

**Independent Auditor's Report**

To,

The Members of

**GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED**

**Report on the Financial Statements :**

We have audited the accompanying financial statements of **GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss, Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

**Management's responsibility for the financial Statements :**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting principles generally accepted in India, including the accounting standards specified under Section 133 of the Act, read with Rule 7 of Companies (Accounts) Rules, 2014. 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility :**

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on whether the Company has in effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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





**Key audit matters :**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements for the Financial Year ended March 31, 2020. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to communicate in our audit report.

**Opinion :**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the state of affairs of the Company as on 31<sup>st</sup> March 2020, and its Loss and its Cash Flow for the year ended on that date.

**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 subsection (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the said 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 and Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
  - d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e. On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f. With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate report in "Annexure B".



- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Company does not have any pending litigations which would impact its financial position.
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses .
  - There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Place : Hyderabad

Date : 30.09.2020

For S. Venkatadri & Co.,  
Chartered Accountants  
Firm's Regn No.004614S

  
(K.SRINIVASA RAO)  
P A R T N E R  
M.No.201470



20201470AAAAFR2589



**Annexure "A" to the Independent Auditor's Report**

With reference to the Annexure referred to in paragraph 1 under the heading "Report on other legal & regulatory requirements" of our Report of even date to the members of **GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED** on the financial statements for the year ended 31<sup>st</sup> March 2020. We report that

- I. (a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.  
  
b) As explained to us, the fixed assets have been physically verified by the management during the year in a phased periodical manner, which in our opinion is reasonable, having regards to the company and the nature of its assets. No material discrepancies were noticed on such verification.  
  
c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deeds of immovable properties are held in the name of company.
- II. The company did not hold any physical inventories during the year and therefore had no stocks of finished goods, stores, spare parts and raw materials during / at the end of the year. Accordingly Clause 3(ii) of the order is not applicable.
- III. The company has not granted any loans, secured or unsecured to the companies, firms, Limited Liability Partnership or other parties listed in the register maintained under section 189 of companies Act 2013. Accordingly Clause 3(iii) (a) to (c) of the order is not applicable.
- IV. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities.
- V. The Company has not accepted any deposits from the public covered by the provisions of Section 73 to 76 of the Companies Act, 2013 and the rules framed thereunder. hence clause 3(v) of the order is not applicable to the company
- VI. As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the Company.
- VII. a. According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2020 for a period of more than six months from the date on when they become payable. Employees State Insurance, Service Tax, Sales tax, Provident Fund, Value added Tax, Duty of Customs, Duty of Excise are not applicable to the company.  
  
b. According to the information and explanations given to us and the records of the company examined by us there are no dues of Income Tax, Service Tax, Value Added Tax, Sales Tax, Duty of Excise, Duty of customs which have not been deposited on account of any dispute.





- VIII. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank, Govt. or dues to debenture holders.
- IX. Based upon the audit procedures performed and the information and explanations given by the management, the Company has not raised moneys by way of initial public offer or further public offer, but raised term Loans which have been used for the purpose for which it is raised.
- X. According to the information and explanation given to us, no fraud by the company or on the company by its officers or employees has been noticed or reported during the year.
- XI. During the year company has not paid managerial remuneration hence the provisions of clause (xi) of the order is not applicable to the company.
- XII. In Our Opinion and according to the explanations given to us, the company is not a Nidhi company. Accordingly, provisions of clause 3(xii) of the order are not applicable.
- XIII. According to the explanations and information given to us, the company has not done any transactions with the related parties.
- XIV. According to the information and explanations given to us, the company has not made any preferential allotment or Private placement of shares or fully or partly convertible debentures during the year. Accordingly, provisions of clause 3(xiv) of the order are not applicable.
- XV. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with the directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company.
- XVI. In our opinion, The company is not required to be registered under section 45-IA of the Reserve bank of India Act, 1934.

Place : Hyderabad

Date : 30.09.2020

For **S.Venkatadri & Co.,**  
Chartered Accountants  
Firm's Regn No.004614S

  
(K.SRINIVASA RAO)  
P A R T N E R  
M.No.201470





**Annexure "B" to the Independent Auditors' Report of even date on the Financial Statements of GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED**

**Report on the Internal Controls on Financial Controls under clause (i) of sub-section (3) of section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of **GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED** ("the Company") as of March 31, 2020 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the 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 was established and maintained and if such controls operated effectively in all material respects.

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





### **Meaning of Internal Financial Controls over Financial Reporting**

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

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2020, 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.

Place : Hyderabad

Date : 30.09.2020

For **S.Venkatadri & Co.,**  
Chartered Accountants  
Firm's Regn No.004614S

  
(K.SRINIVASA RAO)  
PARTNER  
M.No.201470





## GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED

CIN : U70102TG2005PTC046465

Regd. Office: Door No. 6-3-866/1, GMR Towers, Second Floor, Begumpet, Hyderabad - 500 016

## Balance sheet as at 31st March 2020

(Rs. Lakhs)

	Notes	31st March 2020	31st March 2019	1st April 2018
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property, Plant and Equipment	3	259.71	260.92	262.23
<b>Financial Assets</b>				
Investments	4	1,769.58	1,560.48	1,376.76
Loans & Advances	5	87,274.88	12,281.79	22,405.05
Other Financial Assets	6	4,059.88	3,065.59	1,715.22
Other non-current assets	7	281.59	175.14	147.59
		<b>93,645.64</b>	<b>17,343.92</b>	<b>25,906.85</b>
<b>Current assets</b>				
<b>Financial Assets</b>				
Loans & Advances	8	125.00	440.00	192.21
Cash and cash equivalents	9	23.33	2.84	6.12
		<b>148.33</b>	<b>442.84</b>	<b>198.33</b>
<b>Total Assets</b>		<b>93,793.97</b>	<b>17,786.76</b>	<b>26,105.18</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Equity Share capital	10	2,500.00	2,500.00	2,500.00
Other Equity	11	(1,634.44)	1,303.58	1,504.60
<b>Total equity</b>		<b>865.56</b>	<b>3,803.58</b>	<b>4,004.60</b>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
<b>Financial Liabilities</b>				
Long-term borrowings	12	5,286.72	2,400.00	9,000.00
		<b>5,286.72</b>	<b>2,400.00</b>	<b>9,000.00</b>
<b>Current liabilities</b>				
<b>Financial Liabilities</b>				
(i) Borrowings	13	77,275.00	-	12,920.00
(ii) Other financial liabilities	14	10,290.83	11,541.92	177.67
Other current liabilities	15	75.86	41.26	2.91
		<b>87,641.69</b>	<b>11,583.18</b>	<b>13,100.58</b>
<b>Total Equity and Liabilities</b>		<b>93,793.97</b>	<b>17,786.76</b>	<b>26,105.18</b>
Summary of significant accounting policies	2			

