED BALANCE SHEET

AS AT 31 MARCH 2019

₹ In Million

	Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
A.	**ASSETS**			
(1)	**Non-current assets**			
(a)	Property, plant and equipment	5	19,841	12,746
(b)	Capital work-in-progress (including Investment property under construction)		16,450	25,081
(c)	Investment property	6	44,298	35,430
(d)	Goodwill	7	3,069	3,069
(e)	Other intangible assets	8	116	103
(f)	Investments in associate and joint venture	9	7,692	4,142
(g)	Financial assets			
	(i) Investments	9	87	93
	(ii) Loans	10	9,043	9,104
	(iii) Other financial assets	11	1,853	1,814
(h)	Deferred tax assets (net)	27	6,374	691
(i)	Income tax assets (net)		3,625	2,778
(j)	Other non-current assets	12	3,474	4,235
			115,922	**99,286**
(2)	**Current assets**			
(a)	Inventories	13	131,501	57,127
(b)	Financial assets			
	(i) Investments	14	5	111
	(ii) Trade receivables	15	16,544	9,645
	(iii) Cash and cash equivalents	16	6,530	3,532
	(iv) Other bank balances	17	593	3,853
	(v) Loans	18	7,239	7,067
	(vi) Other financial assets	19	467	125
(c)	Other current assets	20	8,181	8,970
			171,060	**90,430**
Total			**286,982**	**189,716**
B.	**EQUITY AND LIABILITIES**			
(1)	**Equity**			
(a)	Equity share capital	21	3,750	3,750
(b)	Other equity	22	38,516	43,577
	Equity attributable to owners of the Company		**42,266**	**47,327**
	Non controlling interest	23	1,120	2,300
	Total Equity		**43,386**	**49,627**
(2)	**Non-current liabilities**			
(a)	Financial liabilities			
	(i) Borrowings	24	47,194	39,743
	(ii) Other financial liabilities	25	1,513	1,702
(b)	Provisions	26	231	161
(c)	Deferred tax liabilities (net)	27	2,651	2,434
			51,589	**44,040**
(3)	**Current liabilities**			
(a)	Financial liabilities			
	(i) Borrowings	28	34,914	29,335
	(ii) Trade payables	29	12,530	13,542
	(iii) Other financial liabilities	30	14,332	15,710
(b)	Other current liabilities	31	127,401	35,739
(c)	Provisions	32	2,468	1,357
(d)	Income tax liabilities (net)		362	366
			192,007	**96,049**
Total			**286,982**	**189,716**

See accompanying notes to the Consolidated Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

For and on behalf of the board of directors of Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

Place: Bengaluru
Date: 27 May 2019

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from operations	33	51,719	54,986
Other income	34	1,122	679
Total Income (I)		**52,841**	**55,665**
EXPENSES			
(Increase) / decrease in inventory	35	(14,938)	2,753
Contractor cost		16,852	16,689
Purchase of project material		4,988	6,686
Purchase of completed units		1,027	-
Land purchase cost		13,944	2,876
Rental expenses		2,858	2,745
Rates and taxes		2,640	1,704
Facility management expense		1,228	2,298
Employee benefits expense	36	3,986	2,958
Finance costs	37	7,228	5,657
Depreciation and amortization expense	5,6,8	3,229	1,547
Other expenses	38	4,596	3,507
Total Expenses (II)		**47,638**	**49,420**
Profit before exceptional Items (III = I-II)		**5,203**	**6,245**
Exceptional items (IV)	57	894	-
Profit before share of profit/(loss) from associate and jointly controlled entities and tax expense (V = III + IV)		**6,097**	**6,245**
Share of profit / (loss) from associates/ jointly controlled entities (Net of tax) (VI)		307	136
Profit before tax (VII = V + VI)		**6,404**	**6,381**
Tax expense :	39		
Current tax		1,714	2,188
Deferred tax		271	(53)
Total Tax expense (VIII)		**1,985**	**2,135**
Profit for the year (IX = VII - VIII)		**4,419**	**4,246**
Other Comprehensive Income			
Items that will not be recycled to profit or loss			
Remeasurements of defined benefit liabilities / (asset)		(17)	9
Tax impact		6	(3)
Total other comprehensive income/ (loss) (X)		**(11)**	**6**
Total comprehensive income for the year (IX + X)		**4,408**	**4,252**
Profit for the year attributable to:			
Owners of the Company		4,156	3,713
Non-controlling interests		263	533
Other comprehensive income for the year attributable to:			
Owners of the Company		(11)	6
Non-controlling interests		-	-
Total comprehensive income for the year attributable to:			
Owners of the Company		4,145	3,719
Non-controlling interests		263	533
Earnings per equity share (par value of ₹ 10 each)	40		
Basic and diluted EPS (in ₹)		11.08	9.90

See accompanying notes to the Consolidated Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

₹ In Million

Particulars	Equity share capital	Other equity						Equity Attributable to owners of the Company	Non controlling interest	Total Equity
		Securities Premium Reserve	Capital Reserve	Debenture redemption reserve	General Reserve	Retained Earnings	Total			
As at 1 April 2017	**3,750**	**19,883**	**157**	**541**	**388**	**19,429**	**40,398**	**44,148**	**2,027**	**46,175**
Profit for the year	-	-	-	-	-	3,713	3,713	3,713	533	4,246
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	6	6	6	-	6
Dividend paid on Equity Shares	-	-	-	-	-	(450)	(450)	(450)	-	(450)
Dividend Distribution Tax	-	-	-	-	-	(91)	(91)	(91)	-	(91)
Net infusion by / (repayment) to NCI	-	-	-	-	-	-	-	-	(954)	(954)
Adjustment consequent to acquisition of non-controlling interests	-	-	-	-	-	1	1	1	694	695
Transfers to Debenture redemption reserve	-	-	-	426	-	(426)	-	-	-	-
As at 31 March 2018	**3,750**	**19,883**	**157**	**967**	**388**	**22,182**	**43,577**	**47,327**	**2,300**	**49,627**
Profit for the year	-	-	-	-	-	4,156	4,156	4,156	263	4,419
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	(11)	(11)	(11)	-	(11)
Impact of Ind AS 115 (Refer Note 53(v))	-	-	-	-	-	(10,119)	(10,119)	(10,119)	(1,175)	(11,294)
Dividend paid on Equity Shares	-	-	-	-	-	(450)	(450)	(450)	-	(450)
Dividend Distribution Tax	-	-	-	-	-	(93)	(93)	(93)	-	(93)
Net infusion by / (repayment) to NCI	-	-	-	-	-	-	-	-	(381)	(381)
Adjustments consequent to acquisition of non controlling interest	-	-	1,455	-	-	1	1,456	1,456	113	1,569
Transfers to Debenture redemption reserve	-	-	-	666	-	(666)	-	-	-	-
Transferred to General reserve on redemption of Debenture	-	-	-	(500)	500	-	-	-	-	-
As at 31 March 2019	**3,750**	**19,883**	**1,612**	**1,133**	**888**	**15,000**	**38,516**	**42,266**	**1,120**	**43,386**

See accompanying notes to the Consolidated Financial Statements

As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
CASH FLOW FROM OPERATING ACTIVITIES :		
Profit before tax	**6,404**	**6,381**
Add: Adjustments for:		
Depreciation and amortisation	3,229	1,547
Finance costs	7,228	5,657
Bad debts/ advances written off	-	5
Share of loss from partnership firms/ LLP	1	-
Expected Credit loss allowance on receivables	2	-
	10,460	**7,209**
Less: Incomes / credits considered separately		
Interest income	732	506
Share of profit / (loss) from associates/ jointly controlled entities (Net)	307	136
Profit on Conversion of JV to Subsidiary - Demeed Sales	894	-
Profit on sale of fixed assets/ investment property	64	44
Profit on redemption of Investments	112	-
Net gain on financial assets designated at FVPL	-	8
	2,109	**694**
Operating profit before changes in working capital	**14,755**	**12,896**
Add: Adjustments for:		
(Increase) / decrease in trade receivables	(6,685)	412
(Increase) / decrease in inventories	(15,073)	2,754
(Increase) / decrease in loans and advances	828	(1,398)
(Increase) / decrease in other assets	2,727	(879)
Increase / (decrease) in trade payables	(1,401)	4,312
Increase / (decrease) in other financial liabilities	(243)	3,636
Increase / (decrease) in provisions	1,135	(497)
Increase / (decrease) in other liabilities	13,908	(7,676)
	(4,804)	**664**
Cash generated from / (used in) operations	**9,951**	**13,560**
Direct taxes (paid)/refund	(2,330)	(2,844)
Net cash generated from / (used in) operations - A	**7,621**	**10,716**
CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on investment property, property plant and equipment and intangible assets (including capital work-in-progress)	(7,652)	(5,853)
Consideration paid for acquisition of subsidiary assets	(2,407)	(8,503)
Sale proceeds of investment property/ subsidiary	213	110
Decrease / (Increase) in long-term inter corporate deposits - net	(198)	(920)
Decrease / (Increase) in other inter corporate deposits - net	(481)	(1,469)
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) – Net	3,496	(3,576)
(Increase) / decrease in partnership current account	(553)	49
Current and non-current Investments made	(1,819)	(392)
Proceeds from sale of current and non-current investments	2,212	-
Interest received	913	410
Dividend received	-	90
Net cash from / (used in) investing activities - B	**(6,276)**	**(20,054)**

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2019

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
CASH FLOW FROM FINANCING ACTIVITIES		
Secured loans availed	24,852	30,834
Secured loans repaid	(15,860)	(15,707)
Inter corporate deposits taken	138	1,634
Inter corporate deposits repaid	(200)	-
Dividend payout including tax	(543)	(541)
Finance costs paid	(7,137)	(5,767)
Contribution by/ (payment to) non controlling interest holders	(380)	(857)
Net cash from / (used in) financing activities - C	**870**	**9,596**
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**2,215**	**258**
Cash and cash equivalents opening balance	3,532	3,271
Add: Cash acquired on acquisition of subsidiaries during the year	783	3
Cash and cash equivalents closing balance	**6,530**	**3,532**
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 16)	6,530	3,532
Cash and cash equivalents at the end of the year as per cash flow statement above	**6,530**	**3,532**
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	3	4
Balances with banks		
- in current accounts	5,300	3,207
- in fixed deposits	1,227	321
	6,530	**3,532**
CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES		
Borrowings (including current maturities):		
At the beginning of the year including accrued interest	**74,508**	**57,657**
Add: Borrowings acquired on acquisition of subsidiaries (net)	1,784	-
Add: Cash inflows	24,990	32,468
Less: Cash outflows	(16,060)	(15,707)
Add: Interest accrued during the year	7,228	5,857
Less: Interest paid	(7,137)	(5,767)
Outstanding at the end of the year including accrued interest	**85,313**	**74,508**

See accompanying notes to the Consolidated Financial Statements
As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

For and on behalf of the board of directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

Place: Bengaluru
Date: 27 May 2019

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

1 CORPORATE INFORMATION

Prestige Estates Projects Limited (the "Company") and its subsidiaries (together the "Group") are engaged in the business of Real Estate, Hospitality and allied services.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Bengaluru, Karnataka, India. Its shares are listed on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).

The consolidated financial statements have been authorised for issuance by the Company's Board of Directors on 27 May, 2019.

2 SIGNIFICANT ACCOUNTING POLICIES

2.1 Statement of compliance

The consolidated financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

2.2 Basis of preparation and presentation

The consolidated financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period and assets and liabilities acquired on acquisition of subsidiary as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the consolidated financial statements and notes have been rounded off to the nearest Million Indian Rupees as per the requirement of Schedule III, unless otherwise stated (0 represents amounts less than Rupees 0.5 Million due to rounding off).

2.3 Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below.

Ind AS 115 Revenue from Contracts with Customers

On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers.

Effective April 1, 2018, the Group has applied Ind AS 115 which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, Ind AS 18 Revenue and Ind AS 11 Construction Contracts. The application of Ind AS 115 has impacted the Group's accounting for recognition of revenue from real estate projects.

The Group has applied the modified retrospective method to contracts that were not completed as of 1 April 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date. Accordingly the comparatives has not been restated and hence not comparable with previous year figures. The effect of adopting Ind AS 115 as at 1 April 2018 is described in Note 53(v).

2.4 Use of Estimates

The preparation of the consolidated financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the consolidated financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Useful lives of Investment Property; Property, Plant and Equipment and Intangible Assets (Refer note 2.16 ,2.18 & 2.19).

- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.9).

- Accounting for revenue and land cost for projects executed through joint development arrangement (Refer note 2.9).

- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.9).

- Assessment of control, joint control and significant influence (Refer note 2.6).

- Impairment of financial/ non financial assets (Refer note 2.20 & 2.23).

- Fair value measurements (Refer note 2.5).

2.5 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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

2.6 Basis of consolidation

a. Subsidiaries

The consolidated financial statements include Prestige Estates Projects Limited and its subsidiaries. Subsidiaries are entities controlled by the Company. Control exists when the Company

(a) has power over the investee,

(b) it is exposed, or has rights, to variable returns from its involvement with the investee and

(c) has the ability to affect those returns through its power over the investee.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements listed above. In assessing control, potential voting rights that currently are exercisable are taken into account. The results of subsidiaries acquired or disposed off during the year are included in the consolidated financial statements from the effective date of acquisition and up to the effective date of disposal, as appropriate.

The financial statements of the subsidiaries are consolidated on a line-by-line basis and intra-group balances and transactions including unrealized gain / loss from such transactions are eliminated upon consolidation. These financial statements are prepared by applying uniform accounting policies in use at the Group. The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company.

Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if it results in the non-controlling interest having a deficit balance.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for transactions between equity holders. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to owners of the Company.

When the Company loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests.

Amounts previously recognized in Other Comprehensive Income in relation to the subsidiary are accounted for (i.e., reclassified to Consolidated statement of profit and loss) in the same manner as would be required if the relevant assets or liabilities were disposed off. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

accounting under Ind AS 109 Financial Instruments or, when applicable, the cost on initial recognition of an investment in an associate or jointly controlled entity.

b. Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these consolidated financial statements using the equity method of accounting as described below.

c. Associates

Associates are those entities in which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control those policies. Significant influence is presumed to exist when the Group holds between 20 to 50 percent of the voting power of another entity. The results are incorporated in these consolidated financial statements using the equity method of accounting as described below.

Equity method of accounting (equity accounted investees)

An interest in an associate or joint venture is accounted for using the equity method from the date in which the investee becomes an associate or a joint venture and are recognized initially at cost. The Group's investment includes goodwill identified on acquisition, net of any accumulated impairment losses. The consolidated financial statements include the Group's share of profits or losses and equity movements of equity accounted investees, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments in the nature of net investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee. The financial statements of the Joint venture and associate are prepared for the same reporting period as the Group.

2.7 Business Combination

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. Acquisition related costs are recognized in Consolidated Statement of Profit and Loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition are recognized at their fair value at the acquisition date, except certain assets and liabilities required to be measured as per the applicable standard.

The excess of the

a) consideration transferred;

b) amount of any non-controlling interest in the acquired entity, and

c) acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in Other Comprehensive Income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financer under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in Consolidated Statement of Profit and Loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in Consolidated Statement of Profit and Loss or Other Comprehensive Income, as appropriate.

Acquisitions not resulting in business combinations

In cases where the acquisition of an asset or a group of assets does not constitute a business, the Company identifies and recognises the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets) and liabilities assumed. The cost of acquisition shall be allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction or event does not give rise to goodwill.

2.8 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purpose of impairment testing, goodwill arising from business combination is allocated to cash generating units that are expected to benefit from the synergies of the combination. Cash generating units to which goodwill is allocated are tested for impairment annually at each balance sheet date, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than the carrying amount of the unit, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to that unit and then to the other assets of the unit pro rata on the basis of carrying amount of each asset in the unit.

2.9 Revenue Recognition

a. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Group presents revenue from contracts with customers net of indirect taxes in its Consolidated Statement of Profit and Loss.

