October 6, 2017

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai - 400 001 Srcip Code: 533274	National Stock Exchange of India Limited Exchange Plaza Plot no. C/1, G Block Bandra-Kurla Complex Bandra (E) Mumbai - 400 051 Scrip Code: PRESTIGE

Dear Sirs,

Sub: Submission of Annual Report for Financial Year 2016-17

Pursuant to regulation 34(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed Annual Report of the Company for Financial Year 2016-17.

This is for your information and records.

Thanking you,

Yours faithfully,
for **Prestige Estates Projects Limited**

M. Sridhar.

PRESTIGE ESTATES PROJECTS LTD. Bangalore

M. Sridhar
Company Secretary & Compliance Officer

Encl: Annual Report

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

ANNUAL REPORT 2016-17
PRESTIGE ESTATES PROJECTS LIMITED

Prestige GROUP
Add Prestige to your life

Building on a
LEGACY OF TRUST

Key Highlights

Over 30
Years of Legacy

58
Ongoing Projects spanning Over 60.2 mn sqft of developable area

35
Upcoming Projects spanning Over 47.8 mn sqft of developable area

205
Completed projects spanning 80 mn sqft of Developed area

8.6 mn sqft
GLA of Operational Rental portfolio

12.2 mn sqft
GLA of annuity portfolio in pipeline

42 mn sqft
Potential development from low cost land bank of 424 acres

Strong Credit Rating
ICRA A+, ICRA A1+

CRISIL DA1
Highest developer rating



Prestige Garden Bay

Trust is earned when actions meet words. For organisations, stakeholder trust assumes a supreme position as it marks the reliability of a brand at multiple levels. Today, Prestige Estates Projects Limited is synonymous with an unparalleled legacy – of quality, constant innovation and timely delivery and long standing relationship with all the stakeholders. Started in 1986, Prestige Group is spearheaded by the visionary, Mr. Irfan Razack, our Chairman. Ever since we began our journey, we have focused on property development across multiple formats, predominantly in Southern India. FY 2016-17 saw Prestige continue on its path of growth and was marked as the year of highest number of project deliveries. The Company delivered 10 projects aggregating to 12.7 mn sqft. During the year the Company sold 3.82 mn sqft and the total collections stood at an all-time high of ₹ 41,232 million. The total revenue exceeded guidance for the year.

With a drive to constantly reinvent and grow, Prestige adheres to its commitments consistently. Our foundation is built on the trust of our customers, our investors, our employees and the society. We continue to strengthen this legacy of trust with a Management that upholds what Prestige stands for.



Contents

Corporate Overview

About Prestige	02
Business Segments	04
Operational Highlights	06
Financial Highlights/KPIs	08
Stakeholder Value Creation	10
Why Prestige?	12
The Legacy – Evolution of Prestige	14
Chairman's Message	16
Board of Directors	18
Executive Management	22
CEO's Message	24
Building on Compliance	26
Building on Opportunities	28
Building on New Segments	30
Building on People & Processes	32
Building on Social Commitments	34
Building on Team Spirit	37
Projects Completed	38
Projects in Pipeline	41
Awards	42

Statutory Reports

Boards Report	44
Report on Corporate Governance	80
Management Discussion & Analysis	102
Business Responsibility Report	116

Financial Statements

STANDALONE FINANCIAL STATEMENTS

Independent Auditor's Report	124
Balance Sheet	130
Statement of Profit & Loss	131
Statement of Cash Flows	132
Statement of Changes in Equity	134
Notes	135

CONSOLIDATED FINANCIAL STATEMENTS

Independent Auditor's Report	213
Balance Sheet	218
Statement of Profit & Loss	219
Statement of Cash Flows	220
Statement of Changes in Equity	222
Notes	223

ABOUT PRESTIGE

Started in 1986, Prestige Group has emerged as one of the most respected and distinguished brands in India's real estate industry.

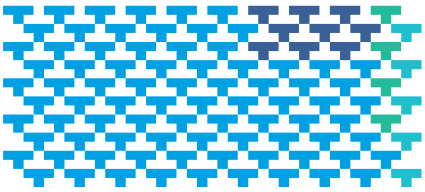
With a diversified approach to business, Prestige is a fundamentally strong Company, offering services across premium and mid-income categories of realty. Establishing itself as a multi-segment player, the Company has built residential, commercial, retail and hospitality projects over the years. In the past thirty years of its existence, the Company has built strong trust through continued customer delight and stakeholder engagement.

Prestige has made its mark with several iconic developments in markets such as Bengaluru, Chennai, Hyderabad, Mangaluru, Kochi, Mysuru, Goa, Pune and Ahmedabad. Going forward, the Company is envisaging entry into cities with growth potential and emerging sectors including affordable housing sector.

Segment-wise distribution of projects

Ongoing Projects

82% Residential
9% Commercial
4% Hospitality

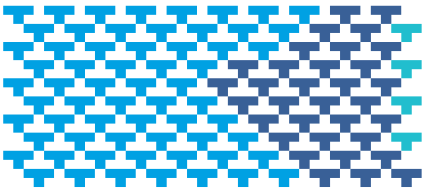


5% Retail

SEGMENT	No. of Projects	Developable Area (mn sqft)
Residential	41	49.59
Commercial	8	5.53
Retail	6	3.04
Hospitality	3	2.07
Total	**58**	**60.23**

Upcoming Projects

63% Residential
33% Commercial



4% Retail

SEGMENT	No. of Projects	Developable Area (mn sqft)
Residential	23	30.31
Commercial	10	15.70
Retail	2	1.78
Total	**35**	**47.79**

Geography-wise distribution of projects

Ongoing Projects

86% Bengaluru
4% Hyderabad

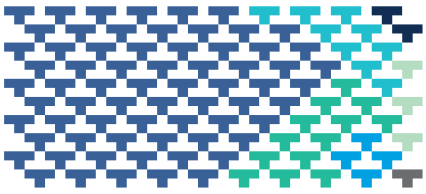


2% Mangaluru
1% Mysuru
1% Chennai
6% Cochin

CITY	No. of Projects	Developable Area (mn sqft)
Bengaluru	47	52.03
Chennai	1	0.53
Cochin	5	3.50
Hyderabad	2	2.52
Mysuru	2	0.69
Mangaluru	1	0.96
Total	**58**	**60.23**

Upcoming Projects

69% Bengaluru
9% Hyderabad
2% Mangaluru



3% Pune
1% Ahmedabad
13% Chennai
4% Cochin

CITY	No. of Projects	Developable Area (mn sqft)
Bengaluru	21	32.83
Chennai	5	6.07
Cochin	2	1.98
Mangaluru	3	0.77
Hyderabad	1	4.26
Ooty	1	0.07
Pune	1	1.40
Ahmedabad	1	0.42
Total	**35**	**47.79**

Prestige Mayberry

Vision

To continuously exceed the expectations of our customers and employees and become a benchmark for quality in every field the Prestige Group ventures into.

Mission

To improve customer experiences through constant innovation and understanding, with a focus on quality and transparency of processes so that when it comes to Prestige, customers come to expect nothing but the best from us. Every time.

Corporate Values

Passion

Passion is our strongest motivator. We are alert to new ideas, eager to learn more and positive towards setbacks. We are driven to break barriers and set new benchmarks. Passion pushes us to explore possibilities so we can give our customers more than they expect.

Out-of-the-box thinking

We are about finding innovative ways of doing things and setting higher benchmarks. We approach every task ahead of us with an attitude of never say never.

Transparency

With Prestige, there are no asterisks tucked away in our communication, no hidden clauses in our legal documents, and absolutely no shades of grey in our business processes.

Quality

Our focus on quality borders on the obsessive. At Prestige, it's not just a catchphrase, but a way of life. And so we dedicate every minute in the pursuit of it, stopping short of nothing to ensure it reflects in all we do.

Towards greener pasture

As a group with the wisdom of years of experience, we understand how the skyline of a city can reflect on its economic well-being. We also understand that we have a responsibility to give back to the society that has helped shape us into what we are today. That's why we are committed to giving our best to the environment we operate in. Without compromise.

Firm Commitment

Prestige is known for its commitments –

Providing a broad spectrum of integrated solutions

- Meeting and exceeding customer needs and expectations
- Adopting the latest technologies to deliver state-of-the-art developments with great care and detailing
- Ensuring conservation and eco-friendly developments
- Making continuous improvement in all areas of activity based on customer inputs in order to improve customer satisfaction
- Contributing to the welfare of society

BUSINESS SEGMENTS

Residential



Apartments
Villas
Integrated Townships
Plotted Developments

Commercial



Office Space
Built-to-Suit Campuses
SEZs
IT Parks

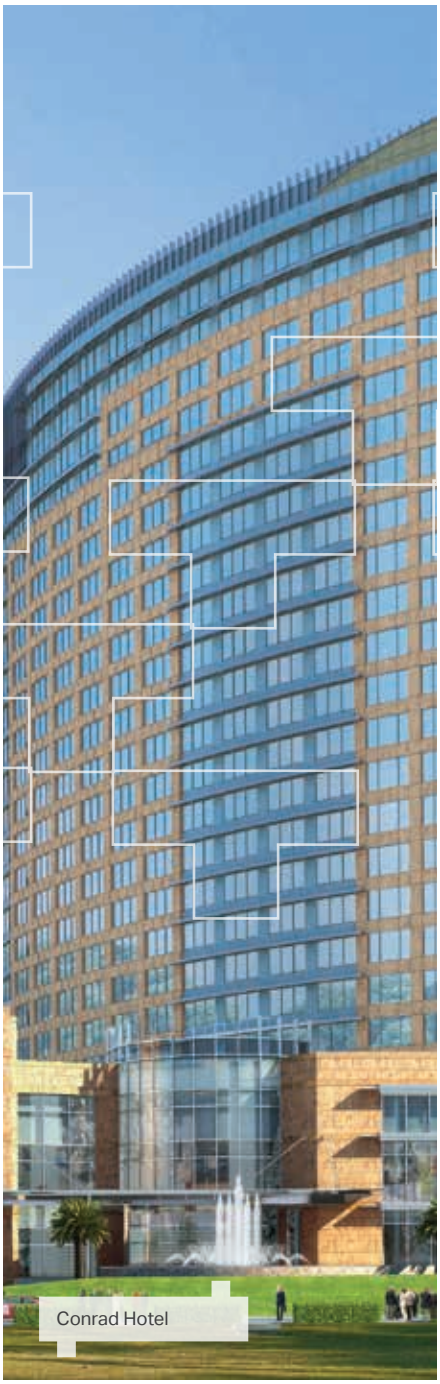
Retail



Forum Vijaya, Chennai

Malls
Logistics
Logistics & Warehousing

Hospitality


Conrad Hotel

Resorts
Serviced Apartments
Hotels
Food Courts

Services


Prestige Augusta Golf Village

Fit-out services
Interior Design & Execution
Facilities & Property Management
Project & Construction Management

OPERATIONAL HIGHLIGHTS

FY 2016-17



₹ 24,585 mn
New Sales Value

3.82 mn sqft
New Sales Volume

1.26 mn sqft
Leasing Volume

₹ 6,441
Average Realisation/sqft

Responding to changing lifestyles

Entry into affordable housing sector



₹ 41,232 mn
All-time high Collections

12.74 mn sqft
Area Delivered

1.98 mn sqft
Area Launched

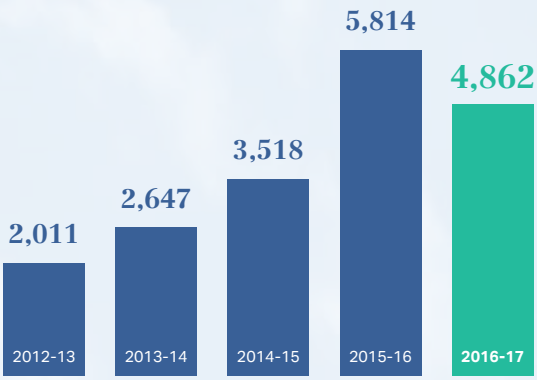
Organisational restructuring to capture opportunities