The accompanying notes form an integral part of financial statements

As per our report of even date attached

For S.Venkatadri & Co.,  
Chartered Accountants  
Firm Regn No:004614S

K. Srinivasa Rao  
Partner  
M.No.201470



For and on behalf of the Board of Directors of  
GMR Bannerghatta properties Pvt.Ltd

Ch. Srinivasa Rao  
Director  
DIN No.3497034

Ravi Majeti  
Director  
DIN No.07106220

Place: New Delhi  
Date: 30th September'2020

Pawan Kumar  
Company Secretary





## Statement of profit and loss for the Year ended 31st March' 2020

(Rs. In Lakhs)

		31st March 2020	31st March 2019
Revenue from operations		-	-
Other income	16	4,454.71	1,378.62
<b>Total Income</b>		<b>4,454.71</b>	<b>1,378.62</b>
Depreciation and amortisation expenses	3	1.21	1.31
Finance costs	17	6,894.33	1,759.47
Other expenses	18	719.66	2.57
<b>Total Expenses</b>		<b>7,615.20</b>	<b>1,763.35</b>
<b>Profit/(loss) before exceptional items and tax from continuing operations</b>		<b>(3,160.49)</b>	<b>(384.73)</b>
Exceptional items		-	-
<b>Profit/(loss) before and tax from continuing operations</b>		<b>(3,160.49)</b>	<b>(384.73)</b>
(1) Current tax		-	-
(2) Adjustment of tax relating to earlier periods		(13.37)	-
(3) Deferred tax		-	-
<b>Profit/(loss) for the year from continuing operations</b>		<b>(3,147.12)</b>	<b>(384.73)</b>
Earnings per share for continuing operations	32	(12.59)	(1.54)
Summary of significant accounting policies	2		

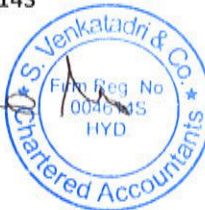
The accompanying notes form an integral part of financial statements


As per our report of even date attached

For S.Venkatadri & Co.,  
Chartered Accountants  
Firm Regn No:004614S

For and on behalf of the Board of Directors of  
GMR Bannerghatta properties Pvt.Ltd

  
K. Srinivasa Rao  
Partner  
M.No.201470



  
Ch. Srinivasa Rao  
Director  
DIN No.3497034

  
Ravi Majeti  
Director  
DIN No.07106220

Place: New Delhi  
Date: 30th September'2020

  
Pawan Kumar  
Company Secretary



GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED

CIN : U70102TG2005PTC046465

Regd. Office: Door No. 6-3-866/1, GMR Towers, Second Floor, Begumpet, Hyderabad - 500 016

Statement of changes in equity for the year ended March 31, 2020

Particulars	Equity Share Capital	Equity Component of compound financial instruments	Retained Earnings	Total
Balance as at April 1, 2018	2,500.00	(533.19)	2,037.78	4,004.60
Profit / (Loss) for the year		-	(384.73)	(384.73)
Equity component of Compound financial Instruments		183.72		183.72
Balance as at March 31, 2019	2,500.00	(349.47)	1,653.05	3,803.58
Profit / (Loss) for the year		-	(3,147.12)	(3,147.12)
Equity component of Compound financial Instruments		209.10		209.10
Balance as at March 31, 2020	2,500.00	(140.37)	(1,494.07)	865.56

As per our Report of even date attached

For S.Venkatadri & Co.,

Chartered Accountants

Firm Regn No:0046145



*S. Srinivasa Rao*

K. Srinivasa Rao

Partner

M.No.201470

For and on behalf of the Board of Directors of  
GMR Bannerghatta properties Pvt.Ltd

*Ravi Majeti*

Ravi Majeti

Director

DIN No.07106220

*Ch. Srinivasa Rao*

Ch. Srinivasa Rao

Director

DIN No.3497034



*Pawan Kumar*

Pawan Kumar

Company Secretary

Place: New Delhi

Date: 30th September 2020



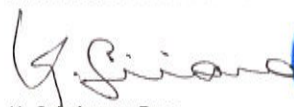
## Cash Flow Statement for the year ended 31st March 2020

Particulars	For the Year ended	For the Year ended
	31st March 2020	31st March 2019
	Rs. Lakhs	
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before Taxation & Extraordinary Items	(3,160.49)	(384.73)
<b>Adjustments for:</b>		
Depreciation	1.21	1.31
Interest & Financial Charges	6,894.33	1,759.47
Fair value of assets & liabilities	-	-
<b>Operating profit before working capital changes</b>	<b>3,735.05</b>	<b>1,376.05</b>
(Increase)/Decrease in trade receivables		
(Increase)/Decrease in non current loans & advances	(74,993.09)	10,123.26
(Increase)/Decrease in current loans & advances	315.00	(247.79)
(Increase)/Decrease in other financial assets	(994.29)	(1,350.38)
(Increase)/Decrease in other non current assets	(106.45)	(27.56)
Increase/(Decrease) in other Financial liability	(1,251.09)	11,364.25
Increase/(Decrease) in other current liability	34.58	38.35
	(73,260.28)	21,276.19
Taxes (paid) / Refunds		
<b>Net Cash Flow from Operating Activities</b>	<b>(73,260.28)</b>	<b>21,276.19</b>
<b>B. CASH FLOW FROM INVESTMENT ACTIVITIES</b>		
Sale /(Purchase) of Property, Plant and Equipment	(0.00)	0.00
(Purchase)/Sale of Investments(Net)	(209.10)	(183.72)
	13.37	
<b>Net Cash Flow from Investing Activities</b>	<b>(195.73)</b>	<b>(183.72)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest & Financial Charges	(6,894.33)	(1,759.47)
Loans (repaid) / taken_Long Term Borrowings	2,886.72	(6,600.00)
Loans (repaid) / taken_Short Term Borrowings	77,275.00	(12,920.00)
<b>Net Cash Flow from Financing Activities</b>	<b>73,267.39</b>	<b>(21,279.47)</b>
<b>Net Increase in cash and cash equivalents</b>	<b>(188.61)</b>	<b>(187.00)</b>
Cash & Cash Equivalents at the beginning of the year	2.84	6.12
Effect of amortisation of Investments in Pref. Shares	209.10	183.72
<b>Cash &amp; Cash Equivalents at the end of the year</b>	<b>23.33</b>	<b>2.84</b>
Summary of significant accounting policies	2	