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, non cash consideration, and consideration payable to the customer (if any).

i. Recognition of revenue from sale of real estate inventory property

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- on transfer of legal title of the residential or commercial unit to the customer; or

- on transfer of physical possession of the residential or commercial unit to the customer

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated with each other.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

In respect of Joint development ('JD') arrangements, revenue is recognised over time using percentage-of-completion method ('POC method') of accounting. In JD arrangements the land owner/ possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and revenue from the development and transfer of constructed area/ revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred.

In case of JD arrangements, where performance obligation is satisfied over time, the Group recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Group recognises revenue to the

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

extent of cost incurred, provided the Group expects to recover the costs incurred towards satisfying the performance obligation.

ii. **Recognition of revenue from contractual projects**

Revenue from contractual project is recognised over time, using an input method with reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs.

The Group recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Group recognises revenue to the extent of cost incurred, provided the Group expects to recover the costs incurred towards satisfying the performance obligation.

The stage of completion on a project is measured on the basis of proportion of the contract work based upon the contracts/ agreements entered into by the Group with its customers.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately when such probability is determined.

iii. **Recognition of revenue from room rentals, food, beverages, maintenance income and other allied services**

Revenues from the room rentals during a guest's stay at the hotel is recognised based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.

In respect of the maintenance income, these services represent a series of daily services that are individually satisfied over time because the tenants simultaneously receive and consume the benefits provided by the Group. The Group applies the time elapsed method to measure progress.

Membership fee is recognised on a straight line basis over the period of membership.

iv. **Recognition of revenue from other operating activities**

Revenue from project management fees is recognised over period of time as per terms of the contract.

Revenue from assignment is recognised at the point in time as per terms of the contract.

Revenue from marketing is recognised at the point in time basis efforts expended.

v. **Contract Balances**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. Contracts in which the goods or services transferred are lower than the amount billed to the customer, the difference is recognised as "Unearned Revenue" and presented in the Consolidated Balance Sheet under "Other current liabilities".

vi. **Contract cost assets**

The Group pays sales commission for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract. These costs are amortised on a systematic basis that is consistent with the transfer of the property to the customer. Capitalised costs to obtain such contracts are presented separately as a current asset in the Consolidated Balance Sheet.

b. Revenue from property rental, facility and hire charges

The group's policy for recognition of revenue from operating leases is described in note 2.11 (a) below.

c. Share in profit/ loss of Limited liability partnership (LLP) and partnership firms

Share of profit / loss from partnership firm and LLP is recognised based on the financial information provided and confirmed by the respective firms.

d. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

e Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholders approve the dividend.

2.10 Advance paid towards land procurement

Advances paid by the Group to the seller/ intermediary towards outright purchase of land is recognised as land advance under other current assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, whereupon it is transferred to land stock under inventories.

2.11 Leases

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

a. The Group as lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the Group's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

b. The Group as lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such obligations arise.

2.12 Borrowing Cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Consolidated Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Group.

2.13 Foreign Currency Transactions

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Group at rates different from those at which they were initially recorded during the year, or reported in previous consolidated financial statements, are recognised as income or as expense in the year in which they arise.

2.14 Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.

b. Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees upto the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in the Consolidated Statement of Profit and Loss.

The obligations are presented as current liabilities in the Consolidated Balance Sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

c. Post-employment obligations

The Group operates the following post-employment schemes:

i. Defined Contribution Plan:

The Group's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The group has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the Consolidated Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Consolidated Statement of Profit and Loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Consolidated Statement of Changes in Equity and in the Consolidated Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Consolidated Statement of Profit and Loss as past service cost.

d. Other Defined Contribution Plan

The Group's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Group has no further payment obligations once the contributions have been paid.

2.15 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Consolidated Statement of Profit and Loss is recognised outside Consolidated Statement of Profit and Loss (either in Other Comprehensive Income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where the group is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where it is not probable that the differences will reverse in the foreseeable future and taxable profit will not be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current tax and deferred tax is recognised in Consolidated Statement of Profit and Loss, except to the extent that it relates to items recognised in Other Comprehensive Income or directly in equity. In this case, the tax is also recognised in Other Comprehensive Income or directly in equity, respectively.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset/ liability in the Consolidated Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity. The Group reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

2.16 Property, plant and equipments

Transition to Ind AS

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

Subsequent cost 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 group and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the property, plant and equipments as follows:

Particulars	Useful lives estimated by the management
Building *	58 Years
Plant and machinery *	20 Years
Office Equipment*	20 Years
Furniture and fixtures *	15 Years
Vehicles*	10 Years
Computers and Accessories*	6 Years

* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Consolidated Statement of Profit and Loss.

In respect of leasehold building, leasehold improvement-plant and machinery and leasehold improvement - furniture and fixtures, depreciation has been provided over lower of useful lives or leasable period.

2.17 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

2.18 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16 requirements for cost model. The cost of Investment property includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in Consolidated Statement of Profit and Loss as incurred.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties - Building generally have a useful life of 58-60 years and plant and machinery have a useful life of 20 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

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

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Consolidated Statement of Profit and Loss in the period in which the property is derecognised.

2.19 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Consolidated Statement of Profit and Loss when asset is derecognized.

2.20 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Consolidated Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Consolidated Statement of Profit and Loss.

2.21 Inventories

Related to contractual and real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the Consolidated Statement of Profit and Loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.

Finished goods - Flats & Plots: Valued at lower of cost and net realisable value.

Land inventory: Valued at lower of cost and net realisable value.

Inventory also comprises of stock of food and beverages and operating supplies and is carried at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

2.22 Provisions and contingencies

A provision is recognised when the Group has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses its existence in the Consolidated Financial Statements.

2.23 Financial Instruments

a. Initial recognition

The Group recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. A regular way purchase and sale of financial assets are accounted for at trade date.

b. Subsequent measurement

i. Non-derivative financial instruments

Financial assets carried at amortised cost

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

Financial assets at fair value through Other Comprehensive Income

A financial asset is subsequently measured at fair value through Other Comprehensive Income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Group has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in Other Comprehensive Income.

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

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit or loss. For trade and other payables maturing within one year from the balance

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

ii. **Share Capital**

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

c. **Derecognition of financial instruments**

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Group's balance sheet when the obligation specified in the contract is discharged or cancelled or expired.

d. **Impairment of financial assets**

The Group recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Consolidated Statement of Profit and Loss.

2.24 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Group is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects. Refer Note 51 for the maturity profile for such financial liabilities.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

Current versus non-current classification

The Group presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle,
- It is held primarily for the purpose of trading,
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

2.25 Cash and cash equivalents

Cash and cash equivalent in the Consolidated Balance Sheet comprise of cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the Consolidated Statement of Cash Flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

2.26 Earnings per share

Basic earnings per the share has been computed by dividing profit attributable to owners of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.27 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

2.28 Consolidated Statement of Cash Flows

Consolidated Statement of Cash Flows is prepared under Ind AS 7 'Statement of Cash Flows' specified under Section 133 of the Act. Cash Flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

3 RECENT ACCOUNTING PRONOUNCEMENTS

Standards issued but not yet effective

a. Ind AS 116 Leases

On 30 March 2019, MCA notified Ind AS 116 Leases and it replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after 1 April 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17.

The Group will adopt Ind AS 116 effective from 1 April 2019. As at the date of issuance of the Group's consolidated financial statements, the Group is in the process of evaluating the requirements of the said standard and the impact on its consolidated financial statements in the period of initial application.

b. Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment

The amendment to Appendix C of Ind AS 12 specifies that the amendment is to be applied to the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. The interpretation is effective for annual reporting periods beginning on or after 1 April 2019, but certain transition reliefs are available. The Group will apply the interpretation from its effective date and does not expect any material effect on its consolidated financial statements

c. Amendments to Ind AS 109: Prepayment Features with Negative Compensation

The amendments relate to the existing requirements in Ind AS 109 regarding termination rights in order to allow measurement at amortised cost (or, depending on the business model, at fair value through other comprehensive income) even in the case of negative compensation payments. The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. The Group does not expect any material effect on its consolidated financial statements

d. Amendments to Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendments clarify that if a plan amendment, curtailment or settlement occurs, it is mandatory that the current service cost and the net interest for the period after the re-measurement are determined using the assumptions used for the re-measurement. The amendments apply to any future plan amendments, curtailments, or settlements occurring on or after the beginning of the first annual reporting period that begins on or after 1 April 2019. The Group does not expect any material effect on its consoldiated financial statements

e. Annual improvement to Ind AS (2018)

These improvements include:

i. Amendments to Ind AS 12: Income Taxes

The amendment relating to income tax consequences of dividend clarify that an entity recognises the income tax consequences of dividends in statement of profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events. An entity applies these amendments for annual reporting periods beginning on or after 1 April 2019. Since the Group's current practice is in line with these amendments, the Group does not expect any effect on its consolidated financial statements.

ii. Amendments to Ind AS 23: Borrowing Costs

The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings.

An entity applies these amendments for annual reporting periods beginning on or after 1 April 2019. Since the Group's current practice is in line with these amendments, the Group does not expect any effect on its consolidated financial statements

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

4 GROUP INFORMATION

The companies / entities considered in the consolidated financial statements are as follows :

A. Subsidiaries

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest	
		31 March 2019	31 March 2018
Avyakth Cold Storages Private Limited	India	100.00%	100.00%
Cessna Garden Developers Private Limited	India	85.00%	85.00%
Dashanya Tech Parkz Private Limited	India	49.00%	49.00%
Dollars Hotel & Resorts Private Limited	India	65.92%	65.92%
ICBI (India) Private Limited	India	82.57%	82.57%
K2K Infrastructure (India) Private Limited	India	75.00%	75.00%
Northland Holding Company Private Limited	India	100.00%	100.00%
Prestige Amusements Private Limited	India	51.02%	51.02%
Prestige Bidadi Holdings Private Limited	India	99.94%	99.94%
Prestige Builders and Developers Private Limited	India	99.99%	99.99%
Prestige Construction Ventures Private Limited	India	100.00%	100.00%
Prestige Exora Business Parks Limited	India	100.00%	100.00%
Prestige Falcon Retail Ventures Private Limited	India	100.00%	100.00%
Prestige Garden Resorts Private Limited	India	100.00%	100.00%
Prestige Hospitality Ventures Limited	India	100.00%	100.00%
Prestige Leisure Resorts Private Limited	India	57.45%	57.45%
Prestige Projects Private Limited (till 19 August 2018)	India	-	99.99%
Prestige Retail Ventures Limited	India	100.00%	100.00%
Prestige Shantiniketan Leisures Private Limited	India	100.00%	100.00%
Sai Chakra Hotels Private Limited	India	100.00%	100.00%
Prestige Sterling Infra Projects Private Limited (formerly known as Sterling Urban Infra Projects Private Limited)	India	80.00%	80.00%
Village-De-Nandi Private Limited	India	100.00%	100.00%
Apex Realty Management Private Limited	India	60.00%	-
Prestige Mall Management Private Limited (formerly known as CapitaLand Retail Prestige Mall Management Private Limited) (w.e.f. 18 June, 2018)	India	100.00%	-
Prestige Garden Constructions Private Limited (w.e.f. 18 June 2018)	India	100.00%	-
Prestige Mangalore Retail Ventures Private Limited (w.e.f. 11 June 2018)	India	100.00%	-
Prestige Mysore Retail Ventures Private Limited (w.e.f. 11 June 2018)	India	100.00%	-
Flicker Projects Private Limited (w.e.f. 18 June 2018)	India	100.00%	-

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Albert Properties	India	88.00%	88.00%
Eden Investments & Estates	India	77.50%	77.50%
Prestige AAA Investments	India	51.00%	51.00%
Prestige Altavista Holdings	India	60.00%	60.00%
Prestige Habitat Ventures	India	99.00%	99.00%
Prestige Hi-Tech Projects	India	92.35%	92.35%
Prestige Interiors	India	97.00%	97.00%
Prestige Kammanahalli Investments	India	51.00%	51.00%
Prestige Nottinghill Investments	India	51.00%	51.00%
Prestige Office Ventures	India	99.99%	99.99%
Prestige OMR Ventures	India	70.00%	70.00%
Prestige Ozone Properties	India	47.00%	47.00%
Prestige Pallavaram Ventures	India	99.95%	99.95%

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Prestige Property Management & Services	India	97.00%	97.00%
Prestige Southcity Holdings	India	51.00%	51.00%
Prestige Sunrise Investments	India	99.99%	99.00%
Prestige Whitefield Developers	India	47.00%	47.00%
PSN Property Management and Services	India	50.00%	50.00%
Silver Oak Projects	India	99.99%	99.99%
The QS Company	India	98.00%	98.00%
Morph (w.e.f 1 July 2018)	India	40.00%	-

iii) Limited Liability Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Villaland Developers LLP	India	80.00%	80.00%
West Palm Developments LLP	India	61.00%	61.00%
Prestige Valley View Estates LLP	India	51.05%	51.05%
Prestige Whitefield Investment and Developers LLP	India	99.99%	99.99%
Apex Realty Ventures LLP	India	59.94%	-

B. Joint ventures - Jointly Controlled Entities

i) Companies

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Babji Realtors Private Limited	India	49.00%	24.50%
Vijaya Productions Private Limited	India	50.00%	50.00%
Prestige Projects Private Limited (w.e.f. 20 August 2018)*	India	99.99%	-
Thomsun Realtors Private Limited	India	50.00%	42.40%
Prestige Mall Management Private Limited (formerly known as CapitaLand Retail Prestige Mall Management Private Limited) (till 18 June 2018)	India	-	50.00%
Prestige Garden Constructions Private Limited (till 18 June 2018)	India	-	50.00%
Prestige Mangalore Retail Ventures Private Limited (till 11 June 2018)	India	-	51.00%
Prestige Mysore Retail Ventures Private Limited (till 11 June 2018)	India	-	51.00%

* Joint Controlled entity based on the terms of the investment agreement

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
Prestige Realty Ventures	India	49.90%	49.90%
Prestige City Properties	India	51.00%	51.00%
Silverline Estates	India	30.33%	30.33%

C. Associates

i) Companies

Name of investee	Principal place of business	Profit sharing ratio	
		31 March 2019	31 March 2018
City Properties Maintenance Company Bangalore Limited	India	45.00%	45.00%

5 PROPERTY, PLANT AND EQUIPMENT

₹ In Million

Particulars	Land	Buildings	Leasehold building	Plant and machinery	Office Equipment	Leasehold improvements - plant and machinery	Leasehold improvements - furniture and fixtures	Furniture and fixtures	Vehicles	Computers and Accessories	Total
Gross Carrying Amount											
Balance as at 1 April 2017	**963**	**2,332**	**24**	**873**	**51**	**301**	**1,382**	**1,206**	**176**	**87**	**7,395**
Additions	834	2,483	307	1,629	14	2	32	1,907	55	26	7,289
Deletions/ transfer	-	-	-	3	-	-	-	-	5	-	8
Balance as at 31 March 2018	**1,797**	**4,815**	**331**	**2,499**	**65**	**303**	**1,414**	**3,113**	**226**	**113**	**14,676**
Additions	2,012	2,111	-	1,320	15	-	-	2,571	101	30	8,160
Acquired on acquisition of subsidiaries	-	182	-	586	26	-	-	371	1	24	1,190
Deletions/ transfer	-	-	-	15	-	-	-	-	-	-	15
Balance as at 31 March 2019	**3,809**	**7,108**	**331**	**4,390**	**106**	**303**	**1,414**	**6,055**	**328**	**167**	**24,011**
Accumulated depreciation											
Balance as at 1 April 2017	**-**	**164**	**2**	**224**	**10**	**60**	**347**	**394**	**70**	**47**	**1,318**
Depreciation charge during the year	-	104	1	102	5	24	147	181	35	18	617
Deletions/ transfer	-	-	-	1	-	-	-	-	4	-	5
Balance as at 31 March 2018	**-**	**268**	**3**	**325**	**15**	**84**	**494**	**575**	**101**	**65**	**1,930**
Depreciation charge during the year	-	272	11	489	15	21	120	764	44	25	1,761
Acquired on acquisition of subsidiaries	-	28	-	228	11	-	-	204	-	16	487
Deletions/ transfer	-	-	-	8	-	-	-	-	-	-	8
Balance as at 31 March 2019	**-**	**568**	**14**	**1,034**	**41**	**105**	**614**	**1,543**	**145**	**106**	**4,170**
Net carrying amount											
Balance as at 31 March 2018	1,797	4,547	328	2,174	50	219	920	2,538	125	48	12,746
Balance as at 31 March 2019	3,809	6,540	317	3,356	65	198	800	4,512	183	61	19,841

Assets pledged as security and restriction on titles

Property, plant and equipment with carrying amount of ₹ 14,068 Million (31 March 2018: ₹ 8,887 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28).

