

Date: June 28, 2019

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir,

Sub: Statement of Related Party Transactions on Consolidated basis for the year ended 31st March, 2019

Pursuant to Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith statement of Related Party Transactions on Consolidated basis, in the Format specified in the accounting standards, for the year ended 31st March, 2019.

Request you to take the same on records and oblige.

Thanking you,

Yours faithfully,
For D B Realty Limited

**Jignesh Shah
Company Secretary**



65 Related Party Disclosure:

(i) Disclosures as required by the Indian Accounting Standard 24 (Ind AS-24) "Related Party Disclosures" are given below:

(a) List of related parties where control exists:

Sr No	Name of the Related Parties
	Jointly Controlled Entities
1	Sneh Developers
2	DB Realty and Shreepati Infrastructure LLP
3	Dynamix Realty (Partnership Firm)
4	Lokhandwala Dynamix Balwas Joint Venture
5	Lokhandwala DB Realty LLP
6	National Tiles (step down joint venture)
7	Suraksha DB Realty
8	DBS Realty (Partnership Firm)
9	Om Metal Consortium
10	DB (BKC) Realtors Private Limited

(b) Related parties with whom transactions have taken place and relationships:

	Associate Companies
11	Sangam City Township Private Limited
12	Mahal Pictures Private Ltd
13	DB Hi-Ski Constructions Private Limited
14	Shiva Buildcon Private Limited
15	Shiva Multitrade Private Limited
16	Shiva Realtors Suburban Private Limited
17	Neelkamal Realtors Towers Private Limited
18	Milan Theatres Private Limited (w.e.f 10.07.2017)
	Entity in respect of which the company is an associate
19	Neelkamal Tower Construction LLP
	Key Management Personnel (KMP)
20	Vinod Goenka (Chairman & Managing Director)
21	Shahid Balwa (Vice Chairman & Managing Director)
22	A. Anil Kumar (CFO) resigned w.e.f 15.11.2017
23	Asif Balwa (CFO) appointed w.e.f 14.02.2018
24	Mahesh Manilal Gandhi (Non Executive Director)
25	Sundaram Rajagopal (Non Executive Director)
26	Devendra Vasal (Non Executive Director)
27	Jagat Killawala (Non Executive Director)
28	Sunita Goenka (Non Executive Director)
29	Janak Ishwarbhai Desai (till 14.09.2017) (Non Executive Director)
30	Nasir Mahumad Rafique (Non Executive Director)
31	Jayavardhan Vinod Goenka (Non Executive Director)
32	Salim Usman Balwa (Non Executive Director)
	Relatives of KMP
33	Aseela V Goenka (Wife of Chairman)
34	Sanjana V Goenka (Daughter of Chairman)
35	Pramod Goenka (Brother of Chairman)
36	Shanita D Jain (Sister of Chairman)
37	Usman Balwa (Father of Vice Chairman)
38	Sakina U Balwa (Mother of Vice Chairman)
39	Shabana Balwa (Wife of Vice Chairman)
40	Arshad S Balwa (Son of Vice Chairman)
41	Aaliya S Balwa (Daughter of Vice Chairman)
42	Wahida Asif Balwa (wife of CFO) (w.e.f 14.02.2018)
43	Ishaq Balwa (brother of CFO) (w.e.f 14.02.2018)
44	Mohammed Balwa (brother of CFO) (w.e.f 14.02.2018)



	Enterprises where individuals i.e. KMP and their relatives have significant influence
45	Pune Buildtech Private Limited
46	Hotels Balwas Private Limited
47	Mystical Constructions Private Limited (formerly known as Nihar Construction Private Limited)
48	Neelkamal Realtors & Builders Private Limited
49	YJ Realty And Aviation Private Limited
50	Conwood Construction & Developers Private Limited
51	Dynamix Clubs And Resorts Private Limited
52	Dynamix Contractors & Builders Private Limited
53	Eversmile Construction Company Private Limited
54	K G Enterprises
55	Goenka & Associates Medical Research Centre
56	Balwas Charitable Trust
57	Goenka Family Trust
58	Vinod Goenka HUF
59	Bamboo Hotel and Global Centre (Delhi) Private Limited (formerly known as Heaven Star Hotels (Delhi) Private Limited)
60	Aniline Construction Company Pvt Ltd
61	D B Project Private Limited
62	BD&P Hotels (India) Private Limited
63	Goan Hotels & Realty Private Limited
64	Majestic Infracon Private Limited
65	Marine Drive Hospitality & Realty Private Limited
66	Deluxe Hospitality Limited, Mauritius
67	Neelkamal Realtors and Hotels Private Limited (w.e.f 14.02.2018)
68	Pony Infrastructure and Contractors Ltd
69	Dynamix Securities & Holdings Limited