Conducive regulations & reforms (RERA, GST)

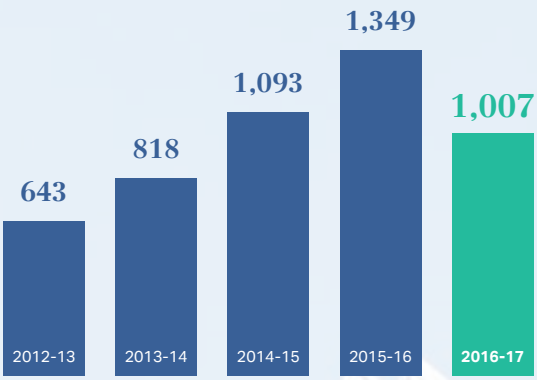
FINANCIAL HIGHLIGHTS/KPIs*

*As per IGAAP/IND-AS

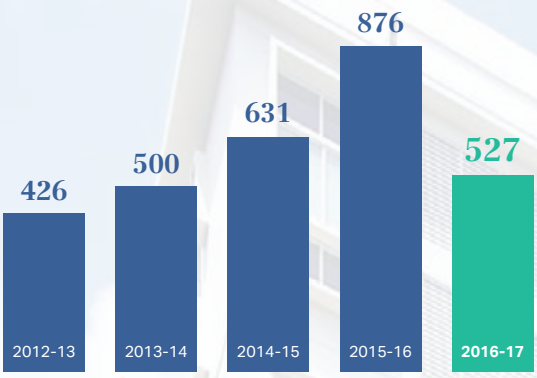
Profit & Loss Metrics



TURNOVER ₹ in Crores

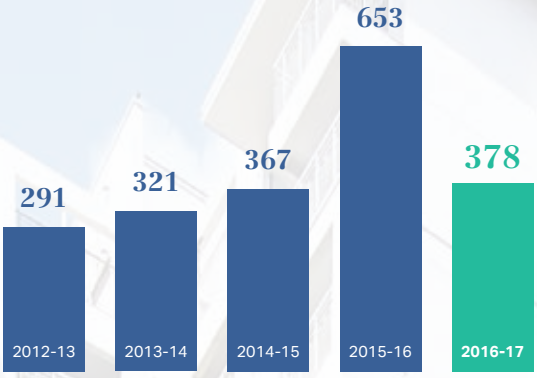


EBITDA ₹ in Crores



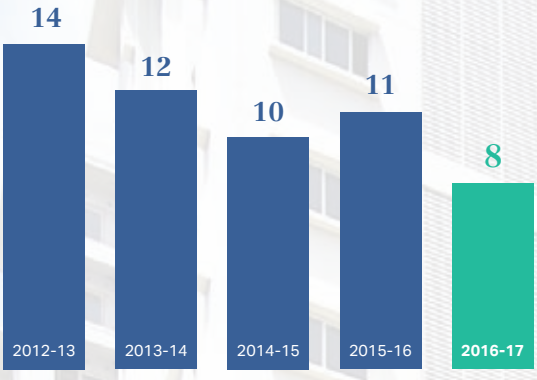
PBT ₹ in Crores

Before share of profit from Associates/Jointly Controlled Entities



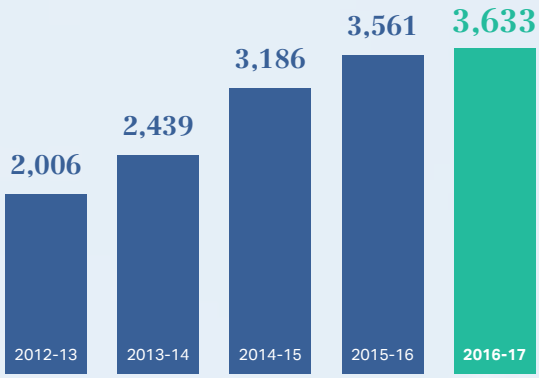
PAT ₹ in Crores

Before profit attributable to NCI

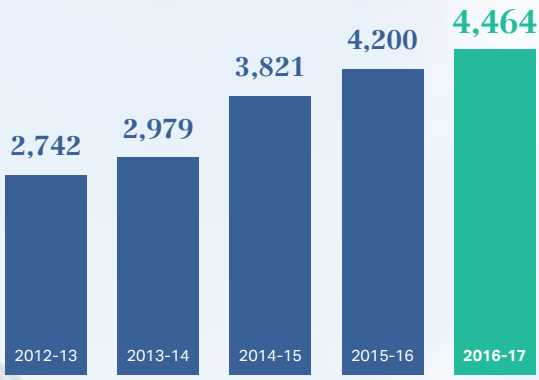


PAT MARGIN %

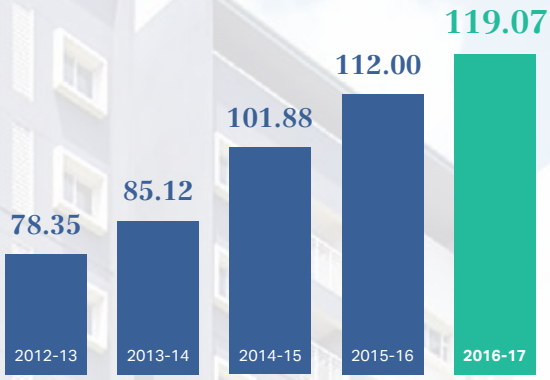
Balance Sheet Metrics



GROSS BLOCK ₹ in Crores

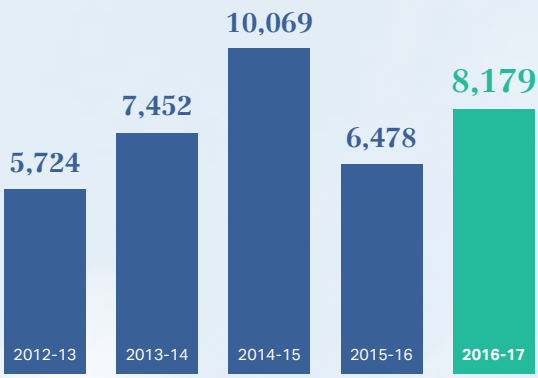


NET WORTH ₹ in mn



BOOK VALUE PER SHARE ₹

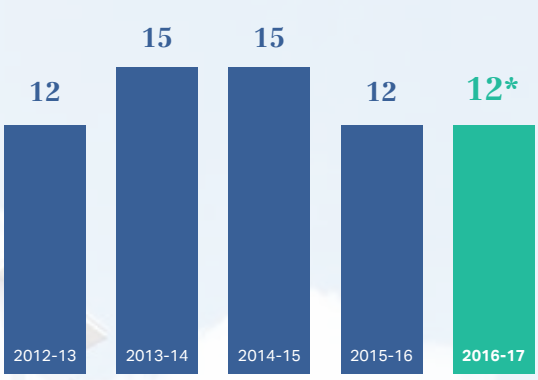
Shareholder Metrics



MARKET CAPITALISATION ₹ in Crores



EARNINGS PER SHARE ANNUALISED ₹



DIVIDEND RATE %

* Proposed

STAKEHOLDER VALUE CREATION



Investors

- Cash flow from diversified business segment
- ₹ 95,340 mn estimated Cash flow from residential segment
- ₹ 15,251 mn estimated Rental Income from annuity portfolio
- Credit rating of ICRA A+/A1+

Customers

- Trusted Builders
- On-time delivery
- Quality and brand assurance
- Property management and maintenance

Employees

- 950+ Employees on roll
- Regular training sessions
- Transparent Workplace Culture
- Integrated HRMS
- Talent identification and retention
- Employee engagement
- Skill development school



Associations & Suppliers

- Member of leading bodies like CII, CREDAI, FIEO, among others
- Works together with the associations to frame policies that benefit the overall industry
- Consults local suppliers and vendors and engages with them
- Deep pool of suppliers and contractors base

Government

- Tax payments of ₹ 6,851 mn in FY 2016-17
- Assistance in community building
- Initiates towards swatch bharath and housing for all

Community

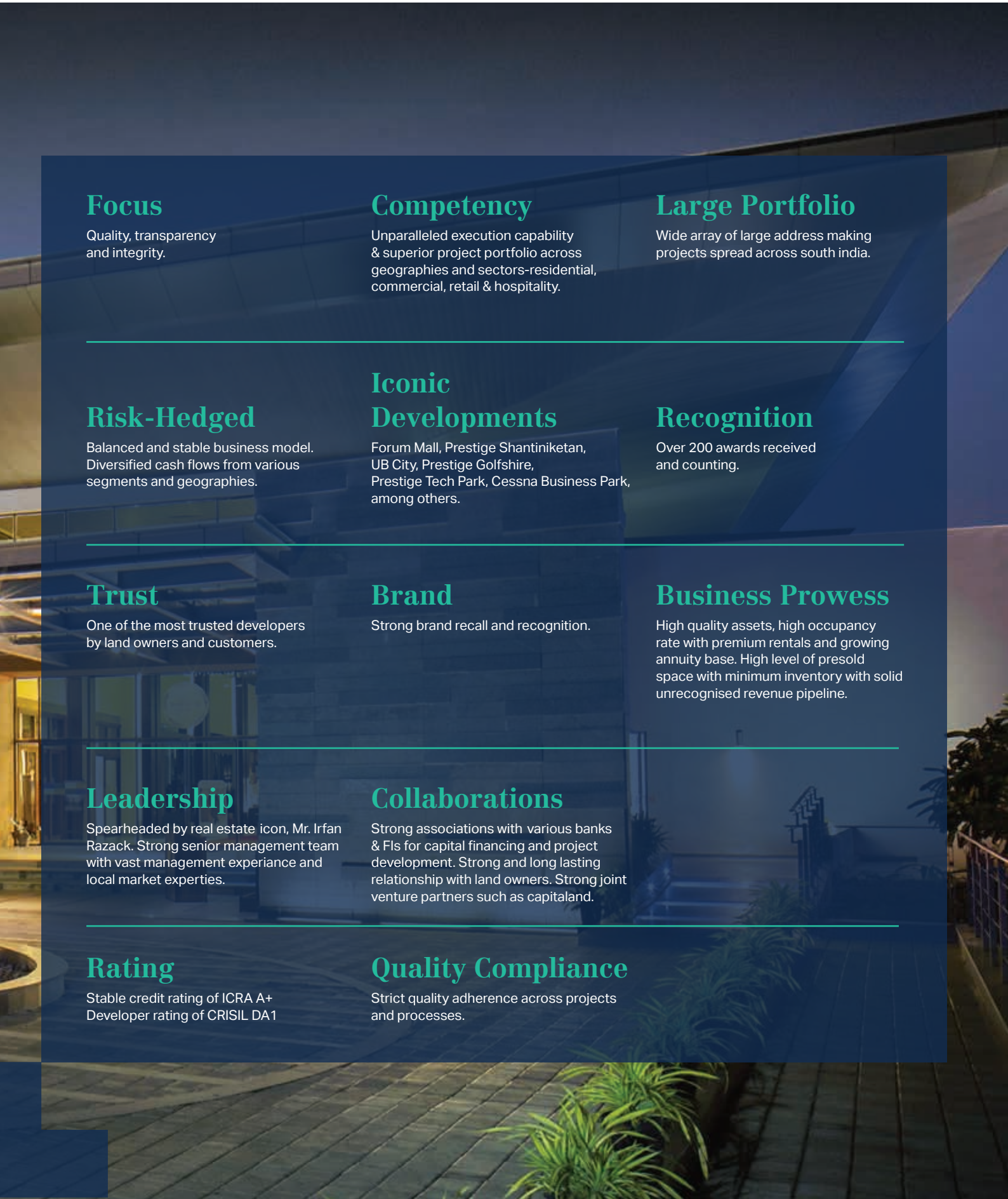
- Total CSR spend of ₹ 38.42 mn in FY 2016-17
- Contribution towards areas prescribed under Companies Act, 2013
- Energy efficient processes and products used in construction

WHY PRESTIGE?