Owned Assets given under lease:

₹ In Million

Particulars	Buildings	Plant and machinery	Furniture and fixtures	Total
Gross Carrying Amount				
Balance as at 1 April 2017	**24**	**729**	**1,630**	**2,383**
Additions	-	3	35	38
Deletions	-	-	-	-
Balance as at 31 March 2018	**24**	**732**	**1,665**	**2,421**
Additions	-	-	-	-
Deletions	-	-	-	-
Balance as at 31 March 2019	**24**	**732**	**1,665**	**2,421**
Accumulated depreciation				
Balance as at 1 April 2017	**2**	**168**	**446**	**616**
Depreciation charge during the year	2	71	199	272
Deletions	-	-	-	-
Balance as at 31 March 2018	**4**	**239**	**645**	**888**
Depreciation charge during the year	1	63	177	241
Deletions	-	-	-	-
Balance as at 31 March 2019	**5**	**302**	**822**	**1,129**
Net carrying amount				
Balance as at 31 March 2018	20	493	1,020	1,533
Balance as at 31 March 2019	19	430	843	1,292

6 INVESTMENT PROPERTY

₹ In Million

Particulars	Land	Buildings	Plant and machinery	Total
Gross Carrying Amount				
Balance as at 1 April 2017	**2,364**	**26,476**	**-**	**28,840**
Additions	3,765	1,401	242	5,408
Acquired on Acquisition of subsidiary	4,054	-	-	4,054
Deletions/ transfer	-	164	-	164
Balance as at 31 March, 2018	**10,183**	**27,713**	**242**	**38,138**
Additions	2,508	6,015	707	9,230
Acquired on Acquisition of subsidiaries	2,650	4,686	1,130	8,466
Deletions/ transfer	6,566	126	-	6,692
Balance as at 31 March 2019	**8,775**	**38,288**	**2,079**	**49,142**
Accumulated depreciation				
Balance as at 1 April 2017	**-**	**1,810**	**-**	**1,810**
Depreciation charge during the year	-	891	8	899
Deletions	-	1	-	1
Balance as at 31 March 2018	**-**	**2,700**	**8**	**2,708**
Depreciation charge during the year	-	1,203	222	1,425
Acquired on Acquisition of subsidiaries	-	399	321	720
Deletions	-	9	-	9
Balance as at 31 March 2019	**-**	**4,293**	**551**	**4,844**
Net carrying amount				
Balance as at 31 March 2018	10,183	25,013	234	35,430
Balance as at 31 March 2019	8,775	33,995	1,528	44,298

Note:

i. The Group's investment properties consists of commercial properties in India. The Management has determined that the investment properties consist of two classes of assets – office and retail – based on the nature, characteristics and risks of each property.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

ii. As at 31 March 2019 and 31 March 2018, the fair values of the properties are ₹ 73,304 Million and ₹ 55,212 Million respectively. These valuations are based on valuations performed by Jones Long Lasalle Property Consultants India Private Limited, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The fair valuation has been carried out by the Management for material investment properties.

iii. Investment property with carrying amount of ₹ 38,523 Million (31 March 2018: ₹ 25,811 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28). The investment property have been pledged as security for bank loans under a mortgage.

iv. The fair value of the Group's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yields and discount rates which are based on comparable transactions and industry data.

Details of the Group's investment properties and information about the fair value hierarchy as at 31 March 2019 and 31 March 2018, are as follows:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	73,304	55,212

v. Amounts recognised in consolidated statement of profit and loss related to investment properties (excluding depreciation and finance costs)

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental income from investment property	5,868	4,777
Direct operating expenses arising from investment property that generated rental income during the year	441	281
Direct operating expenses arising from investment property that did not generate rental income during the year	-	-

vi. Investment properties under construction

Capital work-in progress includes investment properties under construction amounting to ₹ 14,750 Million (31 March 2018 - ₹ 16,808 Million). The Management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.

Capital work-in progress with carrying amount of ₹ 8,626 Million (31 March 2018 - ₹ 14,755 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28). The Capital work-in progress have been pledged as security for bank loans under a mortgage.

7 GOODWILL

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Cost or deemed cost		
Balance at the beginning of the year	3,069	3,069
Balance at the end of the year	**3,069**	**3,069**

8 OTHER INTANGIBLE ASSETS

₹ In Million

Particulars	Software
Gross Carrying Amount	
Balance as at 1 April 2017	**91**
Additions	87
Deletions	-
Balance as at 31 March 2018	**178**
Additions	55
Acquired on Acquisition of subsidiaries	3
Deletions	3
Balance as at 31 March 2019	**233**
Accumulated amortisation	
Balance as at 1 April 2017	**44**
Amortisation during the year	31
Deletions	-
Balance as at 31 March 2018	**75**
Amortisation during the year	43
Acquired on Acquisition of subsidiaries	2
Deletions	3
Balance as at 31 March 2019	**117**
Net carrying amount	
Balance as at 31 March 2018	103
Balance as at 31 March 2019	116

9 INVESTMENTS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Investment in associates	9a	68	46
Investment in joint ventures - Jointly Controlled Entities	9b	7,624	4,096
Sub-total		**7,692**	**4,142**
Other investments	9c	87	93
		7,779	**4,235**

9a Investment in associates

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)		
Carrying amount determined using the equity method of accounting		
City Properties Maintenance Company Bangalore Limited	68	46
- 40,909 (31 March 2018 - 40,909) equity shares of ₹10 each		
Total	**68**	**46**

9b Investment in Joint Ventures - Jointly Controlled Entities

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)		
Carrying amount determined using the equity method of accounting		
Vijaya Productions Private Limited	1,307	1,109
-5,993,500 (31 March 2018 - 5,993,500) equity shares of ₹ 10 each		
Prestige Projects Private Limited	2,352	-
-3,374,000 (31 March 2018 -Nil) equity shares of ₹ 10 each		

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Prestige Mangalore Retail Ventures Private Limited	-	-
- Nil (31 March 2018 - 4,559,504) equity shares of ₹ 10 each		
Prestige Mysore Retail Ventures Private Limited	-	182
- Nil (31 March 2018 - 22,026,994) equity shares of ₹ 10 each		
Prestige Garden Constructions Private Limited	-	-
- Nil (31 March 2018 -4,208,670) equity shares of ₹ 10 each		
Babji Realtors Private Limited	841	-
- 2,079,000 (31 March 2018 - 1,039,500) equity shares of ₹ 10 each		
Thomsun Realtors Private Limited	910	788
-4,250,000 (31 March 2018 - 3,128,843) equity shares of ₹ 10 each		
Prestige Mall Management Private Limited	-	46
- Nil (31 March 2018 - 2,500,000) equity shares of ₹ 10 each		
Sub-total	**5,410**	**2,125**
Debentures (Unquoted, Fully paid up unless otherwise stated)		
Carrying amount determined using the equity method of accounting		
Prestige Garden Constructions Private Limited	-	414
- Nil (31 March 2018 - 41,450,000) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each		
Prestige Mangalore Retail Ventures Private Limited	-	716
- Nil (31 March 2018 - 71,587,118) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each		
Prestige Mysore Retail Ventures Private Limited	-	306
- Nil (31 March 2018 - 30,576,347) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each		
Babji Realtors Private Limited	306	194
- 34,461,206 (31 March 2018 - 17,230,603) 0% Compulsorily Convertible Debentures of ₹ 10 each		
Prestige Projects Private Limited	1,488	-
- 126,139,767 (31 March 2018 - Nil) Series A Non-Convertible Debentures of ₹ 10 each		
- 22,673,568 (31 March 2018 - Nil) Series B Non-Convertible Debentures of ₹ 10 each		
Thomsun Realtors Private Limited	79	-
- 1,773,341 (31 March 2018 - Nil) Compulsorily Convertible Debentures of ₹ 100 each		
Sub-total	**1,873**	**1,630**
Partnership firms (Unquoted)		
Carrying amount determined using the equity method of accounting		
Prestige City Properties	1	1
Prestige Realty Ventures	340	340
Silverline Estates	0	0
Sub-total	**341**	**341**
Total	**7,624**	**4,096**

9c Other Investments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)		
Prestige Garden Estates Private Limited	0	0
Geotrix Building Envelope Private Limited	-	0
Prathyusha Power Gen Private Limited	-	2
Clover Energy Private Limited	9	13
Lotus Clean Power Venture Private Limited	1	1
Propmart Technologies Limited	-	-
Amanath Co-operative Bank Limited	-	-
Shares in KSFC	0	0
Sub-total	**10**	**16**
Limited Liability Partnership firms (Unquoted)		
Rustomjee Prestige Vocational Education and Training Centre LLP	10	10

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Sub-total	**10**	**10**
Investment in trusts (Unquoted)		
Educate India Foundation	38	38
Educate India Trust	15	15
Sub-total	**53**	**53**
Investment in Venture Capital Fund (Unquoted)		
-250 (31 March 2018 – 250) units in Urban Infrastructure Opportunities Fund	14	14
Sub-total	**14**	**14**
Investment - Others (Unquoted)		
National Savings Certificates	0	0
Sub-total	**0**	**0**
Total	**87**	**93**

9d Category-wise Non Current Investments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Financial assets measured at Cost (based on equity method)	7,692	4,142
Financial assets carried at Amortised Cost	0	0
Financial assets measured at Fair Value through Profit and Loss	87	93
	7,779	**4,235**
Aggregate book value of quoted investments	-	-
Aggregate market value of quoted investments	-	-
Aggregate carrying value of unquoted investments	7,779	4,235
Aggregate amount of impairment in value of investments	5	5

9e Refer Note 48 for details of capital account contribution and profit sharing ratio in partnership firms/ limited liability partnership firms.

10 LOANS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Refundable Deposits		409	383
Inter Corporate Deposits		486	387
Current account in partnership firms		1,230	1,294
		2,125	**2,064**
To others - unsecured, considered good			
Security Deposits		248	184
Lease Deposits		150	694
Refundable Deposits *		6,302	5,653
Inter Corporate Deposits		5	199
Other Loans & Advances		213	310
		6,918	**7,040**
		9,043	**9,104**
Due from:			
Directors	54	-	-
Firms in which directors are partners	54	409	651
Companies in which directors of the Company are directors or members	54	-	259

* Refundable Deposit includes amount recoverable from landowners as per the terms of Joint Development agreement. The management of the Group is in the process of recovering/ adjusting the said amount from the land owners. The management is confident that the said amounts would be recovered/adjusted in due course of time.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

11 OTHER FINANCIAL ASSETS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Share application money		71	71
Interest accrued but not due on deposits		4	116
		75	**187**
To others - unsecured, considered good			
Advance paid for purchase of shares		746	16
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		835	1,071
Interest accrued but not due on deposits		197	540
		1,778	**1,627**
		1,853	**1,814**
Due from:			
Directors	54	-	-
Firms in which directors are partners	54	-	-
Companies in which directors of the Company are directors or members	54	-	16

12 OTHER NON-CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Capital advances		-	2
		-	**2**
To Others - unsecured, considered good			
Capital advances		2,106	2,260
Prepaid expenses		175	506
Leasehold land		490	17
Advance VAT, Service tax & GST balances		703	1,450
		3,474	**4,233**
To Others - Unsecured, considered doubtful			
Advance VAT, Service tax & GST balances		211	211
Less: Provision for doubtful advances		(211)	(211)
		-	**-**
		3,474	**4,235**
Due from:			
Directors	54	-	-
Firms in which directors are partners	54	-	1
Companies in which directors of the Company are directors or members	54	-	-

13 INVENTORIES (LOWER OF COST AND NET REALISABLE VALUE)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Work in progress - projects	120,980	50,565
Stock of units in completed projects	10,410	6,488
Stores and operating supplies	111	74
	131,501	**57,127**
Carrying amount of inventories pledged as security for borrowings	87,753	33,937

14 INVESTMENTS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at fair value through profit and loss			
Equity Instruments Non-trade investments (Quoted, fully paid up)	14a	0	0
Mutual Funds Non-trade investments (Unquoted, fully paid up)	14b	5	111
		5	**111**

14a Equity Instruments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Tata Consultancy Services Limited	0	0
	0	**0**

14b Mutual Funds

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Birla Sunlife Floating Rate Long Term Institutional Plan -Daily Dividend	5	5
Reliance Fixed Horizon Fund - XXVIII - Series 18 - Direct Growth Plan	-	106
Total Mutual funds investments	**5**	**111**
Total Current Investments	**5**	**111**
Aggregate book value of quoted investments	0	0
Aggregate market value of quoted investments	0	0
Aggregate carrying value of unquoted investments	5	111
Aggregate amount of impairment in value of investments	-	-
Category-wise current investment		
Financial assets carried at Amortised Cost	-	-
Financial assets measured at Fair Value through Profit and Loss	5	111
Total Current Investments	**5**	**111**

14c Investments pledged as security for borrowings - -

15 TRADE RECEIVABLES (UNSECURED)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
Receivables considered good		16,544	9,645
Receivables which have significant increase in credit risk		1,146	1,144
		17,690	**10,789**
Provision for doubtful receivables (expected credit loss allowance)			
Receivables considered good		-	-
Receivables which have significant increase in credit risk		(1,146)	(1,144)
		16,544	**9,645**
Due from:			
Directors	54	24	-
Firms in which directors are partners	54	52	2
Companies in which directors of the Company are directors or members	54	96	71
Receivables pledged as security for borrowings		12,519	5,042

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year	1,144	1,144
Add: Additions during the year, net	9	5
Less: Uncollectable receivables charged against allowance	7	5
Balance at the end of the year	**1,146**	**1,144**

16 CASH AND CASH EQUIVALENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Cash on hand	3	4
Balances with banks		
- in current accounts	5,300	3,207
- in fixed deposits	1,227	321
	6,530	**3,532**

17 OTHER BANK BALANCES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Fixed deposits with maturity more than 3 months	65	-
In earmarked accounts		
- Balances held as margin money	528	3,853
	593	**3,853**
Margin money deposits are subject to first charge as security	528	3,853

18 LOANS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Lease deposits		64	112
Inter corporate deposits		358	28
Current account in partnership firms		617	-
Other advances		529	630
		1,568	**770**
To Others - unsecured, considered good			
Lease deposits		1,911	1,270
Refundable deposits		2,052	3,233
Inter corporate deposits		184	33
Advances paid to staff		35	44
Other advances		1,489	1,717
		5,671	**6,297**
		7,239	**7,067**
Due from:			
Directors	54	11	107
Firms in which directors are partners	54	755	569
Companies in which directors of the Company are directors or members	54	776	79

19 OTHER FINANCIAL ASSETS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Carried at amortised cost			
Interest accrued but not due on deposits		44	3
		44	**3**
To others - unsecured, considered good			
Carried at amortised cost			
Interest accrued but not due on deposits		423	122
		423	**122**
		467	**125**
Due from:			
Directors	54	-	-
Firms in which directors are partners	54	31	-
Companies in which directors of the Company are directors or members	54	-	-

20 OTHER CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
To related parties - unsecured, considered good	54		
Advances paid for purchase of land		12	13
Advance paid to suppliers		28	181
		40	**194**
To others - unsecured, considered good			
Advance paid to suppliers		2,482	2,423
Prepaid expenses		1,539	565
Advance paid for purchase of land *		1,846	3,966
Advance VAT, Service tax & GST balances		1,748	1,679
Unbilled revenue		526	143
		8,141	**8,776**
		8,181	**8,970**
Due from:			
Directors	54	-	-
Firms in which directors are partners	54	12	151
Companies in which directors of the Company are directors or members	54	-	-

* Advances paid for land though unsecured, are considered good as the advances have been given based on arrangements/ memorandum of understanding executed by the Group and the Group/ seller/ intermediary is in the course of obtaining clear and marketable title, free from all encumbrances.