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Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence	KMP and their Relatives	Total
Balance Outstanding As At Year Ended					
Loans Granted					
Current Year	6,182.97	45.57	30,727.90	1,267.57	38,224.01
Previous Year	8,642.41	36.34	53,616.23	892.39	63,187.36
Loan Granted, considered doubtful					
Current Year	-	-	5,585.82	-	5,585.82
Less: Provision created on the same	-	-	(5,585.82)	-	(5,585.82)
Previous Year	-	-	5,585.82	-	5,585.82
Less: Provision created on the same	-	-	(5,585.82)	-	(5,585.82)
Interest accrued and due, considered doubtful					
Current Year	-	-	213.30	-	213.30
Less: Provision created on the same	-	-	(213.30)	-	(213.30)
Previous Year	-	-	213.30	-	213.30
Less: Provision created on the same	-	-	(213.30)	-	(213.30)
Judgement Debtors/Debts due on assignment					
Current Year	-	-	15,831.68	-	15,831.68
Previous Year	-	-	15,831.68	-	15,831.68
Loan Taken					
Current Year	1,837.98	1,759.57	10,085.60	-	13,683.15
Previous Year	1,944.42	1,840.15	11,733.06	-	15,517.63
Project Advance					
Current Year	4,207.35	-	-	-	4,207.35
Previous Year	3,718.12	-	-	-	3,718.12
Security Deposits					
Current Year	110.41	-	5,577.15	-	5,687.56
Previous Year	95.18	-	6,013.81	-	6,108.99
Security Deposits , considered doubtful					
Current Year	-	-	27.57	-	27.57
Less: Provision created on the same	-	-	(27.57)	-	(27.57)
Previous Year	-	-	-	-	-
Less: Provision created on the same	-	-	-	-	-
Trade Receivable					
Current Year	-	-	46.40	-	46.40
Previous Year	-	-	-	-	-
Other Receivable					
Current Year	7.96	0.69	8,745.76	-	8,754.40
Previous Year	7.96	0.42	13,515.81	-	13,524.18
Advance For Transferrable Development Rights					
Current Year	-	2,101.83	-	672.50	2,774.33
Previous Year	-	2,101.83	-	672.50	2,774.33
Advance given for Purchase of Shares					
Current Year	-	-	42.02	-	42.02
Previous Year	-	-	42.02	-	42.02
Mobilisation Advance given					
Current Year	-	-	1,947.04	-	1,947.04
Less: Provision created on the same	-	-	(1,947.04)	-	(1,947.04)
Previous Year	-	-	1,947.04	-	1,947.04
Less: Provision created on the same	-	-	(1,947.04)	-	(1,947.04)



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Preference share issued					
Current Year	-	-	0.57	-	0.57
Previous Year	-	-	0.57	-	0.57
Employee benefit payable					
Current Year	-	-	-	-	-
Previous Year	-	-	-	23.43	23.43
Trade Payables					
Current Year	0.00	(3.89)	410.65	-	406.76
Previous Year	0.00	(2.52)	410.94	0.18	408.60
Security Deposits taken					
Current Year	-	-	1,000.00	-	1,000.00
Previous Year	-	-	1,000.00	-	1,000.00
Other Payable					
Current Year (Note 1)	-	9.86	1,073.00	-	1,082.86
Previous Year (Note 1)	-	9.96	1,075.31	-	1,085.28
Capital Contribution Payable					
Current Year	-	1,000.00	-	-	1,000.00
Previous Year	-	1,000.00	-	-	1,000.00
Retention Money Payable					
Current Year	-	-	57.21	-	57.21
Previous Year	-	-	57.21	-	57.21
Advance Received towards purchase of Tenancy Rights					
Current Year	-	259.50	-	-	259.50
Previous Year	-	259.50	-	-	259.50

(Rs. in lacs)