The real-estate sector has a cornucopia of players offering a wide variety of spaces. To stand out from the crowd, one needs to have a strong will to be the best in the game. Prestige Estate Projects Limited maintains this very resolve and our unmatched track record is testimony to this effect. Our strengths stem from our values and philosophies, constantly pushing us towards realising our vision. On a consistent path of innovation, we find new ways of bettering our competencies.



Prestige Golfshire Club house



Focus

Quality, transparency and integrity.

Competency

Unparalleled execution capability & superior project portfolio across geographies and sectors-residential, commercial, retail & hospitality.

Large Portfolio

Wide array of large address making projects spread across south india.

Risk-Hedged

Balanced and stable business model. Diversified cash flows from various segments and geographies.

Iconic Developments

Forum Mall, Prestige Shantiniketan, UB City, Prestige Golfshire, Prestige Tech Park, Cessna Business Park, among others.

Recognition

Over 200 awards received and counting.

Trust

One of the most trusted developers by land owners and customers.

Brand

Strong brand recall and recognition.

Business Prowess

High quality assets, high occupancy rate with premium rentals and growing annuity base. High level of presold space with minimum inventory with solid unrecognised revenue pipeline.

Leadership

Spearheaded by real estate icon, Mr. Irfan Razack. Strong senior management team with vast management experiance and local market experties.

Collaborations

Strong associations with various banks & FIs for capital financing and project development. Strong and long lasting relationship with land owners. Strong joint venture partners such as capitaland.

Rating

Stable credit rating of ICRA A+
Developer rating of CRISIL DA1

Quality Compliance

Strict quality adherence across projects and processes.

THE LEGACY

Evolution of Prestige

1986

Prestige successfully commences operations as a Partnership Firm under the name **Prestige Estates and Properties**

1988

Completes the first Commercial Development & first project – **Prestige Copper Arch**

1995

Prestige's first Plotted Development inaugurated– **Whistling Palms, Whitefield**

2000

Inaugurated **Prestige Acropolis** – the most premium and luxurious residential development of the time

2001

Foray into the Hospitality Sector with **Angsana Oasis Spa & Resort**

Prestige receives its first **ISO certification** (9001:2000)

2002

Prestige Acropolis awarded in the 'Residential Category' at the **FIAPBCI Awards**

2006

Launches **SEZ Cessna Business Park**, one of our landmark commercial space developments. Housing top **MNC blue chip** company as a tenant

Villa Development inaugurated– **Prestige Ozone**

First **PE investment** into the group

2007

First luxury mall- **UB City**, a joint development venture between Prestige and UB Group opens

Recognition received as a '**Member in Good Standing in the Fellowship of Good Green Governance**' by Srishti

Prestige enters other South Indian markets of **Cochin**, **Chennai** and **Hyderabad**

Gets the '**Overall Achievement Award**' and '**Best Developer** (Retail Project)' award at the Real Estate Excellence Awards ceremony

The Forum gets 'Highly Commended' under the category of '**Best Developer Retail** (Built)' at the Cityscape Asia Real Estate Awards

Prestige launches India's first Golf Development and Bengaluru's most premium property – **Prestige Golfshire**

2008

Entered into a strategic alliance with **CRIDF – Capital Retail India Development Fund**, Singapore for developing malls across South India

1996

Foray into **property management services**

1997

Partnership name changes to '**Prestige Estates Projects**'. Later in the same year, incorporated as a private limited company

50th project- **Prestige Elgin** (Residential) inaugurated

1998

Prestige Opal and **Prestige Four Seasons** rated by **FIAPBCI among the top 30 best developments in the world**

2003

Receives **CRISIL rating** as a **DA1 Developer**- the highest rating assigned to a Real Estate Developer. Becomes the first among Bengaluru's builders to have received this rating

2004

Prestige's first retail project & Bengaluru's first fully-fledged mall opens for public- **The Forum**

2005

Receives the prestigious **'Euro Money Award'** for excellence in real estate

Launches **Prestige Shantiniketan**, the first integrated township in Bengaluru

2006

First **PE investment** into the group

2009

Prestige gets converted into a Public Limited Company under the name **Prestige Estates Projects Limited** (PEPL)

Turnover of the Group crosses **₹1,000 Crores**

2010

Forayed into **Capital Market** with **Initial Public Offer** of equity shares

IPO oversubscribed gets listed in **NSE & BSE**

2012

The Cisco B1-B6 office space built by Prestige receives one of the highest ratings in the world and the Platinum certification under the **USGBC's LEED ID+C** rating system

2014

Further issue of shares by way of **QIP**

Industry research states Prestige Group as the '**Most Promising Brand of Real Estate in India**'

2015

Chairman & MD of the Group, **Mr. Irfan Razack** gets nominated to the acclaimed list of **World's Greatest Brands and Leaders**

Mr. Irfan Razack also receives the coveted **Sir M. Visvesvaraya Memorial Award** instituted by **FKCCI**

Credit rating upgraded to **ICRA A+/STABLE**

Bagged **Best Investor Relation** Award

2016

Prestige Group gets the '**Builder of the Year**' award at **CNBC's 11th Real Estate Awards 2016-17**

Prestige Summerfields, Forum Koramangala, Forum Fiza Mall win awards in their space

Initiated restructuring of over 25 assets / 15 SPV

CHAIRMAN'S MESSAGE

"Over the years, we have created a legacy of trust; and during the year we continued to build on it."



Dear Shareholders,

I am delighted to share with you, your Company's performance for the financial year 2016-17. Over the years, we have created a legacy of trust; and during the year we continued to build on it. The year saw us achieve the highest collections and deliveries of projects. A remarkable achievement, given the volatile business environment in which we performed.

The overall macroeconomic scenario has strengthened with policy support, providing structural strength and imparting efficiency. Interestingly, multilateral institutions like the IMF and the World Bank have endorsed India as a 'bright spot' in the global economic landscape, amid reforms with far-reaching positive outcomes.

During the year, the Government implemented several radical reforms among which demonetisation, Goods and Services Tax (GST) and Real Estate Regulatory Authority (RERA) deserve a mention. Although demonetisation temporarily impacted economic growth, it was an unprecedented move to curb undisclosed transactions, enhance transparency in the economy and pave the way for greater digitalisation and formalisation of the economy.

On the other hand, the implementation of the GST will help create a uniform indirect tax structure for the entire nation. For the real estate industry, the finalised rates stand at 18% and effectively, this would be 12% as deduction of land value is allowed. The GST subsumes multiple taxes and brings the much-needed clarity to both real estate players and customers.

The real estate industry is estimated to grow at healthy pace providing various growth opportunities for your Company. Besides factors like rapid urbanisation, increasing migration and the Government's focus on infrastructure, including affordable housing will drive the sector, going forward.

India's real-estate landscape is also undergoing a major change with the Real Estate (Regulation and Development) Act, 2016 legislation. The guidelines of the Act have empowered buyers of properties, while at the same time enhancing discipline, governance, transparency among the real estate players.

While there is an expected temporary uncertainty in the markets due to the RERA implementation, the legislation is important for formalising the sector. This would mean that only confident, broad-based, and financially-backed players can take up projects and execute them in a timely manner. Towards this end, a consolidation in the market is foreseen, with players collaborating to achieve their project completions and monetise their land banks. We view these policy changes as tools to create a better level-playing field for us in other growing markets in the country, where we are currently not present.

During the year, your Company performed exceptionally well in terms of deliveries (12.74 mn sqft) and all-time high collections (₹ 41,232 mn). We registered consolidated revenues of ₹ 48,617 mn. The operating profit stood at ₹ 10,070 mn and the profit after tax (PAT) at ₹ 3,784 mn. Your Company has also met most of the guidance parameters set for the fiscal. During the year, ten residential projects were completed and two new residential projects - Prestige Lake Ridge and Prestige Valley Crest were launched. Besides, our retail and hospitality verticals performed well throughout the year. This fiscal we are aiming to complete and make operational two hospitality projects i.e Conrad and Sheraton Grand and two Forum malls, one in Bengaluru and the other in Mysuru.

Since inception, we have ensured timely delivery of all projects that we have undertaken. This commitment vindicates our legacy of trust. Our proven track record of constantly delivering customer delight stems from our values and vision, and is built around a robust business model that is both scalable and sustainable. To deepen our presence in each of the segments that we cater to, we have recently undertaken a restructuring exercise, whereby we are establishing different holding companies for different segments of business.

Going forward, we will continue to emphasise on quality, compliance, innovation and speed of execution, leaving our conspicuous imprint across all asset classes. With our diversified business segments and strong credit ratings, we are poised to grow sustainably. Soon, we are stepping foot into the affordable housing sector as well, which has a huge and rising demand in India. To give an impetus to the sector, the Government also introduced tax breaks and exemptions, interest subvention, and alternative funding options. This is expected to boost the demand further, and we are attempting to capitalise on opportunities arising from the same.

At Prestige, we believe in creating optimum value for all our stakeholders. While we deliver on the expectations of our customers, our determined team continues to achieve new benchmarks on every aspect of operations. We ensure that they receive best-in-class training to perform their duties, and reward them accordingly for constant motivation. Similarly, as a socially committed Company, we regularly adopt initiatives in line with the needs of the communities that we serve. Environmental compliance also remains one of our critical focus areas.

Our journey over the years has been both exciting and eventful and I promise more rewarding outcomes for all stakeholders in the coming years. On behalf of the Board and the entire leadership team, I seek the continued cooperation of all stakeholders to build on our legacy of trust.

Best Wishes,

Irfan Razack
Chairman & Managing Director

BOARD OF DIRECTORS



Irfan Razack

Chairman & Managing Director 1

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

As a highly regarded figure in the real estate arena, he has won and continues to win several awards and accolades. He was awarded the Fellowship of the Royal Institution of Chartered Surveyors (FRICS), which is the pre-eminent chartered qualification for professionals in land, property and construction and is considered as the mark of property professionalism worldwide (2013). He was also recognised as the 'Real Estate Professional of the Year' at the Real Estate Excellence Awards (2008). Some of the awards Mr. Razack has won over the years include 'Commercial Master Builder' Award by Construction Source India (2010), Best Developer Award by the Karnataka State Town Planning Department (2009-10), 'Entrepreneur Extraordinaire Award' by Builders Association of India and Confederation of Real Estate Developers Associations of India (CREDAI) (2010), Construction World Architect & Builder Award (being ranked among India's Top 10 Builders) (2010), Rotary Midtown Prestige Citizen Extraordinaire Award (given to honour citizens of Bengaluru who have significantly contributed to society), and Sir M. Visvesvaraya Memorial Award for his outstanding contribution towards the growth of Karnataka through building projects (2015). For his 'outstanding contribution' to real estate, he was awarded by EPC World in 2011, by CREDAI in 2013 and by NDTV in 2015.

During the year under review, he has also received the coveted 'The World's Greatest Leaders 2015-16 – India' from Asia One and 'Best CEO – Real Estate and Construction' from Business Today. He was lauded with the Real Leader Award for his social endeavours at the Indian Realty Awards 2013, and was also declared Leader of the Year. Known as a business leader with a large heart, Mr. Irfan Razack is involved in several philanthropic causes and also actively supports the Company's several CSR initiatives. As former President of Rotary Midtown, Bengaluru, he is still actively involved in the club's activities, and is also a Paul Harris Fellow. He has also served as Honorary Secretary of the Al-Ameen Educational Society for 21 years.

He plays a thought leadership role in the larger arena of business and industry. He has served as the President of Bengaluru Commercial Association (BCA), and the Chairman of the Real Estate Committee of CREDAI, Karnataka for five years. He has also served as the Chairman of CREDAI (National) for a period of 2 years, completing his term in March 2017. He has been a special invitee to the southern regional council of Confederation of Indian Industries (CII) and is also a sought after panelist for discussions on business and real estate on leading television channels.



He holds a Bachelor's Degree in Commerce from St. Joseph's College, Bangalore and was awarded the Lifetime Achievement Award by the St. Joseph's Old Boys Association. He has also completed a course in the United Nations University International's Leadership Academy (UNU/ILA).