21 EQUITY SHARE CAPITAL

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Authorised capital		
400,000,000 (31 March 2018: 400,000,000) equity shares of ₹ 10 each	4,000	4,000
Issued, subscribed and fully paid up capital		
375,000,000 (31 March 2018: 375,000,000) equity shares of ₹ 10 each, fully paid up	3,750	3,750
	3,750	**3,750**

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

21.1 Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2019		As at 31 March 2018	
	No of shares	Amount (₹ In Million)	No of shares	Amount (₹ In Million)
At the beginning of the year	375,000,000	3,750	375,000,000	3,750
Issued during the year	-	-	-	-
Outstanding at the end of the year	375,000,000	3,750	375,000,000	3,750

21.2 The Company has only one class of equity shares with voting rights having par value of ₹ 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013, the Articles of Association of the Company and relevant provisions of the listing agreement.

21.3 List of persons holding more than 5 percent equity shares in the Company

Name of the share holder	As at 31 March 2019		As at 31 March 2018	
	No of shares	% of holding	No of shares	% of holding
Razack Family Trust	225,000,000	60.00%	225,000,000	60.00%

22 OTHER EQUITY

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
General reserve	22.1	888	388
Capital reserve	22.2	1,612	157
Securities premium reserve	22.3	19,883	19,883
Debenture redemption reserve	22.4	1,133	967
Retained earnings	22.5	15,000	22,182
		38,516	**43,577**

22.1 General Reserve

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year	388	388
Add: Additions during the year	500	-
Less: Deletions for the year	-	-
Balance at the end of the year	**888**	**388**

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes.

22.2 Capital reserve

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year		157	157
Add: Additions during the year	57	1,455	-
Less: Deletions for the year		-	-
Balance at the end of the year		**1,612**	**157**

Capital reserve is used to record bargain purchase gain arising on business combination.

22.3 Securities premium reserve

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year	19,883	19,883
Add: Additions during the year	-	-
Less : Utilised for Issue expenses	-	-
Balance at the end of the year	**19,883**	**19,883**

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

22.4 Debenture redemption reserve (DRR)

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year		967	541
Add: Transfer from Statement of Profit and Loss	24e	666	426
Less: Transferred to general reserve on redemption		(500)	-
Balance at the end of the year		**1,133**	**967**

The Group has issued redeemable non-convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), require the company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued. The Group has created debenture redemption reserve on a pro rata basis.

22.5 Retained earnings

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Balance at the beginning of the year		22,182	19,429
Add: Profit attributable to owners of the Company		4,156	3,713
Add: Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax		(11)	6
Adjustments consequent to change in proportion of non controlling interest		1	1
		26,328	**23,149**
Less: Allocations/ Appropriations			
Transfer to Debenture redemption reserve	24e	666	426
Impact of Ind AS 115	53(v)	10,119	-
Dividend distributed to equity shareholders		450	450
Dividend distribution tax on dividend		93	91
		11,328	**967**
		15,000	**22,182**

The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the separate financial statements of the Company and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

22.6 Dividend made and proposed

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Dividends on equity shares declared and paid:		
Final dividend for the year ended on 31 March 2018: ₹ 1.20 per share (31 March 2017: ₹ 1.20 per share)	450	450
Dividend distribution tax on dividend	93	91
	543	**541**
Proposed dividends on Equity shares:		
Proposed for the year ended on 31 March 2019: ₹ 1.50 per share (31 March 2018: 1.20 per share)	563	450
Dividend distribution tax on proposed dividend	114	91
	677	**541**

Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including dividend distribution tax thereon) as at 31 March 2019.

23 NON-CONTROLLING INTERESTS (NCI)

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Balance at beginning of year		2,300	2,027
Share of profit for the year (net)		263	533
Impact of Ind AS 115	53(v)	(1,175)	-
Net infusion by / (repayment) to NCI		(381)	(954)
Non-controlling interests arising on the acquisition of Subsidiaries		113	694
Balance at the end of year		**1,120**	**2,300**

23.1 Details of non-wholly owned subsidiaries that have material NCI

The table below shows details of non-wholly owned subsidiaries of the Group that have material NCI:

Name of subsidiary	Status	Principal place of business	Proportion of ownership interests held by NCI	
			As at 31 March 2019	As at 31 March 2018
Prestige Southcity Holdings	Partnership Firm	India	49.00%	49.00%
Prestige Nottinghill Investments	Partnership Firm	India	49.00%	49.00%
Prestige Sterling Infra Projects Private Limited	Company	India	20.00%	20.00%

₹ In Million

Name of subsidiary	Profit / (loss) allocated to NCI		Accumulated NCI	
	Year ended 31-March-2019	Year ended 31-March-2018	As at 31-March-2019	As at 31-March-2018
Subsidiaries with material NCI				
Prestige Southcity Holdings	(14)	61	1,212	1,384
Prestige Nottinghill Investments	(11)	261	(1,805)	(880)
Prestige Sterling Infra Projects Private Limited	(0)	0	597	569
Individually immaterial subsidiaries with NCI	288	211	1,116	1,227
	263	**533**	**1,120**	**2,300**

23.2 Summarised financial information in respect of each of the Group's subsidiaries that has material NCI is set out below. The summarised financial information below represents amounts before intragroup eliminations.

i. Summarised financial Information about the assets and liabilities

₹ In Million

Particulars	Prestige Southcity Holdings		Prestige Nottinghill Investments	
	As at 31 March 2019	As at 31 March 2018	As at 31 March 2019	As at 31 March 2018
Non-current assets	668	554	2,296	814
Current assets	14,505	4,040	14,896	3,475
Non-current liabilities	-	13	-	104
Current liabilities	12,937	1,994	19,561	4,872
Equity attributable to owners of the Company	1,024	1,203	(565)	193
Non-controlling interests	1,212	1,384	(1,805)	(880)

₹ In Million

Particulars	Prestige Sterling Infra Projects Private Limited	
	As at 31 March 2019	As at 31 March 2018
Non-current assets	4,065	3,793
Current assets	35	38
Non-current liabilities	-	-
Current liabilities	1,113	842
Equity attributable to owners of the Company	2,390	2,391
Non-controlling interests	597	598

ii. Summarised financial Information about profit or loss

₹ In Million

Particulars	Prestige Southcity Holdings		Prestige Nottinghill Investments	
	Year ended 31 March 2019	Year ended 31 March 2018	Year ended 31 March 2019	Year ended 31 March 2018
Revenue	1,497	1,807	666	4,557
Expenses	1,542	1,615	707	3,738
Profit before tax	**(45)**	**192**	**(41)**	**819**
Tax expense	(17)	67	(20)	287
Profit after tax	**(28)**	**125**	**(21)**	**532**
Other comprehensive income	-	-	-	-
Total comprehensive income for the year	**(28)**	**125**	**(21)**	**532**
- attributable to owners of the Company	(14)	64	(11)	271
- attributable to the non-controlling interests	(14)	61	(10)	261

₹ In Million

Particulars	Prestige Sterling Infra Projects Private Limited	
	Year ended 31 March 2019	Year ended 31 March 2018*
Revenue	0	0
Expenses	2	0
Profit before tax	**(2)**	**(0)**
Tax expense	0	0
Profit after tax	**(2)**	**(0)**
Other comprehensive income	-	-
Total comprehensive income for the year	**(2)**	**(0)**
- attributable to owners of the Company	(2)	(0)
- attributable to the non-controlling interests	(0)	(0)

* From acquisition date

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

iii. Dividends paid to NCI

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Prestige Southcity Holdings	Not applicable	Not applicable
Prestige Nottinghill Investments	Not applicable	Not applicable
Prestige Sterling Infra Projects Private Limited	Not applicable	Not applicable

iv. Summarised financial Information about the cash flow

₹ In Million

Particulars	Prestige Southcity Holdings		Prestige Nottinghill Investments	
	Year ended 31 March 2019	Year ended 31 March 2018	Year ended 31 March 2019	Year ended 31 March 2018
Net cash inflow / (outflow) from operating activities	343	197	367	116
Net cash inflow / (outflow) from investing activities	(1)	-	(368)	(129)
Net cash inflow / (outflow) from financing activities	(57)	(80)	-	(49)
Net cash inflow / (outflow)	**285**	**117**	**(1)**	**(62)**

₹ In Million

Particulars	Prestige Sterling Infra Projects Private Limited	
	Year ended 31 March 2019	Year ended 31 March 2018
Net cash inflow / (outflow) from operating activities	26	4,290
Net cash inflow / (outflow) from investing activities	(209)	(3,771)
Net cash inflow / (outflow) from financing activities	182	(516)
Net cash inflow / (outflow)	**(1)**	**3**

Note: Receivable/ disproportionate contribution from non controlling interest is expected to be recovered through further contributions and profits earned during the normal course of business.

24 BORROWINGS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost			
Term loans (Secured)	24a,24b,24c		
- From banks		31,188	29,267
- From financial institutions		4,522	2,487
Secured, Redeemable non convertible debentures	24e	11,484	7,989
		47,194	**39,743**

24a Aggregate amount of loans guaranteed by directors 13,879 12,716

24b Lease Rental Discounting Loans (Included under Term loans)

Security Details :

Mortgage of certain immovable properties of the Group.
Charge over the book debts, operating cash flows, revenues and receivables of the projects.
Hypothecation of equipment & vehicles.
Assignment of rent receivables from various properties.

Repayment and other terms :
Repayable within 90 - 180 instalments commencing from March 2013.
Personal guarantee of certain directors of the company.
These loans are subject to interest rates ranging from 8.50% to 11.90% per annum.

24c Project Loans (Included under Term loans)
Security Details :
Mortgage of underlying Immovable Property financed under these Loans

Repayment and other terms :
Repayable within 1 - 156 instalments commencing from March 2014.
Personal guarantee of certain directors of the company.
These loans are subject to interest rates ranging from 8.90% to 12.02% per annum.

24d Refer Note No. 30 for current maturities of long-term debt.

24e Secured, Redeemable non convertible debentures

During the year ended 31 March 2016, the Company had issued 500 secured redeemable non-convertible debentures (A+ Rating) of ₹ 10,000,000 each in three tranches, having tenor upto five years, aggregating ₹ 5,000 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in three tranches, Tranche 1 - ₹ 1,500 Million on 24th July 2018, Tranche 2 – ₹ 3,000 Million on 24th July 2020 and Tranche 3 – ₹ 500 Million on 23rd April 2018 and carry a coupon rate of 11.35%, 11.40% and 11.35% respectively. The Company has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment i.e. 24th July 2018. During the year ended 31 March 2019, the Company has redeemed Tranche 1 and Tranche 3 debentures.

During the year ended 31 March 2018, the Company had issued 5,000 rated, listed, senior, secured redeemable, non-convertible debentures (A+ Rating) of ₹ 1,000,000 each, having tenor upto June 2022, aggregating ₹ 5,000 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in four equal half yearly instalments commencing from 8th December 2020 and carry a coupon rate of 10% per annum. The Company has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment i.e. 24th July 2018. The Debenture holders has a put option on expiry of 18 months from allotment of debentures, to require the Company to redeem the debentures (in whole or in part) held by it. The Company has a call option to redeem debentures within 3 months after the expiry of 18 months from allotment of debentures.

During the year ended 31 March 2019, the Company had issued 3,500 rated, unlisted, secured redeemable, non-convertible debentures (A+ Rating) of ₹ 1,000,000 each, having tenor upto June 2022, aggregating ₹ 3,500 Million on a private placement basis. These debentures are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in two tranches, Tranche 1 - ₹ 1,000 Million on August 2021 and Tranche 2 – ₹ 2,500 Million on August 2023 carry a coupon rate of 10.50%. The Company/ debenture holders has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment.

The Company has created debenture redemption reserve as per Section 71 of the Companies Act, 2013, on a pro rata basis amounting to ₹ 1,133 Million (31 March 2018 - ₹ 967 Million)

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

25 OTHER FINANCIAL LIABILITIES (NON-CURRENT)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost		
Lease deposits	1,223	1,313
Advance rent / maintenance	290	389
	1,513	**1,702**

26 PROVISIONS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Provision for employee benefits			
- Gratuity	46	218	147
- Compensated absences		13	14
		231	**161**

27 DEFERRED TAX ASSET/ LIABILITY

₹ In Million

	Particulars	As at 31 March 2019	As at 31 March 2018
A.	**Deferred Tax Asset**		
	Tax effect of :		
	Impact of fair valuation of financial assets (net)	6	10
	Provision for employee benefit expenses	86	62
	Minimum alternate tax credit entitlement	593	511
	Provision for doubtful advances/ debts	78	74
	Provision for impairment of investments	2	2
	Provision created for Expected Credit Loss (ECL)	401	400
	Impact on accounting for real estates projects income (including impact of Ind AS 115 - Refer Note 53 (v)) (Revenue net of cost)	4,865	-
	Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books.	167	32
	Carried forward losses	864	192
	Others	8	1
		7,070	**1,284**
B.	**Deferred Tax Liability**		
	Tax effect of :		
	Impact of carrying financial liabilities at amortised cost	38	20
	Impact of fair valuation of financial assets (net)	15	21
	Tax effect on equity accounted investment instruments	77	34
	Impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	-	481
	Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books	3,217	2,469
	Others	-	2
		3,347	**3,027**
	Net Deferred Tax Liability/ (Asset)	**(3,723)**	**1,743**
	Presented in balance sheet as		
	- Deferred tax asset (Net)	**6,374**	**691**
	- Deferred tax liabilities (Net)	**2,651**	**2,434**

28 BORROWINGS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Secured (Carried at amortised cost)			
Term loans	28a &28b & 28c		
From banks		17,284	12,589
From financial institutions		16,866	14,252
Unsecured (Carried at amortised cost)			
Loans from related parties	28d & 54	764	1,745
From Others		-	749
		34,914	**29,335**

28a Aggregate amount of loans guaranteed by directors 20,933 14,851

28b Security Details :

Mortgage of certain immovable properties of the group including inventories and undivided share of land belonging to the group.
Charge over receivables of various projects.
Lien against fixed deposits.

28c Repayment and other terms :

Repayable within 1 - 60 instalments commencing from February 2017.
Personal guarantee of certain directors of the Company.
These secured loans are subject to interest rates ranging from 8.60 % to 12.80 % per annum.

28d Inter corporate deposits and other loans are subject to interest rates ranging from 0% to 10% per annum.