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached

For S.Venkatadri & Co.,  
Chartered Accountants  
Firm Regn No:004614S

  
K. Srinivasa Rao  
Partner  
M.No.201470



For and on behalf of the Board of Directors of  
GMR Bannerghatta properties Pvt.Ltd

  
Ch. Srinivasa Rao  
Director  
DIN No.3497034

  
Ravi Majeti  
Director  
DIN No.07106220

Place: New Delhi  
Date: 30th September'2020

  
Pawan Kumar  
Company Secretary





## Statement of Significant Accounting Policies &amp; Notes to financial statements for the year ended March 31, 2020

**1. Corporate information**

GMR Bannerghatta Properties Private Limited ( " GBPPL" or the " Company" ) domiciled in India and incorporated on 7th June'2005, under the provisions of the Companies Act, 1956. The company is in the business of dealing in real estate, property development, estate agency to acquire by purchase, exchange, net or otherwise deal in lands, buildings or any estate or interest therein and any rights over or connected with lands so situated and laying out, developing land for industrial purpose, building and preparing sites by planting, paving, drawing and by constructing offices, flats, service flats, hotels, warehouses, shopping and commercial complexes, by leasing, letting or renting, selling (by installments, ownership, hire purchase basis or otherwise or disposing of the same). The company is a subsidiary company of GMR Enterprises Private Limited.

The financial statements were authorized for issue in accordance with a resolution of the directors on 30th September'2020

**2. Significant accounting policies****2.1 Basis of preparation**

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified pursuant to section 133 of the Companies Act 2013 read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

For all periods up to and including the year ended 31 March 2019, the Company prepared its financial statements in accordance accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

These financial statements for the year ended 31 March 2020 are the first such statements, the Company has prepared in accordance with Ind AS. Refer to note 24 for information on first time adoption of Ind AS.

The financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India.

The financial statements have been prepared and presented on a historical cost convention on an accrual basis, except for the certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in INR, which is the functional currency, except when otherwise indicated.

**2.2 Summary of significant accounting policies****a. 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:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle
- b) Held primarily for the purpose of trading
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

The company classifies all other assets as non-current.

A liability is current when:

- a) It is expected to be settled in normal operating cycle
- b) It is held primarily for the purpose of trading
- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.





## Statement of Significant Accounting Policies &amp; Notes to financial statements for the year ended March 31, 2020

**b. Fair value measurement**

The company measures its Financial Instruments at fair value at each balance sheet date. 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. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value includes discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result from general approximation of value and the same may differ from the actual realized value.

**c. Revenue recognition**

Pursuant to application of Ind AS-115, 'Revenue from Contracts from Customers' effective from April 2018, the company has applied the following accounting policy for revenue recognition.

Revenue is measured at the fair value of consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and Is net of rebates and discounts. The company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent.

Revenue is recognized in the income statement to the extent that it is probable that the economic benefits will flow to the company and the revenue and costs, if applicable, can be measured reliably.

The company has applied five step model as per Ind AS-115 'Revenue from contracts with customers' to recognize revenue in the financial statements. The company satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:

- a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the company performs; or
- b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c) The Company's performance does not create an asset with an alternative use to the company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance Revenue is recognized either at point of time and over a period of time based on various conditions as included in the contracts with customers.

**Point of time**

Revenue from projects

Revenue is recognized at a point in time w.r.t. sale of real estate units including land, plots, development rights as and when the control passes on to the customer which coincides with handing over of the possession to the customer



**Statement of Significant Accounting Policies & Notes to financial statements for the year ended March 31, 2020****Other Revenue Recognition**

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

**Contract Balances****Contract Assets**

A 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 recognized for the earned consideration that is conditional.

**Contract Liabilities**

A 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. If the customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Company performs under the contract.

**d. Inventories**

Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/as re-valued on conversion to stock and net realizable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost if inventORIZATION criteria are met, estimated internal development costs and external development charges and other directly attributable costs to bring the inventories in their present condition and location.

NRV is the estimated selling price in the ordinary course of business, Less estimated cost of completion and selling expenses.

**e. Taxes****Current Income Tax**

Current income tax is measured at the amount expected to be paid to the income tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Tax expense comprises of current tax and deferred tax. Current tax and deferred tax are recognized in the Statement of Profit and Loss, except when they relate to items that are recognized in OCI or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where applicable.

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." 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.

**Deferred tax**

Deferred tax is provided using liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable timing differences.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.





**Statement of Significant Accounting Policies & Notes to financial statements for the year ended March 31, 2020**

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 taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

**f. Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are charged to the Statement of Profit and Loss.

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

The Company determines the amount of borrowing costs eligible for capitalization as the actual borrowing costs incurred on that borrowing during the year less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset. In case if the Company borrows generally and uses the funds for obtaining a qualifying asset, borrowing costs eligible for capitalization are determined by applying a capitalization rate to the expenditures on that asset.

**g. Provisions**

Provisions are recognized when the Company has a present obligation as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

If the effect is material, provisions are recognized at present value by discounting the expected future cash flows at a pretax rate that reflects current market assessments of the time value of money. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

**h. Contingent liability and assets**

Disclosures for contingent liability are made when there is a possible and present obligation that arises from past events which is not recognized since it is not probable that there will be an outflow of resources. When there is a possible and present obligation in respect of which the likelihood of outflow of resources is remote, no disclosure is made.

Loss contingencies arising from claims, litigation, assessment, fines, penalties, etc. are recorded when it is probable that a liability has been incurred and the amount can be reasonably estimated.

Contingent assets are neither recognized nor disclosed except when realization of income is virtually certain, related asset is disclosed.

**i. Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**Financial assets***Initial recognition and measurement*

Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income and fair value through profit or loss.

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset.



**Statement of Significant Accounting Policies & Notes to financial statements for the year ended March 31, 2020***Subsequent measurement*

For purposes of subsequent measurement, financial assets are classified in the below categories:

- (a) Financial assets at amortized cost
- (b) Financial assets including derivatives at fair value through profit or loss (FVTPL)
- (c) Financial assets at fair value through other comprehensive income (FVTOCI)

**(a) Financial assets at amortized cost**

Financial assets are subsequently measured at amortized cost if both the following conditions are met:

- i. the assets are held within a business where the objective is to hold assets for collecting contractual cash flows
- ii. the contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the EIR method.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the Statement of Profit and Loss. The losses arising from impairment are recognized in the Statement of Profit and Loss. This category generally applies to trade and other receivables, loans and other financial assets.