Description	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.	KMP and their Relatives	Total
Transactions during the year					
Loans Granted					
Current Year					
Given during the year	211.73	9.24	39,620.14	390.76	40,231.87
Returned during the year	2,671.18	-	62,487.46	15.58	65,174.22
Written off during the year	-	-	-	-	-
Previous Year					
Given during the year	7,037.97	0.11	23,892.64	521.58	31,452.30
Returned during the year	3,262.29	21,300.00	37,373.19	88.25	62,023.73
Written off during the year	-	0.08	-	-	0.08
Loan Taken					
Current Year					
Taken during the year	12,140.37	8.53	1,363.27	-	13,512.17
Repaid during the year	12,264.20	89.11	3,010.73	-	15,364.04
Previous Year					
Taken during the year	4,790.72	88.45	18,593.05	-	23,472.22
Repaid during the year	4,251.02	53.30	8,713.34	-	13,017.66
Project advances					
Current Year					
Given during the year	5.87	-	-	-	5.87
Returned during the year	-	-	-	-	-
Interest income	567.56	-	-	-	567.56
Interest Expense	(84.20)	-	-	-	(84.20)

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Previous year					
Given during the year	9.94	-	-	-	9.94
Returned during the year	1.00	-	-	-	1.00
Interest income	483.33	-	-	-	483.33
Security Deposits					
Current Year					
Returned during the year	-	-	(1,900.00)	-	(1,900.00)
Interest Income	-	-	1,468.08	-	1,468.08
Provision made during the year	-	-	27.57	-	27.57
Previous Year					
Given during the year	-	-	-	-	-
Returned during the year	-	-	-	-	-
Interest Income	-	-	-	-	-
Provision made during the year	-	-	-	-	-
Other Receivables					
Current Year					
Given during the year	-	0.27	-	-	0.27
Balance W/off	-	-	-	-	-
Previous Year					
Given during the year	-	0.42	-	-	0.42
Balance W/off	-	24.13	-	-	24.13
Trade Receivable					
Current Year					
Given during the year	-	-	-	-	-
Received during the year	-	-	46.40	-	46.40
Previous Year					
Given during the year	-	-	-	-	-
Received during the year	-	-	-	-	-
Other Payables					
Current Year					
Expenses on behalf of the Company	-	-	-	-	-
Income recognised during the year	-	-	-	-	-
Payments made during the year	-	-	-	-	-
Previous Year					
Expenses on behalf of the Company	-	-	-	-	-
Income recognised during the year	-	-	8.33	-	8.33
Payments made during the year	-	-	0.07	-	0.07
Advance Received against sale of flats					
Current Year	-	-	-	-	-
Previous Year	-	-	-	-	-
Advertisement Income					
Current Year	-	-	40.00	-	40.00
Previous Year	-	-	8.33	-	8.33
Balances written back					
Current Year	-	-	-	-	-
Previous Year	-	-	-	0.01	0.01
CSR Expenditure					
Current Year	-	-	-	-	-
Previous Year	-	-	7.58	-	7.58
Rent Paid					
Current Year	-	-	285.98	-	285.98
Previous Year	-	-	98.55	-	98.55
Director Sitting Fees					
Current Year	-	-	-	1.80	1.40
Previous Year	-	-	-	1.40	1.40

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Remuneration to KMP #					
Current Year					
Previous Year				79.30	79.30
Reimbursement on behalf of others					
Current Year			4.08		4.08
Previous Year			4.08	3.94	8.02
Reimbursement of expenses to others					
Current Year			7.94		7.94
Previous Year	17.99	0.19	6.20	0.79	25.17
Civil Work Expenses					
Current Year					
Previous Year			54.44		54.44
Compensation Income					
Current Year			400.00		400.00
Previous Year					
Business Development Expenditure					
Current Year			0.93		0.93
Previous Year			0.92		0.92
Amount received /adjusted against granting of development rights/sale of land Current Year					
Current Year			3,652.81		3,652.81
Previous Year			3,648.87		3,648.87
Interest Expenses on Financial Assets/Liabilities recognised at amortised cost					
Current Year			22.83		22.83
Previous Year					
Interest Income on Financial Assets/Liabilities recognised at amortised cost					
Current Year					
Previous Year			16.73		16.73
Refundable Deposits Accepted					
Current Year					
Previous Year			11.50		11.50
Expenses incurred by the Company					
Current Year					
Previous Year	0.12	1.00	65.08		66.20
Gratuity taken over / transfered					
Current Year	0.26	4.31			4.57
Previous Year	5.42				5.42

As the liabilities for gratuity and leave encashment are provided on an actuarial basis for the Company as a whole, the amounts pertaining to key managerial personnel and relative of key managerial personnel are not included above.