29 TRADE PAYABLES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost		
Trade Payables	12,530	13,542
	12,530	**13,542**

30 OTHER FINANCIAL LIABILITIES (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Current maturities of long-term debt (secured)	24	2,761	5,077
Interest accrued but not due on borrowings		444	353
Advances received on behalf of land owners		1,015	271
Deposits towards lease, interiors and maintenance		6,601	4,880
Creditors for capital expenditure		1,674	1,396
Advances from partnership firms		1	-
Other liabilities		1,836	3,733
		14,332	**15,710**

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

31 OTHER CURRENT LIABILITIES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Advance from customers	1,528	17,249
Unearned revenue	104,835	-
Advance rent / maintenance received	1,092	736
Withholding taxes and duties	1,167	1,330
Consideration under Joint development agreement towards purchase of land	18,779	16,424
	127,401	**35,739**

32 PROVISIONS (CURRENT)

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Provision for employee benefits (Compensated absences)	46	59	49
Other Provisions for :			
Projects	32a	2,376	1,272
Anticipated losses on projects	32b	33	36
		2,468	**1,357**

32a Details of Provisions for Projects

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Estimated project cost to be incurred for the completed projects		
(Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	1,272	1,919
Add: Provision acquired on acquisition of subsidiary	1	-
Add: Provision made during the year	3,883	743
Less: Provision utilised /reversed during the year	2,780	1,390
Provision outstanding at the end of the year	**2,376**	**1,272**

32b Anticipated losses on projects

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Provision outstanding at the beginning of the year	36	36
Add: Provision made during the year	-	-
Less: Provision utilised /reversed during the year	3	-
Provision outstanding at the end of the year	**33**	**36**

33 REVENUE FROM OPERATIONS

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from contracts with customers			
Sale of real estate developments			
Residential and commercial projects		33,637	40,484
Sale of Services			
Room rentals, food, beverages, maintenance income and other allied services	33a	6,797	5,263
Contractual Projects		225	-
Other operating revenues		979	731
Revenue from property rental, facilities and hire charges	33b	10,081	8,508
		51,719	**54,986**

33a Facilities, rental, food, beverages and maintenance income

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Facility and hire charges	2,993	3,871
Parking charges	100	80
Signages, exhibition and other receipts	537	129
Room revenues	1,903	751
Food and beverages	1,198	392
Spa services	19	21
Income from club operations	24	17
Other services	23	2
	6,797	**5,263**

33b Revenue from property rental, facilities and hire charges

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Rental income	43	5,923	4,829
Hire charges income	43	702	708
Sub lease rental income	43	3,026	2,814
Property maintenance income		309	18
Commission income		121	139
		10,081	**8,508**

34 OTHER INCOME

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest income		
- On Bank deposits	200	174
- On loans & advances including intercorporate deposits	137	232
- Others	395	100
Profit on sale of fixed assets/ investment property	64	44
Profit on redemption of Investments	112	-
Net gain on financial assets designated at FVPL	-	8
Excess provision written back	62	34
Miscellaneous income	152	87
	1,122	**679**

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

35 (INCREASE) / DECREASE IN INVENTORY

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Opening inventory		57,127	66,918
Add: Stock acquired on purchase of subsidiary		61	-
Add: Impact of Ind AS 115	53(v)	59,362	-
Add: Stock transferred from capital work in progress		144	-
Less : Stock capitalised/ transferred to capital work in progress		(131)	(7,038)
Less : Closing inventory		(131,501)	(57,127)
		(14,938)	**2,753**

36 EMPLOYEE BENEFITS EXPENSE

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Salaries and wages		3,470	2,593
Contribution to Provident and other funds	46	217	174
Gratuity expense	46	68	66
Staff welfare expenses		231	125
		3,986	**2,958**

37 FINANCE COSTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Interest on borrowings	8,312	6,645
Interest on delayed payment of income tax	40	43
Interest - Others	125	226
Other borrowing costs	340	213
	8,817	**7,127**
Less: Borrowing cost capitalised to fixed assets including Capital Work In Progress	1,589	1,470
Costs considered as finance cost in Consolidated Statement of Profit & Loss *	**7,228**	**5,657**
* Gross of finance cost inventorised to work in progress	2,854	2,554

38 OTHER EXPENSES

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Selling Expenses			
Advertisement and sponsorship fee		501	461
Travelling expenses		65	83
Commission		563	559
Business promotion		302	172
Repairs and maintenance			
Fitout expenses		2	2
Plant & Machinery and Computers		109	80
Vehicles		43	104
Others		223	147
Power and fuel		1,158	599
Insurance		50	42
Legal and professional charges		724	727
Food and beverages consumed		358	216
Auditors remuneration	38a	15	13
Books and periodicals		-	1

₹ In Million

Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Director's sitting fees		2	2
Bad debts/ advances written off		-	5
Donations		213	91
Share of loss / (profit) from partnership firms (net)		1	-
Membership and subscriptions		2	4
Postage and courier		17	14
Telephone charges		28	26
Printing and stationery		40	34
Manpower Cost		60	-
Expected credit loss allowance on receivables		2	-
Miscellaneous expenses		118	125
		4,596	**3,507**

38a Auditors Remuneration

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Payment to Auditors (net of applicable GST) :		
- Audit	14	12
- Others	1	1
	15	**13**

The Group avails input credit for GST, hence no GST expense is accrued.

39 TAX EXPENSES

a Income tax recognised in consolidated statement of profit and loss

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Current tax		
In respect of the current year	1,695	2,182
In respect of prior years	19	6
	1,714	**2,188**
Deferred tax		
In respect of the current year	271	(53)
	271	**(53)**
Total income tax expense recognised in the current year	**1,985**	**2,135**

b Income tax recognised in other comprehensive income

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Deferred tax		
Arising on income and expenses recognised in other comprehensive income:		
Remeasurement of defined benefit obligation	6	(3)
Items that will not be reclassified to consolidated statement of profit and loss	**6**	**(3)**

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

c Reconciliation of tax expense and accounting profit

₹ In Million

Particulars		Year ended 31 March 2019	Year ended 31 March 2018
Profit before tax from continuing operations		6,097	6,245
Applicable tax rate		34.94%	34.61%
Income tax expense calculated at applicable tax rate	A	**2,130**	**2,161**
Adjustment on account of :			
Tax effect of exempt operating income		(42)	(26)
Tax effect of exempt non-operating income		19	-
Tax effect of permanent non deductible expenses		273	383
Tax effect of deductible expenses		(223)	(256)
Shortfall in tax provision for prior years recognised in current year		19	6
Unabsorbed losses		(36)	(31)
Difference in tax rates		(183)	(113)
Others		28	11
	B	**(145)**	**(26)**
Income tax expense recognised in profit or loss	(A+B)	1,985	2,135

40 EARNING PER SHARE (EPS)

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Profit for the year attributable to owners of the Company and used in calculation of EPS (₹ In Million)	4,156	3,713
Weighted average number of equity shares		
Basic (in Numbers)	375,000,000	375,000,000
Diluted (in Numbers)	375,000,000	375,000,000
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	11.08	9.90
Diluted	11.08	9.90

41 COMMITMENTS

₹ In Million

	Particulars	As at 31 March 2019	As at 31 March 2018
1.	Capital commitments (Net of advances) (including proportionate share of Joint Ventures & Associates)	7,908	5,872
2.	Bank guarantees		
	Performance guarantees (Includes guarantees of ₹ 594 Million (31 March 2018 - ₹ 594 Million) towards the obligation for earnings in foreign currency of ₹ 3,565 Million (31 March 2018 - ₹ 3,565 Million) outstanding obligation to be met by 2025 - 26)	1,407	1,050

3. The Group enters into construction contracts with its vendors. The final amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.

4. The Group has entered into agreements with land owners under which the group is required to make payments based on the terms/ milestones stipulated under the respective agreements.

5. The Group has entered into joint development agreements with owners of land for its construction and development. Under the agreements the group is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.

6. The Group has made commitment to subscribe to further capital and support continuing operation in certain of its associates and jointly controlled entities based on operations of such entities to support going concern.

7. The Group has entered into agreements for acquisition of stake in certain entities/ joint venture entities from its joint venture partner for consideration amounting to ₹ Nil (31 March 2018 - ₹ 3,490 million).

42 CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Contingent liabilities (including proportionate share of Joint Ventures & Associates)		
1. Claims against the Group not acknowledged as debts		
a. Disputed Value Added Tax	423	234
b. Disputed Service Tax	1,290	1,223
c. Disputed Income Tax	167	89
d. Others	123	123
The above amount does not include penalties, if any, that may be levied by the authorities when the disputes are settled		
2. Corporate guarantees given on behalf of other entities (refer note 54)	9,641	16,249

The Group is subject to legal proceedings and claims, which have arisen in the ordinary course of business, including certain litigation for lands acquired by it for construction purposes, either through joint development agreements or through outright purchases. These cases are pending with various courts and are scheduled for hearings. The management believes that these cases will not adversely effect its financial statements.

The Group does not expect any reimbursement in respect of the above contingent liability and it is not practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the arbitration/ appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

43 OPERATING LEASE ARRANGEMENTS

a As a lessee

The Group has taken certain commercial spaces under operating lease basis which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Group's option and (c) other long-term leases.

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental expense for operating leases included in the Consolidated Statement of Profit and Loss	2,858	2,745

Non-cancellable operating lease commitments

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Not later than 1 year	2,576	2,540
Later than 1 year and not later than 5 years	9,958	10,288
Later than 5 years	647	2,130

b As a lessor

The Group has given Investment properties, plant and machineries and furniture and fixtures owned by the Group under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Group's option and (c) other long-term leases. The lessee does not have an option to purchase the property at the expiry of the lease term. Further the Group has taken certain properties under lease and has given such properties on lease under similar terms under which the group has taken it on lease.

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Rental and hire charges income from operating leases included in the Consolidated Statement of Profit and Loss	9,651	8,351

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Non-cancellable operating lease commitments:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Rental receipts		
Not later than 1 year	3,352	3,012
Later than 1 year and not later than 5 years	6,672	1,961
Later than 5 years	1,985	-
Hire Charges		
Not later than 1 year	209	301
Later than 1 year and not later than 5 years	468	276
Later than 5 years	-	-
Sublease Receipts		
Not later than 1 year	879	1,028
Later than 1 year and not later than 5 years	2,029	684
Later than 5 years	-	-

44 FINANCIAL INFORMATION IN RESPECT OF ASSOCIATES AND JOINT VENTURES

Management has concluded that there are no material associates and joint ventures. Information with respect to immaterial associates and joint ventures is provided below:

a. Aggregate carrying amount of the Group's interests in these associates and joint ventures:

₹ In Million

Particulars	As at 31 March 2019		As at 31 March 2018	
	Associates	Joint Ventures	Associates	Joint Ventures
Aggregate carrying amount of investments in individually immaterial associates/ joint ventures	68	7,624	46	2,466

b. Aggregate information of associates and joint ventures that are not individually material:

₹ In Million

Particulars	As at 31 March 2019		As at 31 March 2018	
	Associates	Joint Ventures	Associates	Joint Ventures
Aggregate amounts of group's share of				
- profit	22	362	4	167
- other comprehensive income	0	0	0	0
Total comprehensive income	**22**	**362**	**4**	**167**

45 SEGMENT INFORMATION

The chief operating decision maker reviews the operations of the Group as a real estate development activity and letting out of developed properties, which is considered to be the only reportable segment by the management. Further, the Group's operations are in India only.

46 EMPLOYEE BENEFIT PLANS

(i) **Defined Contribution Plans :** The Group contributes to provident fund and employee state insurance scheme which are defined contribution plans.

During the year, the Group has recognized the following amounts in the Consolidated Statement of Profit and Loss under defined contribution plan whereby the Group is required to contribute a specified percentage of the payroll costs to fund the benefits:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Employers' contribution to provident fund	214	172
Employers' contribution to employee state insurance scheme	3	2
	217	**174**

Note: The contributions payable to the above plan by the Group is at rates specified in the rules of the scheme.

(ii) Defined Benefit Plan : The Group provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month. The group makes contribution to Life Insurance Corporation (LIC) Gratuity trust to discharge the gratuity liability, except for Prestige Leisure Resorts Private Limited, Cessna Garden Developers Private Limited, Flicker Projects Private Limited, Prestige Mangalore Retail Ventures Private Limited, Prestige Mysore Retail Ventures Private Limited, Prestige Garden Constructions Private Limited, Prestige Mall Management Private Limited, Prestige Shantiniketan Leisures Private Limited, Morph and The QS Company.

Risk exposure

The defined benefit plan typically expose the Group to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit. The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the Group.
Interest Risk	A decrease in the bond's interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

a. Components of defined benefit cost

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Current Service cost	53	63
Interest expense / (income) net	18	4
Administrative expenses	(3)	(1)
Components of defined benefit cost recognised in consolidated statement of profit and loss	**68**	**66**
Remeasurement (gains)/ losses in OCI		
Actuarial (Gain) / loss for changes in financial assumptions	3	(11)
Actuarial (Gain) / loss due to experience adjustments	10	(1)
Return on plan assets (greater) / less than discount rate	4	3
Components of defined benefit cost recognised in other comprehensive income	**17**	**(9)**
Total components of defined benefit cost for the year	**85**	**57**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the consolidated statement of profit and loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

b. The amount included in the consolidated balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of funded defined benefit obligation	347	285
Less: Fair value of plan assets	138	146
Funded Status	**209**	**139**
Present value of unfunded defined benefit obligation	9	8
Unfunded Status	**9**	**8**
Net liability arising from defined benefit obligation	**218**	**147**

c. Movements in the present value of the defined benefit obligation are as follows:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening defined benefit obligation	293	246
Acquired on acquisition of subsidiaries	12	-
Current service cost	53	63
Interest cost	26	18
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	3	(11)
Actuarial (Gain) / loss due to experience adjustments	10	(1)
Benefits paid	(41)	(22)
Closing defined benefit obligation	**356**	**293**

d. Movements in fair value of plan assets are as follows:

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Opening Fair Value of Plan Assets	146	139
Expected return on plan asset	8	14
Administrative expenses	(3)	-
Contributions by Employer	23	21
Benefits paid	(32)	(25)
Actuarial gains/(losses) through OCI	(4)	(3)
Closing Fair Value of Plan Assets	**138**	**146**

e. Net asset/(liability) recognised in consolidated balance sheet

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Fair value of plan assets	138	146
Less: Present value of defined benefit obligation	356	293
Net asset/(liability) recognised in consolidated balance sheet - Non current portion	**(218)**	**(147)**
Net asset/(liability) recognised in consolidated balance sheet - Current portion	-	-

f. Actuarial Assumptions

Particulars	As at 31 March 2019	As at 31 March 2018
Discount rate	7.20%-7.30%	7.20%-7.70%
Rate of increase in compensation	5%-10%	5%-7.30%
Attrition rate	Refer Table Below	
Retirement age	58 years	58 years

Attrition rate

Age	As at 31 March 2019	As at 31 March 2018
Upto 30	10%	10%
31-40	5%	5%
41-50	3%	3%
Above 50	2%	2%

g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

₹ In Million

		Year ended 31 March 2019	Year ended 31 March 2018
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(33)	(17)
	Decrease by 100 basis points	38	20
Salary escalation rate	Increase by 100 basis points	37	18
	Decrease by 100 basis points	(33)	(6)
Employee attrition rate	Increase by 250 basis points	(0)	(0)
	Decrease by 250 basis points	0	0

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

h. Estimated amount of Gratuity contribution over the next one year is ₹15 Million, one to three years is ₹ 50 Million and greater than three years is ₹153 Million.

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the group's liability for earned leave and is not funded.

Leave encashment benefit expensed in the Consolidated Statement of Profit and Loss for the year is ₹ 30 Million (31 March, 2018: ₹ 22 Million)

Leave encashment benefit outstanding is ₹ 72 Million (31 March 2018 : ₹ 63 Million).