**(b) Financial Assets at fair value through other comprehensive income (FVTOCI)**

Financial assets are measured at fair value through other comprehensive income if following conditions are met:

- i. the assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets
- ii. 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.

Derivative instruments included in FVTOCI category are measured initially as well as at each reporting date at fair value. Movement in fair value is recognized in OCI.

**(c) Financial Assets including derivatives at fair value through profit or loss (FVTPL)**

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

*Derecognition*

A financial asset is primarily derecognized when:

- (a) the right to receive cash flows from the asset has expired, or
- (b) the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement; and a) the Company has transferred substantially all the risks and rewards of the asset, or b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

On derecognition of a financial asset in its entirety, the differences between the carrying amounts measured at the date of derecognition and the consideration received is recognized in the Statement of Profit and Loss.

**Impairment of financial assets**

The Company applies the expected credit loss (ECL) model for measurement and recognition of impairment losses on the following financial assets and credit risk exposure:

- (a) Financial assets that are measured at amortized cost e.g. trade receivables
- (b) Trade receivables, any contractual right to receive cash or any another financial asset that result from transactions that are within the scope of Ind AS 115.





**Statement of Significant Accounting Policies & Notes to financial statements for the year ended March 31, 2020**

The Company follows the simplified approach for recognition of impairment loss allowance on trade receivables. The application of the simplified approach does not require the Company to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, twelve-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on twelve-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The twelve-month ECL is a portion of the lifetime ECL which results from default events that are possible within twelve months after the reporting date.

ECL is the difference between net of all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR.

When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on trade receivables.

The Company does not have any purchased or originated credit-impaired financial assets, i.e., financial assets which are credit impaired on purchase/origination.

ECL impairment loss allowance (or reversal) recognized during the period is recognized in the Statement of Profit and Loss. This amount is reflected under **Financial liabilities**

**Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss (FVTPL), loans and borrowings, payables, as appropriate.

All financial liabilities are recognized initially at fair value and in the case of payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables and loans and borrowings.

**Subsequent measurement**

The measurement of financial liabilities depends on their classification as discussed below:

**Trade and other payables**

For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value is used due to the short maturity of these instruments.

**Loans and borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

**Derecognition**

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss.



## Statement of Significant Accounting Policies &amp; Notes to financial statements for the year ended March 31, 2020

**Offsetting of financial instruments**

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

**j. Cash and Cash equivalents**

Cash and cash equivalents include cash at bank and deposits with banks having maturity of three months or less. The bank deposits with original maturity of up to three months, which are subject to an insignificant risks of changes in value and bank deposits with original maturity of more than three months are classified as other bank balances.

For the purpose of statement of cash flows, cash and cash equivalents consists of unrestricted cash and short term deposits, as defined above, not of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

**k. Statement of Cash Flow**

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

**2.3 Significant accounting judgments, estimates and assumptions**

The preparation of financial statements in conformity with Ind AS requires management to make estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively.

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

**2.3.1 Impairment of financial assets**

The Company assesses impairment on financial assets based on Expected Credit Loss (ECL) model. The provision matrix is based on its historically observed default rates over the expected life of the financial assets and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in forward looking estimates are analyzed.





**GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED**

CIN : U70102TG2005PTC046465

Regd. Office: Door No. 6-3-866/1, GMR Towers, Second Floor, Begumpet, Hyderabad - 500 016

Note.3

(Rs. In Lakhs)

**Property , Plant and Equipment**

Particulars	Land	Offie Equipment	Vehicles	Computers	Total
<b>Year Ended March 31, 2019</b>					
Gross Block ( at cost)					
as at April 1, 2018	259.44	0.80	9.78	1.49	271.51
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
as at March 31,2019	259.44	0.80	9.78	1.49	271.51
<b>Depreciation</b>					
as at April 1, 2018	-	0.67	7.55	1.06	9.28
Charge for the year	-	0.10	0.98	0.24	1.31
Disposals	-	-	-	-	-
as at March 31,2019	-	0.77	8.52	1.30	10.59
Net Block as at March 31, 2019	259.44	0.04	1.26	0.19	260.92
<b>Year Ended March 31, 2020</b>					
Gross Block ( at cost)					
as at April 1, 2019	259.44	0.80	9.78	1.49	271.51
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
as at March 31,2020	259.44	0.80	9.78	1.49	271.51
<b>Depreciation</b>					
as at April 1, 2019	-	0.77	8.52	1.30	10.59
Charge for the year	-	0.04	0.98	0.19	1.21
Disposals	-	-	-	-	-
as at March 31,2020	-	0.80	9.50	1.49	11.80
Net Block as at March 31, 2020	259.44	-	0.28	-	259.71



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CIN : U70102TG2005PTC046465

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Notes to the financial statements as at 31st March 2020

(Rs. In Lakhs)

**4 Investments**

Particulars	31st March 2020	31st March 2019	1st April 2018
Un-quoted Fully Paid equity shares in Group companies of Rs.10/- each Corporate Infrastructure Services Private Limited - 90,000 Nos. Shares	13.95	13.95	13.95
Investment in preference shares in Group companies of Rs.10 /- each GMR Enterprises Pvt Ltd - 18,96,000 Nos. Shares	1,755.63	1,546.53	1,362.81
	<b>1,769.58</b>	<b>1,560.48</b>	<b>1,376.76</b>

**5 Loans and Advances - Non Current**

Particulars	31st March 2020	31st March 2019	1st April 2018
Loans to Group Companies	87,274.88	12,281.79	22,405.05
	<b>87,274.88</b>	<b>12,281.79</b>	<b>22,405.05</b>

**6 Other Financial Assets**

Particulars	31st March 2020	31st March 2019	1st April 2018
Interest receivable on Loans	4,059.88	3,065.59	1,715.22
	<b>4,059.88</b>	<b>3,065.59</b>	<b>1,715.22</b>

**7 Other Non Current Assets**

Particulars	31st March 2020	31st March 2019	1st April 2018
TDS Receivable-Advance Tax (Net)	281.59	175.14	147.59
	<b>281.59</b>	<b>175.14</b>	<b>147.59</b>