Rezwan Razack

Joint Managing Director 2

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

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

The second son of Razack Sattar, Rezwan entered the business of property development in 1985. Clearly, he had inherited his father's zest for excellence, and was a high flier from the word go.

However, Rezwan is not one to be limited by business goals alone. A philanthropist by nature, he had dedicated himself to co-ordinating the 'Terry Fox Run' – a fund raising event in aid for Cancer Research in Bengaluru. He also staunchly supports the PRAY (Pain Relief and You) Foundation, which provides medical assistance to the underprivileged.

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

The other most remarkable facet of Rezwan Razack's personality is his passion for collecting Indian Banknotes. He is among India's biggest collectors of paper money.

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

This hobby later grew into his passion, and Rezwan now possesses one note of every variety of paper money that has ever been





in India. His collection has been built over a period of 40 years, through in-depth research and study of this subject. This culminated in 'The Revised Standard Reference Guide to Indian Paper Money', a book that Rezwan authored, which was released in January 2012, and has become the single most reliable point of reference on Indian Paper Money.

Currently Rezwan is the Chairman of International Bank Note Society (IBNS) – India Banknote Collectors' Chapter. In 2010, Rezwan was awarded by the IBNS for significant contribution to The Advancement of Numismatic Knowledge for his article titled 'Banknotes of Portuguese India'. Rezwan also won the Fred Philipson Award for the best article in IBNS Journal 2010. Governor General of Canada David Johnston, during his state visit in 2014 awarded a medallion and scroll to Rezwan.

Rezwan shares his knowledge with students to promote numismatics as a hobby. He encourages budding collectors, and writes regularly on Indian Paper Money for numismatic publications in India and abroad. In the pipeline is his long cherished dream - a museum in Bengaluru dedicated to Indian Paper Money.

Noaman Razack

Whole-time Director 3

RETAIL: POWER AND LEGACY

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

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

BESPOKE VALUES AND EMPATHY

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

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

LOGICAL SYNERGY

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

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

Uzma Irfan

Director 4

Ms. Uzma Irfan joined the Prestige Group in 2006. Over the years, the Prestige Group has grown by leaps and bounds and she can be credited for single-handedly strengthening the Company's public image during this phase. From systematically profiling the Company and its diverse interests in the media to assisting the Company in its various networking forums, she has played an instrumental role in communication and marketing. She is currently responsible for Marketing Communication, Corporate Communication, Branding and all image related initiatives for the Prestige Group. An enterprising entrepreneur, she started Sublime in 2009 with the Sublime Art Galleria in the The Collection UB City. In the last 7 years, under her exceptional leadership, Sublime has grown by leaps and bounds to include Sublime Media Buying, Sublime House of Tea and Sublime Event Management as well. She also manages the online and advertising needs for Morph Design Company and Prestige 'The Man Store'. In addition she is responsible for giving a facelift to the CREDAI magazine - 'The Real Estate Review', targeting the real estate industry.

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

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



Dr. Pangal Ranganath Nayak

Independent Director 5

In a career spanning more than 29 years, Dr. P. Ranganath Nayak has served and trained as an Interventional Cardiologist in various geographies worldwide. Currently, he is a Senior Consultant Cardiologist at Vikram Hospital, Bengaluru, India. He received his DM in Cardiology from Christian Medical College, Vellore, MD from Command Hospital, Bengaluru University and a Bachelor's degree in medicine and surgery from St. John's Medical College, Bengaluru.

He was awarded the Hargobind Overseas Training Fellowship in 1991 for training in interventional cardiology in Australia and France. Dr. P. Ranganath Nayak has extensive business experience in the fields of healthcare, pharmaceutical sciences and clinical research. At present, he is the Director - Medical Services at Vikram Hospital, Bengaluru. He has been a member of our board since November 24, 2009.



Jagdeesh K. Reddy

Independent Director 6

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



Noor Ahmed Jaffer

Independent Director 7

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



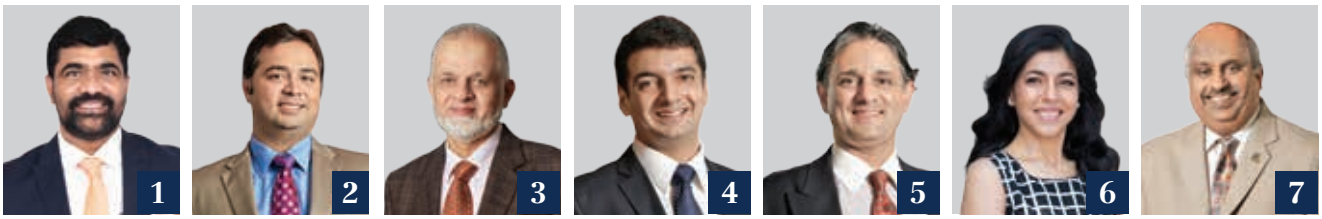
Biji George Koshy

Independent Director 8

Mr. Biji George Koshy started his career in 1979 with Advani Oerlikon Limited, Bombay. Later, he was associated with Oerlikon-Buhrle AG and Zurich & Contraves AG (Zurich). He holds a Master's Degree in English (University of Bombay). He has served two terms on the Central Board of Film Censors. Currently, Mr. Biji George Koshy is part of several non-governmental organisations championing communal harmony, civic problems, and women and children's rights. He is also serving a third term as a member of the advisory cell attached to the Karnataka DG & IG of Police. He has been a member of the Company's Board since November 10, 2009.


INDIA

EXECUTIVE MANAGEMENT



Venkat K. Narayana

Chief Executive Officer (with effect from August 14, 2017) 1

Venkat K Narayana has recently been elevated and given the role of the Chief Executive Officer of Prestige Group. A qualified Chartered Accountant, Company Secretary, Cost Accountant, Law Graduate and Chartered Secretary, UK; Venkat, 37, has been associated with Prestige for fourteen years, and has served as its Chief Financial Officer for nine of them!

As Chief Executive Officer, Venkat's mandate is to conceptualize and implement a scalable business strategy and provide overall strategic leadership to the business. His focus lies on building high quality capabilities to further strengthen the foundation of Prestige Group and to scale the realty business to the next level of growth. He also continues to directly oversee the functions of Corporate Finance and Investor Relations.

His achievements at Prestige, to name a few, include the successful listing of Prestige shares on Indian Stock Exchanges (IPO) and the follow-on issues thereafter, the introduction of Private Equity Investments, Joint Ventures and numerous strategic initiatives in the Group and the alignment of its various businesses into streamlined verticals by way of a Restructuring!

His prowess and unstinted success were acknowledged and he was ranked as one of the Best CFOs in Asia (in the property sector) by the Institutional Investor Magazine's 2014 and 2015 All –Asia Executive Team Rankings. He was also conferred the CFO100 Award by CFO Institute under the "Winning Edge Category" for the years 2012 and 2014. The Investors' Relation programme designed and managed by him at Prestige has been rated as the Best in the property sector in India, and Second Best in Asia!

Throughout his tenure, Venkat has played a pivotal role at Prestige; and his foresight, planning and leadership skills have helped usher success into Prestige's canopy.

Faiz Rezwan

Executive Director - Contracts and Projects 2

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

Zackria Hashim

Executive Director - Land Acquisition 3

Mr. Zackria Hashim joined the Company in June, 2005 and was appointed as Executive Director- Land Acquisition, from October, 2009. He has over 41 years of real estate industry experience and is currently involved in land surveying and acquisitions of the Company.

Mohmed Zaid Sadiq

Executive Director - Liaison and Hospitality 4

Mr. Mohmed Zaid Sadiq joined the Company in January 2007 and was appointed as Executive Director – Liaision & Hospitality from October 2009. He holds a BA (Hons) degree in Hospitality Management and Masters in Business Management Administration (Thames Valley University, UK). Also, he has a Hospitality Management Diploma (American Hotel and Lodging Association) from the London Hotel School. With over 6 years of experience in Hospitality sector, he is actively involved in public relations affairs of the Company including liaisoning and hospitality. Mr. Sadiq also plays a key role in building strong relation with the customers and oversees the critical task of building a suitable image and reputation for the Company.

Omer Bin Jung

Executive Director - Hospitality 5

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

He is also the brain behind the extremely popular food lounge - Transit at The Forum, Koramangala and Transit – 2 at the Forum Value Mall - Whitefield, Destination Food Court at Prestige Shantiniketan.

Anjum Jung

Executive Director - Interior Designs 6

Ms. Anjum Jung is the face behind Morph Design Company's growth in the last two decades, and she has been associated with the Group for the last 25 years. She has nurtured MDC into one of the country's most respected décor studios with globally recognised clientele and numerous national and international awards to its credit. Educated at Cornell, Ms. Anjum Jung has employed a bottom-up organisational design approach with MDC. She is responsible for business development, strategic planning, diversification and project management, along with all other key executive functions. Her work is inspired by a diverse set of influences, both traditional and contemporary and she believes that the Deco and Nouveau period styles are particularly impactful. A firm believer in the importance of constant evolution for prolonged success, Ms. Jung experiments with all aspects of execution, encourages budding talent by mentoring young artists and regularly incorporates innovative materials into her projects. Under her leadership, MDC has emerged as an industry leader, majorly due to her decision to entirely vertically integrate the firm. MDC believes in the highest standards of originality and quality and an unyielding pursuit for excellence. This has led to the creation of an extensive portfolio of world - class residential, hospitality, retail and commercial spaces.



T. Arvind Pai
Executive Director - Legal 7

Mr. T. Arvind Pai joined the Company in June, 1999 and has over 24 years of experience. He holds a Bachelor's Degree in Commerce and Law. He handles the Company's legal affairs, supports land acquisition and development activities and manages general contracting, legal processes and documentation. He has been working as the Head of the Legal Department for 18 years now.

Nayeem Noor
Executive Director - Government Relations 8

Mr. Nayeem Noor joined the Company in February, 1992 and has over 40 years of experience. He currently heads Public Relations and Liaison affairs of the Company and is an interface between the Company, Government departments, and statutory authorities. He is also a member of the Regional Committee of the Employee Provident Fund Organisation, Karnataka.

V. Gopal
Executive Director - Projects and Planning 9

Mr. V. Gopal has been with Prestige Group since March 1992. He holds a B.E. (Civil) Degree from RVCE, Bengaluru. Besides, he has attained the Fellowship of Institute of Engineers and is a Member of the Royal Institution of Chartered Surveyors (RICS). His professional experience spans a total period of 33 years out of which 26 years has been at Prestige. He currently heads the Company's projects portfolio as Executive Director - Projects & Planning.

Suresh Singaravelu
Executive Director - Retail, Hospitality & Business Expansion 10

Mr. Suresh Singaravelu is a Management Professional with over 41 years of experience in diverse fields. After having spent close to 14 years in Finance function of a Multinational Company dealing with chemicals, batteries, carbon, marine and agricultural products, he later joined the then evolving property development industry at a Director level. He has been involved with several of the leading property developers having operations in Mumbai, Hyderabad, Chennai, Bengaluru, Mysore, Thiruvananthapuram and Kochi, among others. He was one of the Founder Members of The Foundation for Fair Practices in Property Development and a Founding Member of The International Council of Shopping Centres – India Advisory Committee.

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

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

Swaroop Anish
Executive Director - Business Development 11

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

His Industry exposure primarily involves Residential & Commercial segments and some allied segments of the business having a geographical exposure across South India. He currently heads the Company's business expansion as Executive Director – Business Development.

V.V.B.S. Sarma
Chief Financial Officer (with effect from August 14, 2017) 12

V.V.B.S. Sarma, aged 61 years was associated with the group since 1992 and was holding the position of Executive Director, Finance and Accounts of Prestige Property Management and Services. He has been entrusted with the responsibility of Chief Financial Officer with effect from August 14, 2017. He was the topper in B.Com from Bangalore University and is also a qualified Chartered Accountant. He has over 35 Years of experience in the fields of Finance and Accounting.