47 FOREIGN CURRENCY EXPOSURES THAT HAVE NOT BEEN HEDGED BY A DERIVATIVE INSTRUMENTS OR OTHERWISE:

Particulars	As at 31 March 2019		As at 31 March 2018	
	Amount (₹ In million)	Amount (US $ million)	Amount (₹ In million)	Amount (US $ million)
Due to: Creditors (US $)	14	0	7	0

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

48 DETAILS OF CAPITAL ACCOUNT CONTRIBUTION AND PROFIT SHARING RATIO IN PARTNERSHIP FIRMS/ LIMITED LIABILITY PARTNERSHIP FIRMS :

Name of the firm/ Partners	31 March 2019		31 March 2018	
	Capital ₹ In Million	Profit Sharing Ratio	Capital ₹ In Million	Profit Sharing Ratio
Silverline Estates				
Prestige Estates Projects Limited	0	30.33%	0	30.33%
Zakria Hashim	0	33.33%	0	33.33%
Farook Mahmood	0	16.67%	0	16.67%
Zahed Mahmood	0	16.67%	0	16.67%
Irfan Razack	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%
Prestige Realty Ventures				
Prestige Estates Projects Limited	11	49.90%	11	49.90%
Irfan Razack	0	0.02%	0	0.02%
Badrunissa Irfan	0	0.01%	0	0.01%
Almas Rezwan	0	0.01%	0	0.01%
Sameera Noaman	0	0.01%	0	0.01%
Mohammed Salman Naji	0	0.01%	0	0.01%
Mohammed Nauman Naji	0	0.01%	0	0.01%
Ameena Ahmed	0	0.01%	0	0.01%
Mehreen Ahmed	0	0.01%	0	0.01%
Zainab Ismail	0	0.01%	0	0.01%
Redhills Estates and Projects LLP	891	49.00%	-	-
Mineral Enterprises Limited	9	1.00%	55	50.00%
Prestige City Properties				
Prestige Estates Projects Limited	1	51.00%	1	51.00%
Millennia Realtors Private Limited	0	49.00%	0	49.00%
Rustomjee Prestige Vocational Educational and Training Center LLP				
Prestige Exora Business Parks Limited	10	49.00%	10	49.00%
Rustomjee Academy for Global Careers Private Limited	10	51.00%	10	51.00%

49 FINANCIAL INSTRUMENTS

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

₹ In Million

Particulars	Note No.	31 March 2019		31 March 2018	
		Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial asset					
Investments	9 ,14	92	-	204	-
Trade receivables	15	-	16,544	-	9,645
Cash and cash equivalents	16	-	6,530	-	3,532
Other bank balances	17	-	593	-	3,853
Loans and advances	10 ,18	-	16,282	-	16,171
Other financial assets	11 ,19	-	2,320	-	1,939
		92	**42,269**	**204**	**35,140**
Financial liabilities					
Borrowings	24 ,28	-	82,108	-	69,078
Trade payables	29	-	12,530	-	13,542
Other financial liabilities	25 ,30	-	15,845	-	17,412
		-	**110,483**	**-**	**100,032**

Fair Value Hierarchy:

₹ In Million

	As at 31 March 2019	As at 31 March 2018
Assets measured at fair value		
Investments		
Level 1	5	111
Level 2	-	-
Level 3	87	93

50 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Group's real estate operations. The Group's principal financial assets include investments, inventory, trade and other receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The senior management ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. It is the Group's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Group has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at 31 March 2019 and 31 March 2018.

The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2019 and 31 March 2018.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term and short-term debt obligations with floating interest rates.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Group does not have any interest rate swaps.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Group's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Decrease in interest rate by 50 basis points	367	371
Increase in interest rate by 50 basis points	(367)	(371)

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

II Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade receivables

Trade receivables of the Group comprises of receivables towards sale of properties, rental receivables and other receivables.

Receivables towards sale of properties - The Group is not substantially exposed to credit risk as property is delivered on payment of dues . However, the Group makes provision for expected credit loss where any property developed by the Group is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Receivables towards rental receivables - The Group is not substantially exposed to credit risk as Group collects security deposits from lessee.

Other Receivables - Credit risk is managed as per Group's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Refundable joint development deposits

The Group is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under the JDA arrangements.

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Group's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Group's maximum exposure to credit risk for the components of the statement of financial position at 31 March 2019 and 2018 is the carrying amounts.

III Liquidity risk

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Group's financial liabilities based on contractual payments:

₹ In Million

	On demand	Less than 12 months	1 to 5 years	> 5 years	Total
As at 31 March 2019					
Borrowings	1,791	13,591	50,620	16,106	82,108
Trade payables	-	12,530	-	-	12,530
Other financial liabilities	418	14,052	1,359	16	15,845
	2,209	**40,173**	**51,979**	**16,122**	**110,483**
As at 31 March 2018					
Borrowings	3,442	11,608	41,646	12,382	69,078
Trade payables	-	13,542	-	-	13,542
Other financial liabilities	-	16,099	1,169	144	17,412
	3,442	**41,249**	**42,815**	**12,526**	**100,032**

51 CAPITAL MANAGEMENT

For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value. As at 31 March 2019, the group's current liabilities exceeded current assets by ₹ 20,947 million (31 March 2018 - ₹ 5,619 million. Considering the cashflow and business projections the group is confident of meeting its obligation as and when they fall due.

The Group, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using debt equity ratio, which is net debt divided by total capital. The Group's policy is to keep the debt equity ratio below 2.00. The Group includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

₹ In Million

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
Borrowings - Current	28	34,914	29,335
Borrowings - Non Current	24	47,194	39,743
Current maturities of long term borrowings	30	2,761	5,077
Less: Borrowings from related parties	28	(764)	(1,745)
Less: Cash and cash equivalents	16-17	(7,123)	(7,385)
Less: Current investments	14	(5)	(111)
Less: Balances with banks to the extent held as margin money or security	11	(835)	(1,071)
Net debt		**76,142**	**63,843**
Equity		43,386	49,627
Total capital		**43,386**	**49,627**
Debt Equity Ratio		1.75	1.29

52 CONSTRUCTION CONTRACTS :

₹ In Million

Particulars	Year ended 31 March 2018
Contract revenue recognised for the year	36,498
Aggregate amount of contract costs incurred and recognised profits (less recognised losses) upto reporting date for contracts in progress	101,736
Amount of customer advances outstanding for contracts in progress	17,948
Amount of work-in-progress outstanding for contracts in progress	46,917

53 REVENUE FROM CONTRACTS WITH CUSTOMERS:

The Group has adopted Ind AS 115 using the modified retrospective method and accordingly has provided the disclosures required by Ind AS 115 for the year ended 31 March 2019 and the comparative information for the year ended 31 March 2018 has not been disclosed:

i) Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with customers by timing of transfer of goods or services.

₹ In Million

Particulars	Year ended 31 March 2019
Timing of transfer of goods or services	
Revenue from goods or services transferred to customers at a point in time	33,739
Revenue from goods or services transferred over time	7,899
	41,638

ii) Contract balances and performance obligations

₹ In Million

Particulars	Year ended 31 March 2019
Trade receivables	16,051
Contract liabilities *	104,835
	120,886

* Contract liabilities represent amounts collected from customers based on contractual milestones pursuant to agreements executed with such customers for construction and sale of residential/ commercial units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

in time at which the Company transfers control of such units to the customer. The Group is liable for any structural or other defects in the residential/ commercial as per the terms of the agreements executed with customers and the applicable laws and regulations.

Set out below is the amount of revenue recognised from:

₹ In Million

Particulars	Year ended 31 March 2019
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period	24,514
Revenue recognised in the reporting period from performance obligations satisfied in previous periods	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period **	134,976

** The Company expects to satisfy the said performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at 31 March 2019.

iii) Reconciliation the amount of revenue recognised in the statement of profit and loss with the contracted price

₹ In Million

Particulars	Year ended 31 March 2019
Revenue as per contracted price	34,037
Less: Discount/ rebates	298
Revenue from contract with customers	**33,739**

iv) Assets recognised from the costs to obtain or fulfil a contract with a customer

₹ In Million

Particulars	As at 31 March 2019
Inventories	80,561
Prepaid expenses (represents brokerage costs pertaining to sale of residential units)	1,159

v) Impact of adoption of Ind AS 115 Revenue from Contracts with Customers

The impact of adoption of Ind AS 115 Revenue from Contracts with Customers on the financial statements for the year ended 31 March 2019 is tabulated below

The impact of Ind AS 115 on the Company's retained earnings as at 1 April 2019 is as follows

₹ In Million

Particulars	Increase/ (decrease)
Assets	
Inventories	59,362
Trade receivables (Unbilled Revenue)	(6,321)
Prepaid expenses	1,071
Deferred tax assets	6,027
Total assets	**60,139**
Liabilities	
Contract liabilities	71,433
Minority Interest	(1,175)
Total liabilities	**70,258**
Total adjustment to equity	**(10,119)**

Explanation of reasons for transitional impact of adopting Ind AS 115 as at 1 April 2018

For sale of real estate inventory property that were recognised on the percentage-of-completion basis under the previous accounting in accordance with Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, the Group has determined that they do not meet the criteria for recognising revenue over time under Ind AS 115 and that control is transferred at a point in time (For details of when control is transferred Refer Significant accounting policy).

The Group has applied the modified retrospective approach under Ind AS 115 to all contracts as of April 01, 2018, on account of which the Group has deferred revenue and cost of sales as at that date with respect to contracts that do not meet the revenue recognition criteria under Ind AS 115. Further the incremental costs of obtaining contracts with respect to those contracts has been recognised as an asset under Prepaid expenses. The same has resulted in recognition of contract liabilities, reversal of unbilled revenue, recognition of prepaid expenses and recognition of inventories as at April 1, 2018. The Group has given impact of application of Ind AS 115 by debit to retained earnings after giving tax effect to transitional adjustments.

Impact on Balance sheet as at 31 March 2019, had the previous Ind AS was followed:

₹ In Million

		Particulars	31 March 2019 (as reported)	Increase/ (decrease)	31 March 2019 (without Ind AS 115 impact)
A.	**ASSETS**				
(1)	**Non-current assets**				
	(a)	Property, plant and equipment	19,841	-	19,841
	(b)	Capital work-in-progress (including Investment property under construction)	16,450	-	16,450
	(c)	Investment property	44,298	-	44,298
	(d)	Goodwill	3,069	-	3,069
	(e)	Other intangible assets	116	-	116
	(f)	Investments in associate and joint venture	7,692	-	7,692
	(g)	Financial assets	10,983	-	10,983
	(h)	Deferred tax assets (net)	6,374	(5,671)	703
	(i)	Income tax assets (net)	3,625	-	3,625
	(j)	Other non-current assets	3,474	-	3,474
			115,922	**(5,671)**	**110,251**
(2)	**Current assets**				
	(a)	Inventories	131,501	(68,470)	63,031
	(b)	Financial assets	31,378	6,361	37,739
	(c)	Other current assets	8,181	(1,604)	6,577
			171,060	**(63,713)**	**107,347**
Total			**286,982**	**(69,383)**	**217,599**
B.	**EQUITY AND LIABILITIES**				
(1)	**Equity**				
	(a)	Equity share capital	3,750	-	3,750
	(b)	Other Equity	38,516	9,343	47,859
	(c)	Non controlling interest	1,120	916	2,036
			43,386	**10,259**	**53,645**
(2)	**Non-current liabilities**				
	(a)	Financial Liabilities	48,707	-	48,707
	(b)	Provisions	231	-	231
	(c)	Other non-current liabilities	2,651	-	2,651
			51,589	**-**	**51,589**
(3)	**Current liabilities**				
	(a)	Financial Liabilities	61,776	-	61,776
	(b)	Other current liabilities	127,401	(79,643)	47,758
	(c)	Provisions	2,468	-	2,468
	(d)	Income tax liabilities (net)	362	-	362
			192,007	**(79,643)**	**112,364**
			286,982	**(69,383)**	**217,599**

Explanation of reasons for significant changes

Impact of transitional adjustments in accordance with Ind AS 115 along with impact during the year as detailed in explanation of reasons for significant changes under note to Statement of Profit and loss.

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

Impact on statement of profit and loss for the year ended 31 March 2019, had the previous Ind AS was followed:

₹ In Million

Particulars	31 March 2019 (as reported)	Increase/ (decrease)	31 March 2019 (without Ind AS 115 impact)
Revenue			
Revenue from Operations	51,719	8,250	59,969
Other Income	1,122	-	1,122
	52,841	**8,250**	**61,091**
Expenses			
(Increase)/ decrease in inventory	(14,938)	9,108	(5,830)
Contractor cost	16,852	-	16,852
Purchase of Project Material	4,988	-	4,988
Purchase of completed units	1,027	-	1,027
Land cost	13,944	-	13,944
Rental expense	2,858	-	2,858
Rates and taxes	2,640	-	2,640
Facility management expenses	1,228	-	1,228
Employee benefits expense	3,986	-	3,986
Finance costs	7,228	-	7,228
Depreciation and amortisation expense	3,229	-	3,229
Other expenses	4,596	533	5,129
	47,638	**9,641**	**57,279**
Profit before exceptional Items	**5,203**	**(1,391)**	**3,812**
Exceptional items	894	-	894
Share of profit / (loss) from associates/ jointly controlled entities (Net)	307	-	307
Profit before tax	**6,404**	**(1,391)**	**5,013**
Tax expense :			
Current tax	1,714	-	1,714
Deferred tax charge/ (credit)	271	(356)	(85)
	1,985	**(356)**	**1,629**
Profit after tax	**4,419**	**(1,035)**	**2,183**
Profit for the year attributable to:			
Owners of the Company	4,156	(1,293)	1,662
Non-controlling interests	263	259	522
Earning per share (equity shares, par value of ₹ 10 each)			
Basic and diluted EPS (in ₹)	**11.08**	**(3.45)**	**4.43**

Explanation of reasons for significant changes

Impact of Percentage Completion method in relation to sale of real estate inventory property as against at a point of time recognition in Revenue, Cost of sales and differential accounting treatment of incremental costs of obtaining contracts along with consequential tax impact.

54 LIST OF RELATED PARTIES

(a) Associates

City Properties Maintenance Company Bangalore Limited

(b) Joint Ventures

Babji Realtors Private Limited
Prestige Mall Management Private Limited
(formerly known as CapitaLand Retail Prestige Mall Management Private Limited) (till 18 June 2018)
Prestige Mangalore Retail Ventures Private Limited (w.e.f 11 June 2018)
Prestige Mysore Retail Ventures Private Limited (w.e.f 11 June 2018)
Prestige Projects Private Limited (w.e.f 20 August 2018)
Prestige Garden Constructions Private Limited (w.e.f. 18 June 2018)
Thomsun Realtors Private Limited
Vijaya Productions Private Limited

(c) Company in which the directors/ relatives of directors are interested

Prestige Fashions Private Limited
Dollar Constructions & Engineers Private Limited
Prestige Garden Estates Private Limited
Prestige Golf Resorts Private Limited
Belgaum Solar Power Private Limited
Mamdapur Solar Private Limited
Overture Hospitality Private Limited

(d) Partnership firms in which Company is a partner

Prestige Realty Ventures
Silverline Estates
Prestige City Properties

(e) Partnership Firms, Trusts in which some of the Directors and their Relatives are interested:

Castlewood Investments
Colonial Estates
Daffodil Investments
Educate India Foundation
Educate India Trust
Eureka Investments
Falcon Property Management Services
FRZ Investments
Go Gourmet
India Learning Foundation
INR Energy Ventures
INR Holdings
INR Property Holdings
Morph (till 1 July 2018)
Morph Design Company
Nebulla Investments
Prestige Constructions
Prestige Foods
Prestige Foundation
Prestige Living
Prestige Property Management & Services (Chennai)
Razack Family Trust
Spring Green
Sublime
The Good Food Co.
Window Care
Xtasy Investments

(f) Key Management Personnel

Irfan Razack, Chairman & Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Uzma Irfan, Director
Venkat K Narayana, Chief Executive Officer
VVBS Sarma, Chief Financial Officer
Manoj Krishna JV, Company Secretary (from 27 May 2019)
M Sridhar, Company Secretary (till 23 January 2019)

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

(g) Relative of key management personnel

Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Alayna Zaid
Mohammed Zaid Sadiq
Anjum Jung
Omer Bin Jung
Matheen Irfan
Nihar. A. Sait
Sana Rezwan
Danya Noaman
Zayd Noaman
Nisha Kiran
Anuradha V Sarma
Narayanamma k.

Note: All transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the consolidated financial statements, as required by the applicable accounting standards except for remuneration of Chief Executive Officer, Chief Financial Officer and Company Secretary.

Details of related party transactions during the year and balances outstanding as at the year end are given in Annexure I.

55 Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013 are given in Annexure II.

56 The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a residential project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company identified developed units with a certain specified built-up area (the "Land Owner Company's share"). The Company had also incurred Transferrable Development Rights (TDR's) of ₹ 881 Million (31 March 2018 - ₹ 881 Million) which are recoverable from the Land Owner Company along with an interest of 12% per annum, from the sale of units from the residential project belonging to the Land Owner Company.