**8 Loans and Advances - Current**

Particulars	31st March 2020	31st March 2019	1st April 2018
Loans & Advances to Others	125.00	440.00	190.00
Advances to Group Companies	-	-	2.21
	<b>125.00</b>	<b>440.00</b>	<b>192.21</b>

**9 Cash and Bank balances**

Particulars	31st March 2020	31st March 2019	1st April 2018
Cash and cash equivalents			
Balances with banks:			
– On current accounts	23.33	2.84	6.12
Cash on hand	-	-	0.01
	<b>23.33</b>	<b>2.84</b>	<b>6.12</b>





Notes to the financial statements as at 31st March 2020

10 Share Capital

Share Capital	31st March 2020		31st March 2019		1st April 2018	
	No of Shares	Rs. Lakhs	No of Shares	Rs. Lakhs	No of Shares	Rs. Lakhs
<b>Authorised</b> <i>Equity Share of Rs. 10/- Each</i>	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00
<b>Issued, Subscribed &amp; Fully Paid Up</b> <i>Equity Share</i>	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00
<b>TOTAL</b>	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00

a) Reconciliation of the Equity Shares outstanding at the beginning and at the end of the Year

Particulars	31st March 2020		31st March 2019		1st April 2018	
	No of Shares	Rs. Lakhs	No of Shares	Rs. Lakhs	No of Shares	Rs. Lakhs
Opening Balance	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00
Shares Issued during the year	-	-	-	-	-	-
Shares bought back during the year	-	-	-	-	-	-
Closing Balance	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00

b) Terms/Rights attached to Equity Shares

The Company has only one class of equity shares having a par value of Rs.1 per share. Every member holding equity shares therein shall have voting rights in proportion to the member's share of the paid up equity share capital. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the equity shareholders.

c) Shares held by the holding/ultimate holding company and/or their subsidiaries/associates.

Particulars	31st March 2020		31st March 2019		1st April 2018	
	Number	Rs. Lakhs	Number	Rs. Lakhs	Number	Rs. Lakhs
GMR Enterprises Pvt Ltd (along with its nominee)	2,50,00,000	2,500.00	-	-	-	-
Grandhi Enterprises Pvt. Ltd	-	-	2,49,90,000	2,499.00	2,49,90,000	2,499.00
<b>Total</b>	2,50,00,000	2,500.00	2,49,90,000	2,499.00	2,49,90,000	2,499.00

d) Details of the Shareholders holding 5% or more shares in the Company.

SR. NO.	Name of the Share Holder	31st March 2020		31st March 2019		1st April 2018	
		No. of Share	% of Holding	No. of Share	% of Holding	No. of Share	% of Holding
1	GMR Enterprises Pvt Ltd (along with its nominee)	2,50,00,000	100.00%	-	-	-	-
2	Grandhi Enterprises Pvt Ltd	-	-	2,49,90,000	99.96%	2,49,90,000	99.96%
	<b>Total</b>	2,50,00,000	100.00%	2,50,00,000	99.96%	2,50,00,000	99.96%

As per record of the company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.



## Notes to the financial statements as at 31st March 2020

(Rs. In Lakhs)

## 11 Other Equity

	31st March 2020	31st March 2019	1st April 2018
<b>Retained Earnings</b>			
Opening Balance	1,653.05	2,037.78	2,037.78
Add/(Less) : Profit / (Loss) for the year	(3,147.12)	(384.73)	-
<b>Closing Balance (A)</b>	<b>(1,494.07)</b>	<b>1,653.05</b>	<b>2,037.78</b>
<b>Equity Component of Pref Shares</b>	<b>(349.47)</b>	<b>(533.19)</b>	<b>(533.19)</b>
Add/(Less) : Effect of measuring Pref Shares at Fair Value	209.10	183.72	-
<b>Closing Balance (B)</b>	<b>(140.37)</b>	<b>(349.47)</b>	<b>(533.19)</b>
<b>Total Other Equity (A+B)</b>	<b>(1,634.44)</b>	<b>1,303.58</b>	<b>1,504.60</b>

## 12 Non Current Liabilities - borrowings

Particulars	Non-current		
	31st March 2020	31st March 2019	1st April 2018
Indian Rupee Term Loans from Financial Institutions ( Secured)	-	-	9,000.00
Optionally Convertible Debentures issued to Financial Institutions (Unsecured)	2,400.00	2,400.00	-
Indian Rupee Term Loans from Group Co's & Related Parties( Unsecured)	2,886.72	-	-
	<b>5,286.72</b>	<b>2,400.00</b>	<b>9,000.00</b>
<b>The above amount includes</b>			
Secured borrowings	-	-	9,000.00
Unsecured borrowings	5,286.72	2,400.00	-
<b>Total</b>	<b>5,286.72</b>	<b>2,400.00</b>	<b>9,000.00</b>

The Company has issued 2,40,00,000 Nos Unsecured Non-marketable Redeemable Debentures with an option to convert in to equity shares (OCD's) face value Rs. 10/- each for a total amount of Rs. 2,400 Lakhs from financial Institutions ( March 2019 : Rs. 2,400 Lakhs) are issued with a IRR 10 % per year and repayable at the end of 10 years tenure from the date of issue.

Unsecured loan from holding company of Rs. 2,886.72 lakhs ( March 2019: Rs. Nil) repayable in June'2022

## 13 Current Liabilities -Borrowings

Particulars	Current		
	31st March 2020	31st March 2019	1st April 2018
Loans from Financial Institutions	77,275.00	-	-
Demand Loans from Banks	-	-	12,644.00
Indian Rupee Term Loans from Group Co's & Related Parties( Unsecured)	-	-	276.00
<b>Total</b>	<b>77,275.00</b>	<b>-</b>	<b>12,920.00</b>

Secured Loan from financial institution of Rs. 77,275 lakhs ( March 2019: Nil) against security of the GMR Infrastructure Ltd ( GIL ) listed shares held by Holding company GMR Enterprises Private Limited and against the security of properties held by subsidiary company " Kothavalsa Infra ventures Pvt. Ltd and these loans are repayable in 3 equal installments from Sept' 2020.