Lt. Col. Milan Khurana (Retd.)
Executive Director – HR, IT & Admin 13

Lt. Col. Milan Khurana (Retd.), Executive Director – HR, IT & Admin holds a degree of Bachelor of Arts from the Jawarharlal Nehru University and has successfully completed a Strategic HR Leadership Programme organised by Totus HR School. He has an experience of 21 years in the Indian Army on various assignments that include Planning, HRD/Personnel, Training & Development, Security & Safety and General Administration. He has been associated with our Company for the past nine years. He is responsible for all the HR, IT & Admin activities that encompass Talent Acquisition, Management, Engagement and Development for Prestige Group. He also supports the unprecedented growth of the Company by aligning people initiatives with business objectives.

Zayd Noaman
Executive Director - CMD's Office 14

Mr. Zayd Noaman, is the latest entrant among the 2nd generation of Razacks' at the Prestige Group. He was initiated into the Group as a mentee to the Chairman and Managing Director, Mr. Irfan Razack. Appointed as an Executive Director of the Company in August 2015, he is attached with the CMD's office. Whilst assisting the Chairman, he is also responsible for sales and marketing. Zayd is currently focusing on land acquisition, land ownership and investor relations within the Company. In addition to his full time role, he is spearheading an important urban transformation project aimed at improving public spaces and uplifting community life. Zayd is also driving the Group's efforts to generate employment opportunities and improve the quality of skilled labour in the industry through its joint venture 'Rustomjee Prestige Vocational Education and Training Centre.' He was recently co-opted to the General Body of CREDAI - Bengaluru City Chapter where he contributes to policy discussions impacting the real estate industry and engages with relevant stakeholders to address industry concerns. Prior to joining the Prestige Group, Mr. Zayd Noaman spent over two years in Singapore at Capital and while completing his undergraduate degree, he began his career at J.P. Morgan Chase with an internship in 2009. He holds a Bachelor of Science in Corporate Finance and Accounting from Bentley University in Waltham, Massachusetts.

CEO'S MESSAGE

Dear Shareholders,

FY 2016-17 was another landmark year for us where we continued to fulfil promises and grow further. We registered record collections and delivered the best number of projects yet.

As we speak, there are path breaking changes taking place in the economic and business landscape of India. With the Real Estate (Regulation and Development) Act, 2016 coming into force, the realty industry's face is also changing. Taking a proactive lead to make the best of these opportunities, we have aligned our strategies accordingly.

One of these measures is an internal restructuring exercise that would help our diversified business focus particularly on each segment. We decided to establish separate holding companies under the Prestige umbrella. The holding companies will be responsible for the residential, commercial, retail, and hospitality segments, respectively.

Key Highlights

During the year, your Company performed exceptionally well in terms of deliveries (12.74 mn sqft) and collections. We registered consolidated revenues of ₹ 48,617 mn. The operating profit stood at ₹ 10,070 mn and the profit after tax (PAT) at ₹ 3,784 mn. Even though there was a temporary disruption owing to demonetisation, the collections stood at ₹ 41232 mn up from ₹ 39513 mn in FY 2015-16.

In FY 2016-17, we exceeded the turnover guidance by 22%, the completions guidance by 27% and largely achieved other guidance milestones set for the year. We registered new sales worth ₹ 24,585 mn spanning 3.82 mn sqft, through the sale of 2078 residential units and office space. Our average realisations per square feet increased to ₹ 6,441 and our area delivered grew by an impressive 170% to 12.74 mn sqft, Our rental income further increased to ₹ 5,429 mn, by 21%. However, the new launches during the year got reduced to 1.98 mn sqft due to delay in receiving of approvals and internal planning for RERA transition.

Your Company has completed 205 projects (80 mn sqft) so far, has currently 58 projects under construction (60.2 mn sqft) and 35 projects under planning (47.8 mn sqft) in addition to high quality land bank spanning across Bengaluru, Chennai, Cochin, Hyderabad, Mysuru, Mangaluru, Pune, Goa and Ahmedabad.

Core Focus Areas & Way forward

At Prestige, we constantly explore newer opportunities that boost our growth story. In this regard, we are presently focusing on expanding in high-growth markets where our participation is relatively low. Inorganic growth is another way forward for us and we keep evaluating the prospects of strategic acquisitions that are value-accretive. On similar lines, to bolster our market presence, we continuously engage in synergistic bolt-ons that lower operating costs or accelerate growth. Partnering with likeminded organisations, we also envisage sustainable and long-term value creation.

With growing population and urbanisation, there is a sizeable incremental demand for housing. To capture this demand rightly and to understand the changing customer preferences, we are expanding our reach and research to drive insights. We also leverage technology to develop high quality, value-added services and strengthen the internal process and control. Another major area of focus for us is deploying war chest for land bank replenishment in growing and key target markets, opportunistic acquisitions, strategic equity investments and external collaborations.

While we are on a constant lookout for growth enablers, we make it a point to maintain a strong balance sheet with a conservative leverage position. This powers our enterprising spirit and adds on to responsible management of assets and resources. Eventually this helps us design engaging and sustainable places which bring people together through the right mix of occupiers, services and activities.

Prestige has multiple avenues for unlocking value from its operating assets. Our way forward will be a mix of careful investments and divestments, thereby creating value by developing, managing and increasing potential in the property portfolio. Guided by the past, any strategic moves that we may undertake will be bound by fiscal and ethical discipline.

As we are steering the Company to bigger and better prospects, I acknowledge and credit support and services of all the stakeholders involved with Prestige. I sincerely thank the visionary promoters, the committed Board and management teams, the employees, the investors, the customers, contractors and suppliers, tenants, the industry bodies and all others who have helped Prestige become what it is today. I sincerely look forward to similar support and guidance from all the stakeholders and well-wishers in the years to come.

Best Regards,

Venkat K. Narayana
Chief Executive Officer


“At Prestige, we constantly explore newer opportunities that boost our growth story.”

Building on
Compliance



Prestige Silver Oak

> The trust won by the Prestige Group is the output of many things. Being ethical and compliant is one of them. Ever since inception, we have played by the rule book, adhering to policies of the government and regulators and emphasising on long-term sustainability. Our three-decade journey demonstrates how our strategy and approach has helped us maintain a sustainable growth story.



The present regulatory environment is increasingly becoming favourable for organised players in India. A slew of efforts are being undertaken to formalise the economy further. Aimed at promoting transparency and compliance, the Government of India has passed the Goods and Services Tax (GST) Bill, a seminal reform. The demonetisation exercise that was conducted in November 2016 was another major step towards the eradication of black money from the economy. Additionally, the mandatory PAN requirement for transactions above ₹ 2 lakh, the linking of bank accounts with AADHAAR, and other such initiatives are catalysing the formalisation.

The biggest reform for the real estate sector in recent times, the Real Estate (Regulation and Development) Act (passed in 2016), is restructuring the industry. For a sector that contributes significantly to the country's Gross Domestic Product (GDP), the opacity and the default rate has been historically high. At the industry level, RERA is expected to narrow the trust deficit between the builders and the buyers. It is expected to overhaul the sector, with its stringent norms that mandate transparency in every real estate deal, empowering the buyers and favouring organised players like Prestige.

Prestige is looking forward to the implementation of all the newly enacted laws as these are bound to create a level playing field. Since RERA essentially helps in protecting customer interests, it takes away any undue advantage that the unorganised sector had over the formal ones previously. Being a trusted builder, the Brand will stand to gain in this situation, with its long-standing principle of transparency. With a robust balance sheet and a strong cash flow generation from the annuity portfolio, we aim to grow further with the support of such conducive regulations.

The Company has put in place processes and systems to meet every regulatory requirement, so that we can file for compliance as and when the rules are implemented in the respective areas where we conduct our business. Our new projects will commence immediately after we get clarity on the same.

We understand that the recent legislations have the elements in place to boost our growth further. We are well prepared to deliver on our commitments and are ready to ride the wave, in line with our legacy.

In India, there is a large opportunity for infrastructure growth with rising disposable incomes and demand in the economy. In fact, in the next three years, a total investment of ₹25 trillion is expected in this space. A considerable part of this will be in the housing, retail, commercial and hospitality sectors. With such mega prospects on the anvil, the brands functioning in such areas must push their best to cater to the demand and grow in tandem with the industry.

During FY 2016-17, Prestige undertook a restructuring exercise by which the Brand's four verticals have been incorporated as separate holding companies (100% held by listed company Prestige Estates Projects Limited) formed for each segment. The restructuring was done with an objective to better each vertical (Residential, Commercial, Retail and Hospitality) in terms of performance and competency. As the Brand is becoming bigger with a wider portfolio, it is necessary to concentrate on each business separately. Even though the overarching space is the same, each vertical has its own set of opportunities and challenges.The dedicated Management for each of these holding companies is enabling proper tapping of these opportunities and tackling of such challenges.

Historically, Prestige has delivered iconic malls, office spaces for marquee brands, dream homes and exquisite hospitality constructions. The whole restructuring exercise will take this legacy several notches higher, with each vertical focussed on furthering their respective business.

With newer regulations and heavier competition, a consolidation in the industry is predicted, where smaller players are expressing interest to ride on the back of brands such as Prestige. This may also include strategic partnerships, and being a separate entity as opposed to a group's division, will help in engaging better with prospective partners. The spin-off will also result in better control and overall management of the businesses.



Building on Opportunities



"Prestige continuously strives to reinvent and reform itself to stay ahead of the curve. This could be in terms of instating new processes, acquisitions, divestments and expansion to newer markets. (This could be in terms of instating new processes, acquisitions, divestments and expansion into growing markets."

Building on
New Segments



Prestige Augusta Golf Village

> The Union Budget 2017 has awarded the affordable housing sector the infrastructure status. More incentives in this space are attracting big, medium and small players alike into this sector. As a brand with an intent to capture emerging avenues of investment, Prestige has now decided to venture into the space.



With a rise in domestic income, India is looking at garnering nearly $1.3 billion worth of investments in the housing sector over the next seven years. Between 2018 and 2024, an explosive growth in the number of homes are expected in the country. There is a tremendous opportunity for affordable housing, which also has an impetus now from the Government through initiatives such as Housing for All.

An industry-level push to channel investments in the affordable housing sector is visible with developments such as tax incentives, infrastructure status, RERA and GST, among others, to get the attention of institutions and the fraternity. Prestige aims to be at the forefront of this push by delivering quality homes at an affordable price.

We are looking at widening our presence in the real estate sector. Our brand name and the legacy attached to it gives us the opportunity to stand differentiated from competition. This growth prospect will help us expand our portfolio, geographical footprint and add diversity to our offerings.

In FY 2016-17, we focussed on adopting digital HR as a critical consideration to better our internal processes. We have adopted Success Factors, an integrated HRMS platform, which is rated among the best in the world. Beyond introducing a technology, we looked at integrating the tool seamlessly with the organisation's workflow to simplify the operations.