As at 31 March 2019, gross receivables due from the Land Owner Company towards TDR's aggregate to ₹ 923 Million (31 March 2018 - ₹ 923 Million). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature during the year ended 31 March 2017. The land owner Company has challenged the court order, the legal proceedings of which is pending with the Judicature. Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the plans for completion of the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the Company needs to be a confirming party for registering the sale deed for the underlying units of the Land Owner Company; and that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's and has accordingly classified them as good and recoverable in the financial statements.

57 During the year ended 31 March 2019 the Group acquired further stake in Thomsun Realtors Private Limited, 49% stake in Prestige Mysore Retail Ventures Private Limited (PMYRVPL), 49% stake in Prestige Mangalore Retail Ventures Private Limited (PMARVPL), 50% stake in Prestige Garden Constructions Private Limited (PGCPL), 50% stake in Prestige Mall Management Private Limited (PMMPL), 100% stake in Flicker Projects Private Limited (FPPL), 24.5% stake in Babji Realtors Private Limited, 60% stake in Apex Realty Ventures and 40% stake in Morph.

Due to acquisition of further stake in its jointly controlled entities namely PMYRVPL, PMARVPL, PGCPL and PMMPL, the group has acquired control and accordingly has accounted fair value gain on previously held interest in jointly controlled entities as an exceptional item amounting to ₹ 894 million.

₹ In Million

Particulars	Fair value (FV) of net assets acquired	DTL/ DTA recognised on acquisition	Net FV assets acquired	Total value including FV of previously held interest	FV gain of previously held investment	Capital reserve
PGCPL	2,886	(456)	2,430	1,976	1,067	454
PMARVPL	1,439	(115)	1,324	723	(44)	601
PMYRVPL	679	120	799	469	(122)	330
PMMPL	81	-	81	72	(7)	9
FPPL	1,562	(15)	1,547	1,486	-	61
	6,647	**(466)**	**6,181**	**4,726**	**894**	**1,455**

Signatures to Notes to Consolidated Financial statements 1 - 57
As per our report of even date

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W / E300004

per Adarsh Ranka
Partner
Membership No.: 209567

Place: Bengaluru
Date: 27 May 2019

For and on behalf of the board of directors of Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Executive Officer

VVBS Sarma
Chief Financial Officer

Manoj Krishna JV
Company Secretary

Place: Bengaluru
Date: 27 May 2019

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

ANNEXURE-I TO NOTE 54 - DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Amounts outstanding as at Balance Sheet Date		
Amounts Due to		
Inter Corporate Deposit payable		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	885
Vijaya Productions Private Limited	660	860
Morph Design Company	14	-
Sub Total	**674**	**1,745**
Key Management Personnel & their relative		
Irfan Razack	45	-
Noaman Razack	45	-
Sub Total	**90**	**-**
Total	**764**	**1,745**
Interest accrued but not due on Inter corporate deposits		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	34
Vijaya Productions Private Limited	14	18
Total	**14**	**52**
Payables		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	2	-
Belgaum Solar Power Private Limited	10	-
City Properties Maintenance Company Bangalore Limited	0	0
Falcon Property Management Services	28	4
INR Holdings	4	4
Morph	-	33
Morph Design Company	33	34
Prestige Fashions Private Limited	10	2
Prestige Foods	-	1
Prestige Golf Resorts Private Limited	10	32
Prestige Living	1	6
Prestige Property Management & Services (Chennai)	21	21
Prestige Realty Ventures	-	0
Spring Green	64	36
Sublime	161	104
Thomsun Realtors Private Limited	12	17
Vijaya Productions Private Limited	-	0
Window Care	11	6
Sub Total	**367**	**300**
Key Management Personnel & their relative		
Irfan Razack	1	3
Noaman Razack	-	1
Rezwan Razack	22	2
Almas Rezwan	0	0
Badrunissa Irfan	1	3
Faiz Rezwan	0	0
Sameera Noaman	0	0
Sana Rezwan	0	0
Uzma Irfan	0	3

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Zayd Noaman	0	0
Matheen Irfan	-	0
Danya Noaman	-	0
Venkat K Narayana	1	1
Nisha Kiran	0	-
Alayna Zaid	0	-
Sub Total	**25**	**13**
Total	**392**	**313**
Remuneration Payable		
Key Management Personnel & their relative		
Irfan Razack	4	10
Rezwan Razack	4	10
Anjum Jung	0	1
Noaman Razack	1	2
Uzma Irfan	1	2
Mohammed Zaid Sadiq	1	2
Faiz Rezwan	1	2
Omer Bin Jung	0	1
Zayd Noaman	1	2
Total	**13**	**32**
Lease Deposits Received		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	0	0
Morph	-	70
Morph Design Company	1	1
Prestige Fashions Private Limited	0	2
Total	**1**	**73**
Advances Held		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Living	6	-
Silverline Estates	-	100
Sub Total	**6**	**100**
Key Management Personnel & their relative		
Irfan Razack	-	18
Noaman Razack	-	18
Rezwan Razack	-	18
Anjum Jung	-	6
Sameera Noaman	-	4
Sub Total	**-**	**64**
Total	**6**	**164**
Amounts Due From		
Inter Corporate Deposit receivable		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Thomsun Realtors Private Limited	-	29
Babji Realtors Private Limited	358	118
Prestige Garden Estates Private Limited	486	9
Prestige Mangalore Retail Ventures Private Limited	-	90
Prestige Mysore Retail Ventures Private Limited	-	169
Total	**844**	**415**

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Interest accrued but not due on Inter Corporate Deposit given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Mysore Retail Ventures Private Limited	-	9
Prestige Mangalore Retail Ventures Private Limited	-	8
Thomsun Realtors Private Limited	-	3
Prestige Garden Estates Private Limited	4	2
INR Property Holdings	31	-
Babji Realtors Private Limited	13	97
Total	**48**	**119**
Lease Deposits given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
INR Holdings	31	11
Sub Total	**31**	**11**
Key Management Personnel & their relative		
Irfan Razack	5	29
Rezwan Razack	5	29
Noaman Razack	-	24
Badrunissa Irfan	4	3
Faiz Rezwan	0	0
Matheen Irfan	0	0
Almas Rezwan	2	-
Sana Rezwan	2	2
Alayna Zaid	1	-
Venkat K Narayana	5	5
Nisha Kiran	1	1
VVBS Sarma	5	5
Uzma Irfan	1	1
Danya Noaman	0	1
Sameera Noaman	2	1
Zayd Noaman	0	-
Sub Total	**33**	**101**
Total	**64**	**112**
Trade Receivables		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	5	3
Belgaum Solar Power Private Limited	0	-
Castlewood Investments	4	-
City Properties Maintenance Company Bangalore Limited	38	39
Eureka Investments	0	-
Falcon Property Management Services	0	-
Go Gourmet	1	-
India Learning Foundation	0	-
INR Energy Ventures	2	-
INR Holdings	1	-
Morph Design Company	4	4
Overture Hospitality Private Limited	4	-
Prestige City Properties	0	-
Prestige Constructions	3	-
Prestige Fashions Private Limited	4	-
Prestige Garden Constructions Private Limited	-	8
Prestige Mall Management Private Limited	-	0

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Prestige Mangalore Retail Ventures Private Limited	-	63
Prestige Projects Private Limited	4	-
Prestige Property Management & Services (Chennai)	10	1
Prestige Realty Ventures	1	-
Silverline Estates	2	-
Spring Green	4	-
Sublime	28	1
The Good Food Co.	1	1
Thomsun Realtors Private Limited	73	-
Vijaya Productions Private Limited	15	13
Xtasy Investments	0	-
Sub Total	**204**	**133**
Key Management Personnel & their relative		
Faiz Rezwan	1	2
Irfan Razack	11	-
Rezwan Razack	7	-
Noaman Razack	5	-
Uzma Irfan	1	-
Sameera Noaman	9	-
VVBS Sarma	1	-
Venkat K Narayana	41	41
Zayd Noaman	0	-
Nisha Kiran	0	0
Sub Total	**76**	**43**
Total	**280**	**176**
Refundable deposits given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
INR Property Holdings	409	383
Total	**409**	**383**
Loans & Advances recoverable		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	1	-
Castlewood Investments	12	14
City Properties Maintenance Company Bangalore Limited	-	5
Colonial Estates	-	2
INR Energy Ventures	-	309
INR Property Holdings	-	7
Morph	-	138
Morph Design Company	29	41
Prestige City Properties	-	1
Prestige Constructions	9	2
Prestige Fashions Private Limited	1	-
Prestige Golf Resorts Private Limited	21	38
Prestige Living	-	1
Prestige Mangalore Retail Ventures Private Limited	-	5
Prestige Mysore Retail Ventures Private Limited	-	4
Prestige Projects Private Limited	385	-
Prestige Property Management & Services (Chennai)	1	5
Prestige Realty Ventures	0	224

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	As at 31 March 2019	As at 31 March 2018
Silverline Estates	103	-
Spring Green	1	2
Sublime	-	1
Thomsun Realtors Private Limited	-	2
Window Care	1	1
Sub Total	**564**	**802**
Key Management Personnel & their relative		
Irfan Razack	-	10
Rezwan Razack	-	9
Noaman Razack	-	5
Danya Noaman	1	-
Venkat K Narayana	2	-
Nisha Kiran	2	-
Sub Total	**5**	**24**
Total	**569**	**826**
Share Application Money		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Estates Private Limited	71	71
Total	**71**	**71**
Current account in partnership firms		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige City Properties	1,230	1,025
Prestige Realty Ventures	583	266
Silverline Estates	34	3
Total	**1,847**	**1,294**
Guarantees & Collaterals Provided		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige City Properties	4,785	3,165
Babji Realtors Private Limited	2,222	2,522
Vijaya Productions Private Limited	2,634	3,230
Prestige Mangalore Retail Ventures Private Limited	-	839
Prestige Mysore Retail Ventures Private Limited	-	719
INR Energy Ventures	-	3,834
Morph	-	600
Prestige Garden Constructions Private Limited	-	1,340
Total	**9,641**	**16,249**
Guarantees & Collaterals Received		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Realty Ventures	-	1,750
Sub Total	**-**	**1,750**
Key Management Personnel & their relative		
Directors	34,812	20,193
Sub Total	**34,812**	**20,193**
Total	**34,812**	**21,943**

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Transactions during the year		
Dividend Paid		
Key Management Personnel & their relative		
Irfan Razack	11	11
Rezwan Razack	11	11
Noaman Razack	11	11
Badrunissa Irfan	3	3
Almas Rezwan	3	3
Sameera Noaman	3	3
Uzma Irfan	1	1
Faiz Rezwan	1	1
Zayd Noaman	1	1
Sub Total	**45**	**45**
Trusts in which the directors are interested		
Razack Family Trust	270	270
Sub Total	**270**	**270**
Total	**315**	**315**
Inter-Corporate Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	124	885
Morph Design Company	14	-
Total	**138**	**885**
Repayment of Inter-Corporate Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Vijaya Productions Private Limited	200	-
Total	**200**	**-**
Lease Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Fashions Private Limited	-	2
Total	**-**	**2**
Repayment of Lease Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Fashions Private Limited	2	2
Total	2	2
Lease Deposits Given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
INR Holdings	20	11
Sub Total	**20**	**11**
Key Management Personnel & their relative		
Badrunissa Irfan	1	-
Almas Rezwan	2	-
Alayna Zaid	1	-
Sameera Noaman	1	-
Sub Total	**5**	**-**
Total	**25**	**11**
Repayment of Lease Deposits given		
Key Management Personnel & their relative		

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Irfan Razack	24	-
Rezwan Razack	24	-
Noaman Razack	24	-
Danya Noaman	1	-
Total	**73**	**-**
Purchase of investments from		
Key Management Personnel & their relative		
Directors	-	1
Total	**-**	**1**
Inter-Corporate Deposits given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Estates Private Limited	477	3
Prestige Projects Private Limited	245	55
Prestige Mangalore Retail Ventures Private Limited	-	62
Thomsun Realtors Private Limited	12	112
Babji Realtors Private Limited	280	-
Prestige Mysore Retail Ventures Private Limited	25	151
Total	**1,039**	**383**
Inter-Corporate Deposits given recovered		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	40	-
Prestige Projects Private Limited	519	-
Prestige Mysore Retail Ventures Private Limited	-	12
Thomsun Realtors Private Limited	41	83
Total	**600**	**95**
Refundable deposits given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
INR Property Holdings	26	383
Total	**26**	**383**
Share/Debentures Application money given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Thomsun Realtors Private Limited	-	243
Total	**-**	**243**
Investments made		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Thomsun Realtors Private Limited	293	663
Prestige Projects Private Limited	1,488	-
Babji Realtors Private Limited	953	-
Total	**2,734**	**663**
Sale / redemption of investment		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Thomsun Realtors Private Limited	201	-
Total	**201**	**-**
Sale of land/Units/Fitouts/Goods		

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Living	10	-
Sub Total	**10**	**-**
Key Management Personnel & their relative		
Irfan Razack	-	4
Rezwan Razack	-	4
Noaman Razack	-	4
Anjum Jung	-	1
Anuradha V Sarma	11	-
Sameera Noaman	-	18
Sub Total	**11**	**31**
Total	**21**	**31**
Management fees		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	60	-
Vijaya Productions Private Limited	30	-
Thomsun Realtors Private Limited	62	-
Total	**152**	**-**
Rent Income		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Go Gourmet	3	-
Overture Hospitality Private Limited	3	-
INR Holdings	18	-
Morph Design Company	2	2
Prestige Fashions Private Limited	18	10
The Good Food Co.	6	5
Sub Total	**50**	**17**
Key Management Personnel & their relative		
Zayd Noaman	0	-
Sana Rezwan	0	-
Uzma Irfan	1	-
Badrunissa Irfan	1	-
Faiz Rezwan	0	-
Danya Noaman	0	-
Sameera Noaman	1	1
Almas Rezwan	1	1
Sub Total	**4**	**2**
Total	**54**	**19**
Interest Income		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Thomsun Realtors Private Limited	2	3
INR Property Holdings	34	-
Prestige Projects Private Limited	8	-
Prestige Garden Estates Private Limited	2	1
Prestige Mangalore Retail Ventures Private Limited	0	8
Prestige Mysore Retail Ventures Private Limited	0	9
Babji Realtors Private Limited	31	21
Total	**77**	**42**
Rendering of services		

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	1	-
Belgaum Solar Power Private Limited	31	-
Castlewood Investments	2	1
Daffodil Investments	0	2
Falcon Property Management Services	8	-
Eureka Investments	0	-
India Learning Foundation	4	4
INR Energy Ventures	36	-
INR Holdings	0	-
INR Property Holdings	4	-
Mamdapur Solar Private Limited	7	-
Morph Design Company	1	-
Nebulla Investments	1	-
Overture Hospitality Private Limited	1	-
Prestige City Properties	-	1
Prestige Constructions	1	1
Prestige Fashions Private Limited	6	-
Prestige Living	6	-
Prestige Mysore Retail Ventures Private Limited	-	3
Prestige Projects Private Limited	5	-
Prestige Property Management & Services (Chennai)	1	1
Prestige Realty Ventures	1	1
Silverline Estates	1	-
Spring Green	5	5
Sublime	99	-
The Good Food Co.	0	-
Vijaya Productions Private Limited	-	47
Window Care	-	-
Xtasy Investments	0	-
Sub Total	**221**	**66**
Key Management Personnel & their relative		
Irfan Razack	10	5
Rezwan Razack	7	5
Noaman Razack	4	3
Faiz Rezwan	3	4
Sameera Noaman	1	1
Uzma Irfan	1	1
Sub Total	**26**	**19**
Total	**247**	**85**
Share of Profit from Firms & Dividends from Companies		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Vijaya Productions Private Limited	-	90
Prestige City Properties	0	-
Silverline Estates	-	0
Prestige Realty Ventures	-	0
Total	-	90
Share of Loss		