## 14 Other financial liabilities

Particulars	Current		
	31st March 2020	31st March 2019	1st April 2018
Advances received	-	2,050.00	-
Interest accrued and due on borrowings	1,180.35	371.38	41.44
Current Maturities of Long Term Debt	9,000.00	9,000.00	-
Non Trade Payables	110.48	120.54	136.23
<b>Total</b>	<b>10,290.83</b>	<b>11,541.92</b>	<b>177.67</b>

Loan from Financial institution Rs. 9,000 Lakhs ( March 2019 Rs. 9,000.00 Lakhs) against the first charge on the unencumbered fixed assets of the company and repayable in April'2020

## 15 Other Current Liabilities

Particulars	Current		
	31st March 2020	31st March 2019	1st April 2018
TDS Payable	75.86	41.26	2.91
<b>Total</b>	<b>75.86</b>	<b>41.26</b>	<b>2.91</b>





## GMR BANNERGHATTA PROPERTIES PRIVATE LIMITED

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Notes to the financial statements as at 31st March 2020

(Rs. In Lakhs)

## 16 Other Income

Particulars	31st March 2020	31st March 2019
Interest received on Loans	4,439.11	1,377.94
Interest on IT Refund	6.80	-
Provisions no longer required	8.81	0.67
	<b>4,454.71</b>	<b>1,378.62</b>

## 17 Finance Cost

Particulars	31st March 2020	31st March 2019
Interest on debt and borrowings	6,701.93	1,759.37
Interest on delayed payment of income tax	2.38	0.09
Bank Charges	0.02	0.02
Other Charges	190.00	-
	<b>6,894.33</b>	<b>1,759.47</b>

## 18 Other Expenses

Particulars	31st March 2020	31st March 2019
Advances/Bad Debts Written Off	275.93	0.14
Advisory Fees	320.00	-
Repairs and Maintenance-others	0.12	0.28
Travel & Conveyance expenses	0.50	0.27
Communication expenses	0.16	-
Consultancy & Professional charges	11.09	0.19
Insurance	0.12	0.13
Logo fees	0.01	0.01
Demat charges	0.05	0.15
Professional Charges	1.85	-
Professional Tax	0.03	0.03
Printing and Stationary	0.01	-
Rates and taxes	95.07	0.30
Security Charges	0.49	0.72
Statutory Audit fees	0.60	0.30
Trustee Charges	13.50	-
Miscellaneous expenses	0.12	0.06
	<b>719.66</b>	<b>2.57</b>



Notes to Financial Statements for the year ended March 31, 2020

19. The Company operates in a single segment hence there are no reportable segments as per the requirements of Accounting Standard 17 "Segment Reporting" issued by the Institute of Chartered Accountants of India.
20. There are no timing differences between the taxable incomes and accounting income, hence deferred tax does not arise.
21. The Company does not have any employees, hence no provision is considered as required under AS-15.
22. Contingent Liabilities: Nil ( 2019 & 2018 : Nil)
23. Capital Commitments: Nil ( 2019 & 2018 : Nil)
24. **Disclosure pursuant to Ind AS 101 on "First-time Adoption of Indian Accounting Standards"**

These standalone financial statements, for the year ended March 31, 2020, are the first, the Company have prepared in accordance with Ind AS. For the periods upto March 31, 2019, the Company prepared its financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 and Amendment thereof ('Indian GAAP' or 'previous GAAP').

Accordingly, the Company has prepared standalone financial statements which comply with Ind AS applicable for the year ended March 31, 2020, together with the comparative period data as at and for the year ended March 31, 2019, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at April 1, 2018, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 1, 2018 and the financial statements as at and for the year ended March 31, 2019.

**Exemptions applied :**

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following material exemptions:

**Estimates:**

An entity's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies).





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Notes to Financial Statements for the year ended March 31, 2020

**Classification and measurement of Financial assets**

The Company has classified the financial assets in accordance with Ind AS 109 "Financial Instruments" on the basis of facts and circumstances that exist at the date of transition to Ind AS.

**Effect of Ind AS adoption of the statement of cash flows for the year ended March 31, 2019:**

(Rs. Lakhs)			
Particulars	Previous GAAP	Effect transition to	Ind AS
Net cash flow from operating activities	21,276.19	-	21,276.19
Net cash flow from investing activities	-	-	-
Net cash flow from financing activities	(21,279.47)	-	(21,279.47)
Cash and Cash equivalents as at April 1, 2018	6.12	-	6.12
Cash and Cash equivalents as at March 31, 2019	2.84	-	2.84

**Reconciliation of total equity as at April 1, 2018 and March 31, 2019**

(Rs. Lakhs)			
Particulars	Notes	As at March 31, 2019	As at April' 2018
Total equity reported under previous GAAP		1,653.05	2,037.78
Equity component of Pref. shares	a	(349.47)	(533.18)
<b>Total Equity under Ind AS</b>		<b>1,303.58</b>	<b>1,504.60</b>

**Reconciliation of total comprehensive income for the year ended March 31, 2019**

(Rs. Lakhs)	
Particulars	As at March 31, 2019
Profit after tax as reported under Previous GAAP	384.73
Effect of Ind AS	-
<b>Total comprehensive income as reported under Ind AS</b>	<b>384.73</b>

**Notes****a. Investments**

The Company has invested in the Preference shares of the Holding company and the effect of equity component considered at the date of transition and subsequent periods the necessary adjustments were made as per due dates of preference shares.



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## Notes to Financial Statements for the year ended March 31, 2020

## 25. Related Party Transactions:

## a) Name of Related Parties and description of relationship:

S.No	Description of Relationship	Name of the Related Party
(i)	Enterprises that control the Company /Holding Company	GMR Enterprises Pvt Ltd
(ii)	Subsidiary & Fellow Subsidiaries ( Direct & Indirect )/Associates/JV'S and others – Where transactions taken place	Vijay Nivas Real Estates Private Limited, Fabcity Properties Pvt. Ltd Kothavalsa Infraventures Pvt. Ltd Welfare Trust of GMR Infra Employees Geokno India Pvt. Ltd Grandhi Enterprises Pvt. Ltd Corporate Infrastructure Services Pvt. Ltd. GMR Family Fund Trust GMR Infraventures LLP Welfare Trust of GMR Infra Employees Leora real Estates Pvt. Ltd Pashupati Artex Agencies Pvt. Ltd Radhapriya Properties Pvt. Ltd GMR Badrinath Hydro Power Pvt. Ltd
(iii)	Enterprises where significant influence exists	Nil
(iv)	Key Management Personnel and their Relatives	Mr. CH.Srinivasa Rao, Director Mr. Ravi Majeti, Director Mr. G.Purnachandra Rao, Director Mr. Pawan Kumar, Company Secretary

## a) Profit &amp; Loss account transactions :

(Rs. Lakhs)