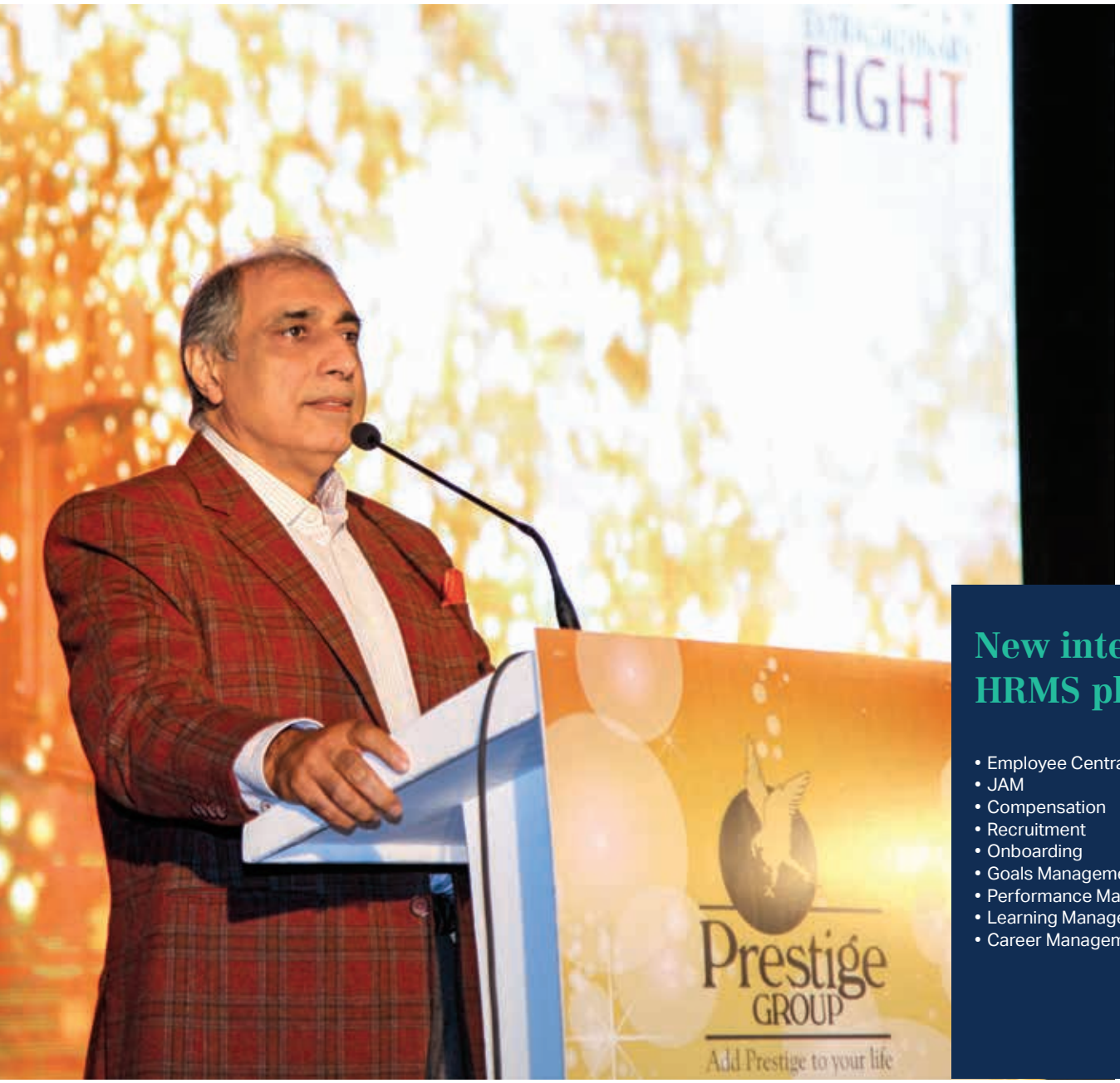
It is important for us that every person in the Company feels a sense of value and belonging. Given this, we utilised our internal social collaboration tool (called JAM) to bring all Prestigians together from different geographies. Not only did this enhance performance, but also promoted a culture of innovation and collaboration via crowdsourcing and other means. Such interactions with the employees is helping us garner real-time feedback related to processes and policies for course correction. The comprehensive data gathered from such exercises is also enabling us in anticipating possible issues and in assessing trends.

Another area in people management that technology contributes to is performance management. With the introduction of the online performance assessment tool, the annual feedback process has now been converted half-yearly ones. The tool has further provision of monthly pit-stops through Continuous Performance Management. As we are a performance-driven Company, we are also drawing a competency-based approach towards the growth of the individuals to strengthen the high-performing culture within the organisation. Going forward, we envisage a sustainable culture that will flow from business imperatives, supporting the organisation's business landscape.

Prestige is evolving with regard to its employees, building on their trust in their employer. To better engage our resources, we have brought in several tech-led interventions that culminates in a barrier-less workplace culture and in the lessening of repetitive manual labour. With an integrated approach that balances human and non-human interfaces, our organisation's culture is becoming a win-win for all.



Building on
People & Processes



New integrated HRMS platform:

- Employee Central
- JAM
- Compensation
- Recruitment
- Onboarding
- Goals Management
- Performance Management
- Learning Management System
- Career Management

"We, at Prestige, strongly believe in making our working environment more employee friendly. Recently, we have woven technology into our HR processes, thereby enhancing our productivity and efficiency. This is in line with our philosophy of nurturing a workplace culture that demonstrates collaboration, transparency, freedom of expression and digitisation."

Building on
Social Commitments





Joy of Giving Week

We are living in a country where there is a big gap between the rich and the poor. To address this in our own way, we celebrated the Joy of Giving Week. We aligned it with the holy month of Ramadan and encouraged our people to donate to the less privileged. It was heartening to see the donations arrive in all forms – old clothes, books, toys, stationery, etc. These items were delivered to orphanages and old-age homes and helped bring joy during the festive season.

Let's Go Shopping

While a lot of India's children are fortunate to indulge in shopping experiences, a larger lot of their peer group suffers from the lack of such luxuries. Realising the need to bring such underprivileged kids to experience the fun of shopping, we undertook a novel initiative called Let's Go Shopping and partnered with the Aasmaan Foundation to bring it to life. Let's Go Shopping was a real-time simulation of the shopping experience where an arcade is created for the underprivileged kids to visit and purchase the goods using replica money. More than 400 kids from Sukrupa School and Parikrama Foundation attended the event this year.

We consider ourselves a responsible organisation, which places supreme importance in giving back to the society. With novel initiatives as described above, we work towards a better future for India.

> Businesses cannot be standalone organisations. We, at Prestige, are very much aware of our responsibilities towards the community and the external environment. Sensitive to the growing needs of a fast-developing nation, we always try our best to address the challenges and do our part in making a positive difference to the society. To this end, we regularly undertake thoughtful interventions for the less fortunate to improve their lives.

Prestige Marathon

The Prestige Marathon, which was aimed at spreading awareness for saving water, garnered much attention and applause from multiple stakeholders. This environmentally conscious event highlighted the importance of protecting the water bodies.



On 2nd October 2014, our honourable Prime Minister unveiled a cleanliness mission to make 'Swachh Bharat' a reality. Following the vision of this noble initiative, we at Prestige have also pioneered a comprehensive community development and environment protection programme at the Ulsoor Lake premises in Bengaluru. The project is spearheaded by Zayd Noaman, ED- CMD's Office of Prestige. The idea was to create a vibrant public space around a historic lake at the heart of Bengaluru.

Contributing to the cause of a cleaner India, we have taken up the maintenance of the park and the land adjoining the lake. We joined hands with the Bruhath Bangalore Mahanagar Palike to achieve this. Aligning with one of the most important facets of the Swachh Bharat Abhiyaan, we have also built toilets for the visitors of the park.



Activities associated with Ulsoor Lake

Long-Term:

- Developed a vision and implementation strategy for enduring change - *Polished Water of Ulsoor Lake*
  (Improving environment, public spaces and uplifting community life) - Design Consultant - Arup.

Interim:

- Renovation and restoration of community toilet block (Swachh Bharat)
- Restoration, maintenance and beautification of open grounds, margin land and park areas within lake vicinity – Memorandum of Understanding signed with BBMP to maintain margin lands and area adjoining Ulsoor Lake under Swachh Bharat Mission.
- Developed landscape areas at newly restored swimming pool complex (With the objective of encouraging rural sports and nationally recognised sports, alongside Swachh Bharat promotion)
- Engaged with key stakeholders i.e. municipal authorities (BBMP, BESCOM, BWSSB) and resident welfare associations to work towards inclusive development issues and improve project delivery
- Prestige Group sponsored the very 1st All India Invitation Dragon Boat Championships from November 3-6, Trishna Club at Ulsoor Lake. It presented an ideal opportunity to communicate the need of the hour for lake conservation and restoration of water bodies







On Prestige's Annual Day, we saw a coming together of the extended Prestige family. It was an exceptional event where our employees and their families were invited and encouraged to participate. The celebration was a grand success and resulted in bolstering the team spirit among our proud Prestigians.

Building on
Team Spirit

PROJECTS COMPLETED



Prestige Edwardian



Prestige Downtown



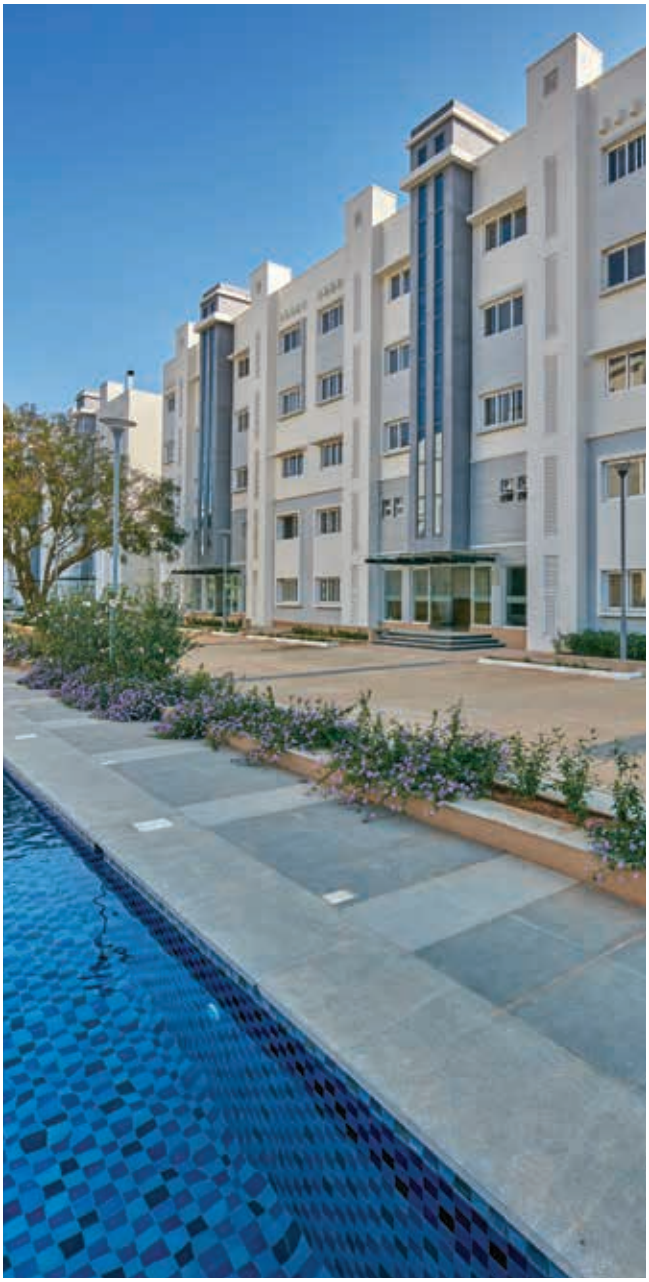
Prestige Royal Woods



Prestige Bella Vista



Prestige Hermitage



Prestige Garden Bay

ONGOING PROJECTS

Nearing Completion

01. **Prestige Golfshire** *Bengaluru*
02. **Prestige White Meadows -T3/T4** *Bengaluru*
03. **Kingfisher Towers** *Bengaluru*
04. **Prestige Hillside Retreat** *Bengaluru*
05. **Prestige Ferns Residency** *Bengaluru*
06. **Prestige Misty Waters** *Bengaluru*
07. **Prestige Brooklyn Heights** *Bengaluru*
08. **Prestige Sunrise Park - Phase II** *Bengaluru*
09. **Prestige Ivy Terraces** *Bengaluru*

Residential

01. **Prestige Spencer Heights** *Bengaluru*
02. **Prestige Royale Garden - Phase I & II** *Bengaluru*
03. **Prestige Sunrise Park - Phase I** *Bengaluru*
04. **Prestige West Woods** *Bengaluru*
05. **Prestige Augusta Golf Village** *Bengaluru*
06. **Prestige Jade Pavilion** *Bengaluru*
07. **Prestige Silver Spring** *Chennai*
08. **Prestige Thomson** *Cochin*
09. **Prestige Lakeside Habitat- Phase I & II** *Bengaluru*
10. **Prestige Falcon City Phase I** *Bengaluru*
11. **Prestige Bagmane Temple Bells** *Bengaluru*
12. **Prestige Gulmohar** *Bengaluru*
13. **Prestige Leela Residences** *Bengaluru*
14. **Prestige Ivy League** *Hyderabad*
15. **Prestige High Fields_Phase I** *Hyderabad*
16. **Prestige Pine Wood** *Bengaluru*
17. **Prestige Woodland Park** *Bengaluru*
18. **Prestige Woodside** *Bengaluru*
19. **Prestige MSR** *Bengaluru*
20. **Prestige Bougainvillea Platinum** *Bengaluru*
21. **Prestige Falcon City Phase II** *Bengaluru*

Residential (Contd.)