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Silverline Estates	0	-
Prestige Realty Ventures	0	-
Prestige City Properties	-	0
Total	**0**	**0**
Purchase of Goods & Services		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Belgaum Solar Power Private Limited	153	-
City Properties Maintenance Company Bangalore Limited	-	4
Falcon Property Management Services	8	4
INR Energy Ventures	238	6
Mamdapur Solar Private Limited	28	-
Morph	-	154
Morph Design Company	164	115
Prestige Fashions Private Limited	15	13
Prestige Garden Constructions Private Limited	-	2
Prestige Living	6	14
Prestige Mysore Retail Ventures Private Limited	-	11
Prestige Property Management & Services (Chennai)	103	3
Spring Green	135	103
Sublime	141	160
Vijaya Productions Private Limited	47	-
Window Care	32	9
Sub Total	**1,070**	**598**
Key Management Personnel & their relative		
Nihar. A. Sait	6	8
Sub Total	**6**	**8**
Total	**1,076**	**606**
Interest Expenses		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	38
Vijaya Productions Private Limited	65	83
Total	**65**	**121**
Remuneration Paid		
Key Management Personnel & their relative		
Irfan Razack	64	64
Rezwan Razack	64	64
Noaman Razack	5	5
Faiz Rezwan	6	4
Uzma Irfan	6	4
Mohammed Zaid Sadiq	6	4
Anjum Jung	2	2
Omer Bin Jung	20	20
Zayd Noaman	6	4
Total	**179**	**171**
Rental Expense		

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
INR Holdings	46	17
Prestige Foods	1	1
Sub Total	**47**	**18**
Key Management Personnel & their relative		
Almas Rezwan	1	-
Alayna Zaid	1	1
Badrunissa Irfan	8	6
Faiz Rezwan	2	1
Irfan Razack	12	12
Noaman Razack	0	-
Rezwan Razack	11	10
Sameera Noaman	3	3
Sana Rezwan	5	1
Uzma Irfan	2	1
Zayd Noaman	0	-
Danya Noaman	0	-
Venkat K Narayana	9	-
Nisha Kiran	1	-
Sub Total	**55**	**35**
Total	**102**	**53**
Donation Paid		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Foundation	41	20
Total	**41**	**20**
Guarantees & Collaterals Provided		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige City Properties	1,620	468
Prestige Garden Constructions Private Limited	-	1,340
Prestige Mysore Retail Ventures Private Limited	-	234
INR Energy Ventures	-	3,834
Morph	-	600
Total	**1,620**	**6,476**
Release of Guarantees & Collaterals provided		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	300	315
Prestige Mangalore Retail Ventures Private Limited	-	71
Vijaya Productions Private Limited	596	200
Prestige Garden Constructions Private Limited	-	552
INR Energy Ventures	3,834	-
Total	**4,730**	**1,138**
Guarantees & Collaterals Received		

₹ In Million

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Realty Ventures	-	1,750
Sub Total	**-**	**1,750**
Key Management Personnel & their relative		
Directors	8,855	7,519
Sub Total	**8,855**	**7,519**
Total	**8,855**	**9,269**
Release in Guarantees & Collaterals received		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Realty Ventures	1,750	139
Sub Total	**1,750**	**139**
Key Management Personnel & their relative		
Directors	5,914	7,034
Sub Total	**5,914**	**7,034**
Total	**7,664**	**7,173**

(A) Related party relationships are as identified by the Group on the basis of information available with them and relied upon by the auditors.

(B) The above amounts exclude reimbursement of expenses.

(C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

(D) The closing balances given above under the head Guarantees and Collaterals represent the closing balances of the facilities availed by the recipient of the Guarantee at the year end. The undrawn amounts of the facilities in respect of which the Group or other entities as the case may be are contingently liable are as follows:

Undrawn amount in respect of facilities guaranteed by the Group mentioned above - ₹ 1,715 Million (31 March 2018 - ₹ 451 Million)

Undrawn amount in respect of facilities availed by the Group which are guaranteed by other entities mentioned above - Nil (31 March 2018 - ₹ 506 Million)

NOTES

FORMING PART OF CONSOLIDATED FINANCIAL STATEMENTS

ANNEXURE II: ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 2 OF THE GENERAL INSTRUCTIONS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS TO SCHEDULE III OF THE COMPANIES ACT, 2013

₹ In Million

Particulars	Net Assets, i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Parent								
Prestige Estates Projects Limited	60.33%	42,499	42.99%	2,892	9.09%	(1)	43.07%	2,891
Subsidiaries - Companies								
ICBI (India) Private Limited	0.83%	586	0.45%	30	0.00%	-	0.45%	30
Prestige Leisure Resorts Private Limited	0.53%	370	1.09%	73	0.93%	(0)	1.09%	73
Prestige Bidadi Holdings Private Limited	1.00%	703	-0.04%	(3)	0.00%	-	-0.04%	(3)
Prestige Construction Ventures Private Limited	0.68%	480	1.70%	114	0.00%	-	1.70%	114
Village-De-Nandi Private Limited	0.00%	-1	-0.02%	(1)	0.00%	-	-0.02%	(1)
Northland Holding Company Private Limited	1.03%	728	0.17%	12	19.49%	(2)	0.14%	9
K2K Infrastructure (India) Private Limited	0.08%	59	0.51%	34	6.78%	(1)	0.50%	33
Cessna Garden Developers Private Limited	0.12%	84	5.17%	347	10.56%	(1)	5.16%	346
Prestige Garden Resorts Private Limited	0.12%	85	-0.06%	(4)	0.00%	-	-0.06%	(4)
Prestige Shantiniketan Leisures Private Limited	1.35%	952	-0.64%	(43)	0.11%	(0)	-0.64%	(43)
Prestige Amusements Private Limited	0.31%	220	0.60%	41	-6.55%	1	0.62%	41
Dollars Hotel and Resorts Private Limited	0.02%	12	-0.01%	(1)	0.00%	-	-0.01%	(1)
Avyakth Cold Storages Private Limited	-0.05%	-35	-0.52%	(35)	0.00%	-	-0.52%	(35)
Prestige Exora Business Parks Limited	4.83%	3,401	7.00%	471	0.00%	-	7.01%	471
Sai Chakra Hotels Private Limited	1.75%	1,236	-4.00%	(269)	0.00%	-	-4.01%	(269)
Dashanya Tech Parkz Private Limited	0.02%	13	-0.01%	(0)	0.00%	-	-0.01%	(0)
Prestige Falcon Retail Ventures Private Limited	0.00%	1	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Garden Constructions Private Limited	0.66%	462	3.42%	230	3.45%	(0)	3.42%	229
Prestige Mangalore Retail Ventures Private Limited	1.37%	966	-0.18%	(12)	2.14%	(0)	-0.18%	(12)
Prestige Mysore Retail Ventures Private Limited	1.46%	1,025	-1.99%	(134)	-0.59%	0	-1.99%	(134)
Prestige Sterling Infra Projects Private Limited	4.24%	2,987	-0.03%	(2)	0.00%	-	-0.03%	(2)
Prestige Builders and Developers Private Limited	-0.09%	-61	0.03%	2	0.00%	-	0.03%	2
Flicker Projects Private Limited	1.56%	1,099	0.11%	8	-4.01%	0	0.12%	8
Prestige Hospitality Ventures Limited	-0.69%	-489	-8.33%	(560)	0.00%	-	-8.35%	(560)
Prestige Retail Ventures Limited	0.57%	405	2.35%	158	0.00%	-	2.35%	158
Apex Realty Management Private Limited	0.01%	4	0.00%	-	0.00%	-	0.00%	-
Prestige Mall Management Private Limited	0.08%	57	0.90%	60	0.00%	-	0.90%	60
Subsidiaries - Limited Liability Partnership								
Prestige Valley View Estates LLP	0.33%	235	0.23%	15	0.00%	-	0.23%	15
Prestige Whitefield Investment and Developers LLP	0.56%	394	-0.33%	(22)	0.00%	-	-0.33%	(22)
West Palm Developments LLP	1.36%	955	1.87%	126	0.00%	-	1.88%	126
Villaland Developers LLP	1.37%	962	-0.32%	(21)	0.00%	-	-0.32%	(21)
Apex Realty Ventures LLP	0.51%	356	0.00%	(0)	0.00%		0.00%	(0)
Subsidiaries - Partnership firms								
Albert Properties	0.05%	35	-0.02%	(1)	0.00%	-	-0.02%	(1)
Silver Oak Projects	-0.97%	-686	-1.06%	(71)	0.00%	-	-1.06%	(71)
Prestige Hi-Tech Projects	0.06%	41	-0.08%	(5)	0.00%	-	-0.08%	(5)
Prestige Southcity Holdings	3.17%	2,236	-0.43%	(29)	0.00%	-	-0.43%	(29)
Prestige AAA Investments	0.09%	62	-0.24%	(16)	0.00%	-	-0.24%	(16)
Prestige Altavista Holdings	0.72%	504	-0.19%	(13)	0.00%	-	-0.19%	(13)
Prestige Interiors	0.00%	2	-0.02%	(2)	0.00%	-	-0.02%	(2)
Prestige Property Management & Services	0.79%	557	5.40%	363	57.32%	(6)	5.31%	356
Prestige Habitat Ventures	-2.54%	-1,788	16.01%	1,076	0.00%	-	16.04%	1,076
Eden Investments & Estates	1.22%	860	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Kammanahalli Investments	0.88%	620	-0.02%	(1)	0.00%	-	-0.02%	(1)

₹ In Million

Particulars	Net Assets, i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Prestige Rattha Holdings	2.35%	1,656	0.00%	0	0.00%	-	0.00%	0
The QS Company	0.14%	98	0.10%	7	-1.74%	0	0.10%	7
Prestige Nottinghill Investments	-3.36%	-2,370	-0.32%	(21)	0.00%	-	-0.32%	(21)
Prestige Sunrise Investments	-1.42%	-1,001	20.03%	1,346	0.00%	-	20.06%	1,346
Prestige Office Ventures	0.48%	337	1.03%	69	0.00%	-	1.03%	69
Prestige Ozone Properties	0.06%	41	0.02%	1	0.00%	-	0.02%	1
Prestige Whitefield Developers	0.18%	127	0.00%	0	0.00%	-	0.00%	0
PSN Property Management and Services	0.14%	100	2.09%	140	2.15%	(0)	2.09%	140
Prestige OMR Ventures	0.60%	423	0.00%	(0)	0.00%	-	0.00%	(0)
Morph	0.20%	143	0.08%	5	0.86%	(0)	0.07%	5
Joint Ventures - Companies								
Prestige Projects Private Limited	5.45%	3,840	-0.19%	(13)	0.00%	-	-0.19%	(13)
Vijaya Productions Private Limited	1.86%	1,307	2.94%	198	0.00%	-	2.94%	198
Babji Realtors Private Limited	1.63%	1,147	2.43%	163	0.00%	-	2.44%	163
Thomsun Realtors Private Limited	1.40%	989	-0.05%	(3)	0.00%	-	-0.05%	(3)
Prestige Garden Constructions Private Limited *	-	-	0.37%	25	0.00%	-	0.37%	25
Prestige Mangalore Retail Ventures Private Limited *	-	-	-0.09%	(6)	0.00%	-	-0.09%	(6)
Prestige Mysore Retail Ventures Private Limited *	-	-	-0.23%	(15)	0.00%	-	-0.23%	(15)
Prestige Mall Management Private Limited *	-	-	-0.01%	(0)	0.00%	-	-0.01%	(0)
* proportionate profit/ loss till change of control								
Joint Ventures - Partnership firms								
Prestige City Properties	0.00%	1	0.00%	0	0.00%	-	0.00%	0
Prestige Realty Ventures	0.48%	340	0.00%	(0)	0.00%	-	0.00%	(0)
Silverline Estates	0.00%	0	0.00%	(0)	0.00%	-	0.00%	(0)
Associates - Companies								
City Properties Maintenance Company Bangalore Limited	0.10%	68	0.33%	22	0.00%	-	0.33%	22
Total	**100.00%**	**70,439**	**99.99%**	**6,723**	**99.99%**	**(11)**	**100.00%**	**6,712**
Adjustment arising out of consolidation		(28,173)		(2,304)		-		(2,304)
Non controlling interest		1,120		(263)		-		(263)
Total		**43,386**		**4,156**		**(11)**		**4,145**

CORPORATE INFORMATION

Board of Directors

IRFAN RAZACK
Chairman & Managing Director

REZWAN RAZACK
Joint Managing Director

NOAMAN RAZACK
Wholetime Director

UZMA IRFAN
Director

JAGADEESH REDDY

Independent Director

BIJI GEORGE KOSHY
Independent Director

DR. PANGAL RANGANATH NAYAK
Independent Director

NOOR AHMED JAFFER
Independent Director

STATUTORY AUDITORS
S. R. Batliboi and Associates
12th & 13th Floor, 'UB City',
Canberra Block, No. 24, Vittal Mallya Road,
Bengaluru – 560 001

PRINCIPAL BANKERS
State Bank of India
Housing Development Finance Corporation Limited
Kotak Mahindra Bank Limited
Jammu & Kashmir Bank Limited
Axis Bank Limited
Hongkong and Shanghai Banking Corporation

SOLICITORS
Kusuma Associates
Dua Associates
Anup S Shah Law Firm

REGISTERED OFFICE
The Falcon House, No.1, Main Guard Cross Road,
Bengaluru – 560 001
Tel: +91 80 25591080
Fax: +91 80 2559 1945

REGISTRAR AND TRANSFER AGENTS
Link Intime India Private Limited
C 101, 247 Park, L.B.S. Marg,
Vikhroli West
Mumbai – 400 083,
Maharashtra, India
Tel. no: +91 -22-49186270
Fax no: +91-22-49186060

Safe Harbour:
This Annual Report contains forward–looking statements' that are based on our current expectations, assumptions, estimates and projections about the Company, Our industry, economic conditions in the markets in which we operate, and certain other matters. Generally, these forward-looking statements can be identified by the use of forward–looking terminology such as 'anticipate', 'believe', 'estimate', 'expect', 'intend', 'will', 'project', 'seek', 'should' and similar expressions. Those statements include, among other things, the discussions of our business strategy and expectations concerning our market position, future operations, margins, profitability, liquidity and capital resources. The statements are subject to known and unknown risks, uncertainties and other factors, which may cause actual results or outcomes to differ materially from those implied by the forward–looking statements. In light of this, you should not conclude that results or outcomes referred to in any of the forward–looking statements will be achieved. All forward–looking statements included in this Annual Report are based on information available to us on the date hereof, current market position and we do not undertake to update these forward–looking statements unless required to do so by law.

PRESTIGE ESTATES PROJECTS LIMITED

Prestige Estates Projects Limited
CIN: L07010KA1997PLC022322

REGISTERED OFFICE
The Falcon House, No.1, Main Guard Cross Road,
Bengaluru – 560 001
Tel: +91 80 25591080
Fax: +91 80 2559 1945
E-mail: properties@vsnl.com

Branch Offices

CHENNAI
Prestige Polygon,
471, Anna Salai Nandanam,
Chennai – 600 035, Tamil Nadu
Ph: +91-44-42924000

HYDERABAD
Level 1, Merchant Towers,
Banjara Hills, Road No.4,
Hyderabad – 500 034, Telangana
Ph: +91-40-23351440/41

KOCHI
#801, 8th Floor, Prestige TMS Square,
NH – 66 Bypass, Padivattom,
Edapally, Kochi - 682024, Kerala
Ph: 0484 - 4025555, 4030000

PANJIM
Unit G8, Geras Imperium II, Patto Plaza,
Panjim – 403 001
Goa
Ph: +91-83-22970333

MANGALORE
The Forum Fiza mall,
Opposite Corporation Bank Head Office,
Mangaladevi Road, Pandeshwar,
Mangalore – 575 001
Karnataka
Ph: +91-824-2498498

DUBAI
UAE Marketing Office
Office No. 509, Level 5
Standard Chartered Tower, Emaar Square,
Down Town Burj Khalifa
Dubai, UAE
Tel: 0502123138 / 0581762255
E-mail: dubai@prestigeconstructions.com