Transactions	2019-20	2018-19
Interest received from Vijay Nivas Real Esates Pvt. Ltd	445.83	159.71
Interest received from GMR Enterprises Pvt. Ltd	153.56	1,218.24
Interest received from Kothavalsa Infraventures Pvt. Ltd	3,375.01	-
Interest received from Welfare Trust of GMR Infra Employees	460.01	-
Interest received from Geokno India Pvt. Ltd	4.68	-
Interest paid to Grandhi Enterprises Pvt. Ltd	-	9.19
Interest paid to GMR Enterprises Pvt. Ltd	797.17	-
Logo fee to GMR Enterprises Pvt. Ltd	0.01	0.01





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**Notes to Financial Statements for the year ended March 31, 2020**

**b) Other transitions during the year :**

**( Rs. Lakhs)**

<b>Transactions</b>	<b>2019-20</b>	<b>2018-19</b>
Loan given to GMR Enterprises Pvt. Ltd	-	6,357.01
Loan repaid by GMR Enterprises Pvt. Ltd	-	16,480.27
Loan repaid to Grandhi Enterprises Pvt. Ltd	-	276.00
Advance repaid to Pasupati Artex Agencies Pvt. Ltd	-	11.78
Loan received from Corporate Infrastructure Services Pvt. Ltd	25.00	-
Loan repaid to Corporate Infrastructure Services Pvt. Ltd	25.00	-
Loan received from GMR Enterprises Pvt. Ltd	37,177.72	-
Loan repaid to GMR Enterprises Pvt. Ltd	34,291.00	-
Loan given to Geokno India Pvt. Ltd	863.00	-
Loan repayment received from GMR Enterprises Pvt. Ltd	100,78.91	-
Loan given to GMR Family Fund Trust	166,69.00	-
Loan repaid by GMR Family Fund Trust	700.00	-
Loan given to GMR Infraventures LLP	143,88.00	-
Loan given to Kothavalsa Infraventures Pvt. Ltd	52,650.00	-
Loan repaid by Kothavalsa Infraventures Pvt. Ltd	2,200.00	-
Loan given to Vijay Nivas Real Esates Pvt. Ltd	3,406.00	-
Loan repaid by Vijay Nivas Real Estates Pvt. Ltd	4.00	-
Loan given to Welfare Trust of GMR Infra Employees	8,138.00	-
Loan repaid by Welfare Trust of GMR Infra Employees	8,138.00	-

**c) Outstanding balances as on balance sheet date:**

**( Rs. Lakhs)**

<b>Transactions</b>	<b>2019-20</b>	<b>2018-19</b>	<b>1<sup>st</sup> April'2018</b>
Receivable from Vijaynivas Real Estates Pvt. Ltd towards Loan	5,604.88	2,202.88	2,202.88
Receivable from GMR Enterprises Pvt. Ltd towards Loan	-	100,78.91	202,02.17
Interest receivable from Vijaynivas Real Estates Pvt. Ltd	815.64	383.19	226.67
Interest receivable from GMR Enterprises Pvt. Ltd	-	2,596.48	1,402.61
Loan repayable to GMR Enterprises Pvt. Ltd	2,886.72	-	-
Interest payable to GMR Enterprises Pvt. Ltd	793.18	-	-
Receivable from Geokno India Pvt. Ltd towards Loan	863.00	-	-
Receivable from Geokno India Pvt. Ltd towards Interest	4.21	-	-
Receivable from GMR Family Fund Trust towards Loan	159,69.00	-	-
Receivable from GMR Infraventures LLP towards Loan	143,88.00	-	-
Receivable from Kothavalsa Infraventures Pvt. Ltd towards Loan	504,50.00	-	-
Receivable from Kothavalsa Infraventures Pvt. Ltd towards Interest	3,240.01	-	-
<b>Balance Receivable from</b>			
Fabcity Properties Pvt. Ltd	-	-	1.04
Leora Real Estates Pvt. Ltd	-	-	1.17
<b>Balance payable to</b>			
GMR Enterprises Pvt. Ltd – Logo fee	0.01	0.01	0.01
GMR Infrastructure Ltd	-	0.53	-
Pashupati Artex Agencies Pvt. Ltd	-	-	11.78
Radhapriya Properties Pvt. Ltd	-	-	3.71
GMR Badrinath Hydro Power Pvt. Ltd	111.34	117.12	117.12
Grandhi Enterprises Pvt. Ltd – towards Loan	-	-	276.00
Grandhi Enterprises Pvt. Ltd – towards Interest	-	-	41.44





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## Notes to Financial Statements for the year ended March 31, 2020

i) Transactions and outstanding balances in the nature of reimbursement of expenses incurred by one company on behalf of another have not been considered above.

**26. 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 maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend, payment to shareholders, return capital to share holders or issue new shares.

The company monitors capital using a gearing ratio, which is total debt divided by total equity plus total debt.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2020 and 31 March 2019.

Particulars	Rs. Lakhs	
	31 March'20	31 March'19
Total Borrowings (including current maturities)	91,561.72	11,400.00
Total Debts (A)	91,561.72	11,400.00
Share Capital	2,500.00	2,500.00
Other Equity	(1,634.44)	1,303.58
Total Equity (B)	865.56	3,803.58
Total equity and total debt ( C=A+B)	92,427.29	15,203.38
<b>Gearing Ratio (%) ( A/C)</b>	<b>99.06%</b>	<b>74.98%</b>

**27. Fair Value**

The carrying amount of all financial assets and liabilities appearing in the standalone financial statements is reasonable approximation of fair values. Such instruments carried at fair value are disclosed below;

31 March' 20 – Rs. Lakhs					
Particulars	FVT statement of P&L	FVT other comprehensive income	Amortized Cost	Total Carrying value	Total fair value
<b>Current &amp; Non-Current Assets</b>					
Property, Plant and Equipment	-	-	259.71	259.71	259.71
Investments	-	1,769.58	-	1,769.58	1,769.58
Loans & Advances- Non Current	-	-	87,274.88	87,274.88	87,274.88





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**Notes to Financial Statements for the year ended March 31, 2020**