22. **Prestige Déjà vu** *Bengaluru*
23. **Prestige Kenilworth** *Bengaluru*
24. **Prestige Song of the South** *Bengaluru*
25. **Prestige Hillside Gateway** *Cochin*
26. **Prestige Kew Gardens** *Bengaluru*
27. **Prestige Fairfield (Dollars Colony)** *Bengaluru*
28. **Prestige Boulevard** *Bengaluru*
29. **Prestige Misty Waters (Phase 2)** *Bengaluru*
30. **Prestige Lake ridge** *Bengaluru*
31. **Prestige Valley Crest (Bejai Property)** *Mangaluru*

Commercial

01. **Prestige Trade Towers** *Bengaluru*
02. **Cessna Business Park B9-B11** *Bengaluru*
03. **Prestige TMS Square** *Cochin*
04. **Prestige Falcon Towers** *Bengaluru*
05. **Prestige Saleh Ahmed** *Bengaluru*
06. **Prestige Technostar** *Bengaluru*
07. **Prestige Central Street** *Bengaluru*
08. **Prestige Logistics Centre** *Malur Bengaluru*

Retail

01. **Forum Shantiniketan** *Bengaluru*
02. **Forum Mysuru** *Mysuru*
03. **Prestige Mysuru Central** *Mysuru*
04. **Prestige TMS Square** *Cochin*
05. **Forum Thomsun** *Cochin*
06. **Prestige Cube** *Bengaluru*

Hospitality

01. **Conrad (Hilton)** *Bengaluru*
02. **Sheraton Hotel & Convention Centre** *Bengaluru*
03. **Marriott Hotel & Convention Centre** *Bengaluru*

PROJECTS IN PIPELINE

Residential

01. **Prestige Greenmoor** *Bengaluru*
02. **Prestige Hillcrest** *Ooty*
03. **Prestige Lakeside Habitat Phase III** *Bengaluru*
04. **Prestige Primerose Hills** *Bengaluru*
05. **Prestige Park Square** *Bengaluru*
06. **Roshanara Property** *Bengaluru*
07. **Mangaluru Villas** *Mangaluru*
08. **Prestige Avalon** *Bengaluru*
09. **Prestige Fontaine Bleau** *Bengaluru*
10. **Prestige Dolce Vita** *Bengaluru*
11. **Prestige Courtyards** *Chennai*
12. **Prestige Lake ridge** *Bengaluru*
13. **Prestige Cosmopoliton** *Chennai*
14. **Prestige Jindal City** *Bengaluru*
15. **Prestige Verdant Vistas** *Mangaluru*
16. **Prestige High Fields Phase II** *Hyderabad*
17. **Song of the South Phase II** *Bengaluru*
18. **Prestige Botanique** *Bengaluru*
19. **Prestige Palm Residences** *Mangaluru*
20. **Prestige Green Gables** *Bengaluru*
21. **Prestige Elysian, Bannerghatta Road** *Bengaluru*
22. **Prestige Falcon City-Phase II** *Bengaluru*
23. **Prestige Pelican Drive,** *Chennai*

Office

01. **Prestige Tech Cloud** *Bengaluru*
02. **Prestige Tech Park IV** *Bengaluru*
03. **Prestige Tech Pacifica Park (ORR)** *Bengaluru*
04. **Mount Road Chennai** *Chennai*
05. **Prestige StrarTech** *Bengaluru*
06. **Kharadi, Pune Property** *Pune*
07. **Gift City (Ahmedabad)** *Ahmedabad*
08. **Cyber Green** *(Kochi Smart City) Cochin*
09. **Prestige Retreat** *Bengaluru*
10. **Prestige First World, Omr** *Chennai*

Retail

01. **Prestige Hillside Gateway (Kakanad)** *Cochin*
02. **Falcon City Forum Mall** *Bengaluru*

AWARDS

11th CNBC-AWAAZ
Real Estate Awards 2016-17

Prestige Park view

Best Residential Project in Bengaluru City under Affordable-Segment category

NDTV Property Awards

Prestige Summerfields & Prestige Silver Oak

Premium villa projects of the year

FIABCI World Prix D Excellence Awards

Prestige Silver Oak

Residential Low Rise category

CIDC Vishwakarma Award 2017

Best Construction Projects

Prestige White Meadows
Prestige Trinity Centre
Prestige Summerfields
Prestige Silver Sun
Prestige Jade Pavilion

Dun & Bradstreet

Prestige Group

won India's Top 500 Companies and Corporate Awards 2016

Asia Africa GCC Retail and Shopping Centre Congress Awards

Forum Koramangala

Shopping Centre of the year Best Construction Project

Forum Fiza Mall

Best Innovative Shopping Centre

Asia Pacific International Property awards

Prestige Bagmane Temple Bells
Prestige Palldium Bayan
Prestige Song of the South
Prestige Lakeside Habitat
Prestige Constructions
ACC Holcm, Prestige Netscope
Prestige Royal Woods & Prestige Tech Vista
Prestige Edwardian
ForumVijaya Mall (5 star rating) & Forum Sujana mall
Prestige Edwardian
Prestige Augusta Golf Village

Shopping center & Mall awards

Forum Sujana Mall & Forum Vijaya Mall

Most admired marketing campaign of the year

The Collection @ UB City christmas Décor

Best Thematic Decoration shopping center

Forum Koramangala

Most admired shopping center of the year (Mktg & Consumer promotions)

Forum Koramangala

Shopping center of the year (S)

Forum Fiza Mall

Best innovative shopping center

Credai CARE Awards

Prestige Tranquility

Dwellings below 1500 sft



Business Today Awards

Mr. Irfan Razack

Best CEO (Real Estate & Construction),



CNBC 11th Real Estate Awards 2016-17

Prestige Group

Builder of the Year







Prestige Golfshire is an award-winning Golf Club in Bengaluru by the Prestige Group. The Golf Course has been designed exclusively by PGA Design Consulting and is expertly managed by Troon Golf, a world-renowned Golf Resort Management Company.

BOARD'S REPORT

Dear Shareholders,

Your Directors have pleasure in presenting the Board's Report on the business operations and affairs of your Company, together with the Audited Accounts for the year ended March 31, 2017.

PERFORMANCE OF YOUR COMPANY:

1. FINANCIAL HIGHLIGHTS

₹ in million

Particulars	Standalone Results		Consolidated Results	
	FY 2016-17	FY 2015-16	FY 2016-17	FY 2015-16
INCOME				
Revenue from Operations	21,803	32,613	47,745	55,310
Other Income	1,016	1,394	872	2,831
Total Revenue	**22,819**	**34,007**	**48,617**	**58,141**
Expenses				
Cost of Sales on Projects	12,069	21,611	28,284	35,131
Property and Facilities Operating Expenses	2,432	2,333	5,257	4,956
Employee Benefits Expense	1,615	1,220	2,933	2,030
Finance Costs	1,876	2,211	3,160	3,462
Depreciation and Amortization Expenses	495	504	1,637	1,274
Other Expenses	1,210	1,673	2,073	2,531
Total Expenses	19,697	29,552	43,344	49,384
Exceptional Item	2568	-	-	-
Profit before Tax	**5,690**	**4,455**	**5,273**	**8,757**
Tax Expenses	(201)	448	1,600	2,291
Profit for the year after taxes	**5,891**	**4,007**	**3,672**	**6,466**
Share of Profit/ (Loss) of Associates (Net)	-	-	121	67
Profit for the year	-	-	3,794	6,533
Other Comprehensive Income	-	-	(10)	(6)
Total Comprehensive Income	**-**	**-**	**3,784**	**6,527**
Total Comprehensive Income attributable to				
Owners of the Company	-	-	2,689	6,092
Non-Controlling Interest	-	-	1,095	435

There have been no material changes or commitments affecting the financial position of the Company which have occurred between March 31, 2017 and the date of this report.

2. BUSINESS

Business Overview

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

The Company operates in the real estate industry in general and the Government has, on March 26, 2016 notified the Real Estate (Regulation and Development) Act, 2016. The Act has come into force with effect from May 1, 2017. However, pending notification of the Rules by the Government of Karnataka, the Act has not yet been fully implemented as on the date of this Report.

The operations of the Company can be classified into the following segments:


RESIDENTIAL


COMMERCIAL


RETAIL


HOSPITALITY


SERVICES

During the year under review, the Company, after conducting a detailed evaluation and feasibility check, has undertaken an Internal Restructuring of its Business Verticals. The broad details of the restructuring exercise are expounded further in this Report.

A detailed summary of the projects of the Company as on March 31, 2017 is elaborated in the Management Discussion and Analysis Report.

Financial Overview:

During the year 2016-17, the Company has on consolidated basis, registered revenue of ₹ 48,617 million, EBIDTA of ₹ 10,070 million and PAT of ₹ 3,784 million. EBITDA margin stood at 21% and PAT margin stood at 8%. During the corresponding year 15-16, the Company had registered revenue of ₹ 58,141 million, EBIDTA of ₹ 13,493 million and PAT of ₹ 6,527 million. EBITDA margin stood at 23% and PAT margin stood at 11%.

Operational Overview:

During the year, the Company has sold 2078 Residential units and volume to the tune of 3.82 million square feet which translates to sales of ₹ 24,585 million. (Of this, Prestige share is 1609 units and volume to the tune of 3.07 million square feet, which translates to sales of ₹ 19,799 million). During the corresponding year, the Company has sold 2794 Residential units and volume to the tune of 5.01 million square feet, which translates to sales of ₹ 31, 498 million. (Of this, Prestige share is 2306 units and volume to the tune of 4.26 million square feet, which translates to sales of ₹ 26,328 million).

The sales for FY 2016-17 are as under:

Particulars	Q1FY2016-17	Q2FY2016-17	Q3FY2016-17	Q4FY2016-17	FY 2016-17
Sales (In ₹ Million)	6369	7569	4293	6,354	24,585
Area (Mn Sq ft)	1.02	1.22	0.68	0.90	3.82
No of units	550	714	332	482	2078

Collections:

During the year, total collections stood at an all time high of ₹ 41,232 million of which Prestige share stood at ₹ 35,064 million

Launches:

During the year, the Company has launched two residential projects aggregating to 1.98 million square feet of total developable area.

Completions:

During the year, the Company has delivered all time high of 12.74 million square feet.

3. TRANSFER TO GENERAL RESERVES

There is no transfer to General Reserve during FY 2016-17.

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

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

5. SHARE CAPITAL :

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

6. DIVIDEND:

For FY 2016-17, your Directors have recommended a final dividend on the Equity Shares of the Company @ 12 % (Re. 1.20 per Equity Share).

7. CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL:

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

8. CHANGES IN SUBSIDIARIES AND ASSOCIATES:

A. Internal Restructuring

During the year under review, the Board has inter alia, discussed the merits of exploring a restructuring of the Business of Prestige Group along streamlined verticals, viz. Residential, Office, , Retail and Hospitality to leverage the strengths of each Asset Class. In this regard, the Board has constituted a Restructuring Committee, comprising both Independent and Promoter Directors to evaluate the various options, oversee Corporate Governance, engage with such relevant intermediaries and advisors and carry out such other requisite activities. In line with the decision, the Board of the Company has approved the transferring of (i) certain identified assets which the Company directly or indirectly held, and (ii) the shares/ interests in certain identified entities which the Company directly or indirectly held, to certain other entities, against Consideration payable to the Company and/or any wholly owned subsidiary of the Company.