Note 1 The figure includes an amount of Rs. 1070.99 lakh which relates to an entity in respect of which the company is an associate.

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(Rs. in lacs)

Guarantee/ Securitites given by the Group to the lenders on behalf of various entities (Refer note 62)					
	Associates	Entities under Joint Control of Company/its subsidiaries	Enterprises over which KMP and their relatives have significant influence.		
Opening Balance as on 1st April 2018	17,450.00		USD 1380 lacs and Rs. 141,800.00 lacs		
	(52,450.00)	(16,000.00)	(USD 1,380 lacs and Rs. 167,750.00 lacs)	(-)	
Given during the year					(-)
Released during the year	17,450.00		USD 1380 lacs and Rs. 27,500 Lacs		
	(35,000.00)	(16,000.00)	(8,500.00)	(-)	
Closing Balance as on March 31, 2019			Rs. 114,300.00 lacs		
	(17,450.00)	(16,000.00)	(USD 1380 lacs and Rs. 141,800.00 lacs)	(-)	

Note: Aircraft Challenger 604 is given by way of hypothecation in favour of Punjab National Bank against term loan granted by the said bank to a related party, i.e., B D & P Hotels (India) Private Limited.

(Rs. in lacs)

iii. Guarantees and securities received by the Company for Loans taken from lenders

Name	Relation	Opening Balance as on 1st April, 2018	Received during the year	Adjustment due to Merger	Released during the year	Closing Balance as on 31st March, 2019
Neelkamal Realtors & Builders Private Limited	Enterprises where individuals i.e. KMP and their relatives have significant interest					
		(290)	(-)	(-)	(290)	(-)
Sanjana Goenka (7,000,000 Shares of the company)	Relative of KMP					
Vinod Goenka	KMP	(3,000)			(3,000)	
Shahid Balwa	KMP					
Vinod Goenka	KMP					
DB View Infracon Private Limited	Subsidiary					
Bamboo Hotel and Global Centre (Delhi) Private Limited	Enterprises over which KMP and their relatives have significant influence.		24,000			24,000
Eversmile Construction Company Private Limited	Enterprises over which KMP and their relatives have significant influence.					
Shahid Balwa	KMP	3,000				3,000
		(3,000)	(-)	(-)	(-)	(3,000)

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Esteem Properties Private Limited	Subsidiary				
Vinod Goenka	KMP				
Shahid Balwa	KMP	20,000			20,000
		(20,000)	(-)	(-)	(20,000)
Vinod Goenka	KMP				
Shahid Balwa	KMP	6,750	(-)	(-)	(6,750)
Vinod Goenka	KMP				
Shahid Balwa	KMP	(8,975)			(8,975)
Vinod Goenka	KMP				
Shahid Balwa	KMP	10,705			10,705
			(10,705)		(10,705)
Vinod Goenka	KMP				
Shahid Balwa	KMP	200			200
		(200)			(200)
Vinod Goenka	KMP				
Shahid Balwa	KMP	6,550	120		6,670
		(6,550)			(6,550)
Vinod Goenka	KMP				
Shahid Balwa	KMP		8,000		8,000
Vinod Goenka	KMP				
Shahid Balwa	KMP		110,000		110,000
Salim Balwa	KMP				
Rajiv Agarwal	KMP				
Jayvardhan Goenka	KMP	39.42			39.42
		(55.07)			(39.42)
Vinod Goenka	KMP				
Neelkamal Tower Construction LLP Security of Shares in D B Realty Ltd held by it	Entity in respect of which the Company is an Associate	45,000.00			45,000.00
		(45,000.00)			(45,000.00)
Vinod Goenka	KMP				
Shahid Balwa	KMP	12,098.00	5.00		12,598.00
		(12,098.00)			(12,598.00)

Notes:
1 Milan Theatres Private Limited has also given corporate guarantees for Debentures issued by the Company. The outstanding principal amount of Debentures in the books of the Company is Rs. 7,809.29 lacs. (Previous Year Rs. Nil.)

2 Personal guarantee given by Mr. Vinod Goenka and Mr. Shahid Balwa of Rs. 1,10,000.00/- (Previous Year : Rs. Nil)

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