Other non-financial assets	-	-	4,059.87	4,059.87	4,059.87
Other non-current assets	-	-	281.59	281.59	281.59
Loans & Advances – Current	-	-	125.00	125.00	125.00
Cash & cash equivalents	-	-	23.33	23.33	23.33
<b>Total</b>					
<b>Financial Liabilities</b>		<b>1,769.58</b>	<b>92,024.39</b>	<b>93,793.97</b>	<b>93,793.97</b>
<b>Current &amp; Non – Current Liabilities</b>					
Long – term borrowings	-	-	5,286.72	5,286.72	5,286.72
Short – term borrowings	-	-	77,275.00	77,275.00	77,275.00
Other financial liabilities	-	-	10,290.83	10,290.83	10,290.83
Other current liabilities	-	-	75.86	75.86	75.86
<b>Total</b>	-	-	<b>92,928.41</b>	<b>92,928.41</b>	<b>92,928.41</b>

<b>31 March' 19 – Rs. Lakhs</b>					
<b>Particulars</b>	<b>FVT statement of P&amp;L</b>	<b>FVT other comprehensive income</b>	<b>Amortized Cost</b>	<b>Total Carrying value</b>	<b>Total fair value</b>
<b><u>Current &amp; Non-Current Assets</u></b>					
Property, Plant and Equipment	-	-	260.92	260.92	260.92
Investments	-	1,560.48	-	1,560.48	1,560.48
Loans & Advances – Non Current	-	-	12,281.79	12,281.79	12,281.79
Other non-financial assets	-	-	3,065.59	3,065.59	3,065.59
Other non-current assets	-	-	175.14	175.14	175.14
Loans & Advances – Current	-	-	440.00	440.00	440.00
Cash & cash equivalents	-	-	2.84	2.84	2.84
<b>Total</b>	-	<b>1,560.48</b>	<b>16,226.29</b>	<b>17,786.77</b>	<b>17,786.77</b>
<b>Financial Liabilities</b>					
<b>Current &amp; Non – Current Liabilities</b>					
Long – term borrowings	-	-	2,400.00	2,400.00	2,400.00
Short – term borrowings	-	-	-	-	-
Other financial liabilities	-	-	11,541.92	11,541.92	11,541.92
Other current liabilities	-	-	41.26	41.26	41.26
<b>Total</b>	-	-	<b>13,983.18</b>	<b>13,983.18</b>	<b>13,983.18</b>



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Notes to Financial Statements for the year ended March 31, 2020

**28.Fair value Hierarchy**

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities grouped into Level 1 to Level 3 as described below:-

Quantitative disclosure fair value measurement hierarchy for assets and liabilities as at 31 March 2020" Rs.Lakhs

Financial assets measured at fair value	Total	Fair value measurement using		
		Quoted prices in active markets	Significant observable Inputs	Significant unobservable inputs
		(Level 1)	( Level 2)	( Level 3)
Investment in holding company, subsidiaries and Joint Venture etc.,	1,769.58	-	-	1,769.58

Quantitative disclosure fair value measurement hierarchy for assets and liabilities as at 31 March 2019" Rs.Lakhs

Financial assets measured at fair value	Total	Fair value measurement using		
		Quoted prices in active markets	Significant observable Inputs	Significant unobservable inputs
		(Level 1)	( Level 2)	( Level 3)
Investment in holding company, subsidiaries and Joint Venture etc.,	1,560.48	-	-	1,560.48

- a. Short-term financial assets and liabilities are stated at carrying value which is approximately equal to their fair value.
- b. Management uses its best judgement in estimating the fair values of its financial instruments. However, there are inherent limitations in any estimation technique. Therefore, for substantially all financial instruments, the fair value estimates presented above are not necessarily indicative of the amounts that the Company could have realized or paid in sale transactions as of respective dates. As such, fair value of financial instruments subsequent to the reporting dates may be different from the amounts reported at each reporting date.
- c. Fair value of mutual funds is determined based on the net asset value of the funds.
- d. There have been no transfers between Level 1, Level 2 and Level 3 during the year ended 31 March'2020.





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Notes to Financial Statements for the year ended March 31, 2020

29. Remuneration to Auditors:

(Rs. Lakhs.)

Particulars	2019-20	2018-19
Audit fees	0.60	0.30
Certification charges	0.05	-
<b>Total</b>	<b>0.65</b>	<b>0.30</b>

30. Foreign Currency Transactions: Nil (2019: Nil)

31. Details of dues to micro and small enterprises as defined under MSMED Act, 2006.

Particulars	31 March' 2020	31 March' 2019
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year	Nil	Nil.
Principal amount due to micro and small enterprises	Nil	Nil
Interest due on above	Nil	Nil
The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	Nil	Nil
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act. 2006.	Nil	Nil
The amount of Interest accrued and remaining unpaid at the end of each accounting year.	Nil	Nil
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section of MSMED Act 2006.	Nil	Nil



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Notes to Financial Statements for the year ended March 31, 2020

**32. (Loss)/Earnings Per Share (EPS)**

Basic EPS amounts are calculated by dividing the (loss)/profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the (loss)/profit attributable to equity holder (after adjusting for dividend on the convertible preference shares) by the weighted average number of Equity Shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all dilutive potential Equity Shares into Equity Shares.

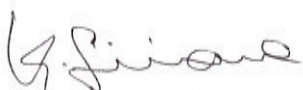
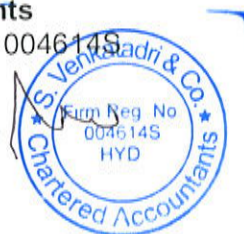
The following reflects the income and share data used in the basic and diluted EPS Computations:

Particulars		2019-20	2018-19
<b>BASIC</b>			
Profit attributable to the shareholders (Rs. Lakhs)	A	(3,147.12)	(384.73)
Number of Equity of shares at the beginning of the year	B	2,50,00,000	2,50,00,000
Number of Equity of shares at the end of the year	C	2,50,00,000	2,50,00,000
Weighted average of Equity shares	D	2,50,00,000	2,50,00,000
Nominal value of Equity shares (Rs.)		10/-	10/-
EPS – Basic & Diluted (Rs.)	A/D	(12.59)	(1.54)

33. The comparatives given in the standalone financial statements have been complied after making necessary Ind AS adjustments to the respective audited financial statements under previous GAAP to give a true and fair view in accordance with Ind AS.

**As per our report of even date****For S.Venkatadri & Co.,****Chartered Accountants**

Firm Registration No : 004614S

**K. Srinivasa Rao****Partner****M.No:201470****For and on behalf of the Board of Directors of  
GMR Bannergahtta Properties Pvt. Ltd****Ch. Srinivasa Rao****Director****DIN.3497034****Ravi Majeti****Director****DIN.07106220****Place: New Delhi****Date: 30<sup>th</sup> September'2020**  
**Pawan Kumar**  
**Company Secretary**