Holding Companies of the Streamlined Business Verticals:

The following entities shall be the apex entities that shall hold/own the Residential, Commercial, Retail and Hospitality Projects/ Assets respectively:

(i) Residential Vertical

The Company shall continue to be the apex entity for the Residential Vertical. The Company shall continue to hold residential assets and all future residential developments would continue to be undertaken by the Company.

(ii) Commercial Vertical

Prestige Exora Business Parks Limited, wholly owned subsidiary of the Company has been identified as the Holding Company for the Commercial Vertical.

To give effect to the restructuring exercise, the following transfers/ acquisitions of Securities have been made during the period under review:

- Acquisition of balance stake of Prestige Exora Business Parks Limited - The Company has acquired the balance stake of 63.94% of Equity Shares from Valdel Xtent Outsourcing Solutions Private Limited, also a wholly owned subsidiary of the Company. Resultantly, Prestige Exora Business Parks Limited has become a wholly owned subsidiary of the Company during the year under review.

- Acquisition of stake of 49% in Dashanya Tech Parkz Private Limited – During the year, Prestige Exora Business Parks Limited, a wholly owned subsidiary of the Company has acquired 49% stake in Dashanya Tech Parkz Private Limited, which is engaged in construction of Commercial Office space in Bengaluru.

- Acquisition of 49.90% control in Prestige Realty Ventures – During the year under review, Prestige Exora Business Parks Limited, a wholly owned subsidiary of the Company has acquired 49.90% stake in Prestige Realty Ventures, a Partnership Firm engaged in construction of Commercial Office space in Bengaluru.

- Acquisition of the following stake by Prestige Exora Business Parks Limited from the Company/ Subsidiaries of the Company in the following entities :

Name of the Target Company	Percentage stake acquired
Prestige Construction Ventures Private Limited	100% of Preference Share Capital and 99.99% of Equity Share Capital.
Cessna Garden Developers Private Limited	85.00% of Equity Share Capital.
Prestige Garden Resorts Private Limited	100.00% of Equity Share Capital.
Dollars Hotel and Resorts Private Limited – From Valdel Xtent Outsourcing Solutions Private Limited	65.92% of Equity Share Capital.

(iii) Retail Vertical

Prestige Retail Ventures, wholly owned by the Company, has been identified as the Holding entity for the Retail Vertical.

To give effect to the restructuring exercise, the following transfers/ acquisitions of Securities have been made during the period under review:

- Acquisition of entire Compulsorily Convertible Debentures (100%) held by the Company in Prestige Mysore Retail Ventures Private Limited, Prestige Mangalore Retail Ventures Private Limited, Prestige Garden Constructions Private Limited and Babji Realtors Private Limited.

- Acquisition of 100% Equity stake of Prestige Falcon Retail Ventures Private Limited, which is engaged in real estate development.

- Acquisition of Equity Stake by Prestige Retail Ventures from the Company in the following entities:

Name of the Target Company	Percentage stake acquired
Vijaya Productions Private Limited	50% of Equity Capital
Prestige Mysore Retail Ventures Private Limited	51% of Equity Capital
Prestige Mangalore Retail Ventures Private Limited	51% of Equity Capital
Prestige Shantiniketan Leisures Private Limited	100% of Equity Capital
Babji Realtors Private Limited	24.50% of Equity Capital

(iv) Hospitality Vertical

Prestige Hospitality Ventures, wholly owned by the Company, has been identified as the Holding entity for the Hospitality Vertical.

To give effect to the restructuring exercise, the following transfers/ acquisitions of Securities have been made during the period under review:

- Acquisition of 50% stake by Prestige Hospitality Ventures from the Company in Sai Chakra Hotels Private Limited.

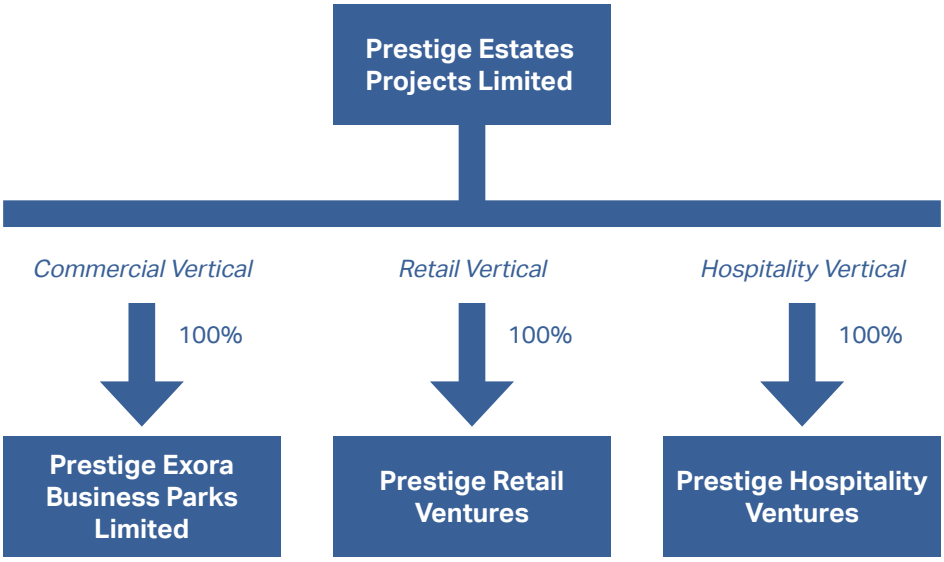
- Acquisition of balance stake in Sai Chakra Hotels Private Limited – Prestige Hospitality Ventures has acquired an additional 50% stake in Sai Chakra from the existing shareholders of Sai Chakra.

  By this acquisition, Prestige Hospitality Ventures holds 100% of the shares in Sai Chakra Hotels Private Limited.

- Acquisition of 100% stake in Northland Holding Company Private Limited from the existing shareholders of Northland Holding Company Private Limited.

To give effect to the restructuring exercise, pertinent Assets, along with all their appurtenant rights and liabilities, were moved into Partnership Firms which were held by the Company through its subsidiaries/ entities.

The shareholding structure indicating the respective Holding entities stands as below:



There is no effective dilution of the Company's interest in such Assets or Entities pursuant to the restructuring.

B. Scheme of Amalgamation

During the year, the court petitions for Scheme of Amalgamation of Downhill Holiday Resorts Private Limited, Foothills Resorts Private Limited, Pennar Hotels and Resorts Private Limited and Valdel Xtent Outsourcing Solutions Private Limited, ("Transferror Companies"), wholly owned subsidiaries with the Company was duly filed with the Hon'ble High Court. Subsequently, pursuant to MCA Notifying the Companies (Transfer of Pending Proceedings) Rules, 2016, the respective petitions filed by the Transferror Companies were transferred to Bengaluru Bench of The National Company Law Tribunal, ("NCLT") The matter is now reserved for orders by NCLT and orders are expected to be passed soon.

C. Others

During the year, an additional stake of 20% has been acquired by the Company in Villaland Developers LLP from the existing partners of the LLP. With this acquisition, the Company's current stake in Villaland Developers LLP stands at 80%.

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

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

10. CONSOLIDATED FINANCIAL STATEMENTS:

The Company as on March 31, 2017 has 22 subsidiaries and 7 associate companies (including Joint Ventures) within the meaning of Section 2(6) of The Companies Act, 2013. The Companies Act, 2013 is hereinafter referred to as the 'Act' in this Report. There has been no material change in the nature of business of the subsidiaries.

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

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

11. CHANGE IN SHAREHOLDING PATTERN OF THE COMPANY

The Promoters of the Company in their individual capacity were holding 26,25,00,000 equity shares of the Company representing 70% of the paid up capital. During the year, Razack Family Trust, which is a Promoter Trust has acquired 22,50,00,000 Equity Shares representing 60% of Equity Share Capital of the Company from the Promoter(s)/ Promoter Group. The Balance 3,75,00,000 shares is held by the Promoter(s)/ Promoter Group in their respective individual capacity. Overall, the Promoter(s)/ Promoter Group stake remains at 70% of paid up capital of the Company.

12. BOARD OF DIRECTORS AND ITS COMMITTEES:

Composition of the Board of Directors

The Board of Directors of the Company continues to remain unchanged and comprises of Eight (8) Directors of which Four (4) are Executive Promoter Directors and remaining Four (4) are Non-Executive Independent Directors.

Board Meetings

The Board met six (6) times during the year and the intervening gap between the meetings was within the period prescribed under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The dates of the meetings are as below:

Sr. No.	Date of the Meeting
1.	May 30, 2016
2.	August 11, 2016
3.	September 14, 2016
4.	December 07, 2016
5.	February 13, 2017
6.	March 22, 2017

Independent Directors Meeting

As per the requirements of Schedule IV of the Companies Act, 2013, a separate meeting of the Independent Directors of the Company was held on January 24, 2017 without the presence of the Chairman & Managing Director or Executive Directors or other Non-Independent Directors or the Chief Financial Officer or any other Management Personnel.

Committees of the Board

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

Re-appointment of a Director retiring by rotation

In terms of Section 152 of the Companies Act, 2013, Mr. Irfan Razack, Director, (DIN: 00209022) is liable to retire by rotation at the ensuing Annual General Meeting; and being eligible, offers himself for re-appointment, The Board of Directors, based on the recommendation of Nomination and Remuneration Committee have recommended the re-appointment of Mr. Irfan Razack, Director, liable to retire by rotation.

Declaration by Independent Directors

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

Annual Performance evaluation of the Board

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

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

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

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

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

Directors Responsibility Statement

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

a. in the preparation of the Annual Financial Statements for the year ended March 31, 2017, the applicable Accounting Standards have been followed along with proper explanation relating to material departures;

b. the Directors have selected such Accounting Policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year 2016-17 and of the profit of the Company for that period;

c. the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d. the Annual Financial Statements have been prepared on a Going Concern basis;

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

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

Corporate Governance Report

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

Management Discussion and Analysis Report

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

Business Responsibility Report

The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 mandates the inclusion of Business Responsibility Report (BRR) as the part of Annual Report for top five hundred listed companies based on the market capitalization as on March 31, every year. The Report has been mandated by SEBI for providing initiatives taken by the Companies from Environmental, Social and Government perspective. In Compliance with the regulation, the Company has provided the BRR for the year 2016-17 as part of the Annual Report. The policies are available at the website of the Company www.prestigeconstructions.com.

13. AUDIT RELATED MATTERS:

Audit Committee

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

Statutory Auditors & Report thereon

Deloitte Haskins & Sells, Chartered Accountants (FRN 008072S) were appointed as Statutory Auditors of the Company at the 17th Annual General Meeting of the Company held in the year 2014 to hold office till the conclusion of the 20th Annual General Meeting to be held in the year 2017.

Your Board recommends appointment of S R Batliboi & Associates LLP, Chartered Accountants, (FRN 101049W/E300004) as the Statutory Auditors of the Company for a period of 5 (five) years from the conclusion of ensuing 20th Annual General Meeting (Financial Year 2017-18) till the conclusion of the 25th Annual General Meeting (Financial Year 2022-23), subject to yearly ratification by the shareholders, in place of the retiring Statutory Auditors, Deloitte Haskins & Sells (FRN 008072S), whose term expires at the conclusion of the 20th Annual General Meeting; and recommend the same for the approval of the Members at their 20th Annual General Meeting as per the relevant provisions of the Companies Act, 2013 read with Rules formed thereunder.

Report by the Auditors for the year ended March 31, 2017 forms part of the financials. In the said report, the Auditors have emphasized that the Company has gross receivables aggregating to ₹ 888 million from a Land Owner (the "Land Owner Company") under a Joint Development Agreement towards sale of Transferable Development Rights (TDR's). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Company under the Joint Development Agreement and other reasons, the receivables from the Land Owner Company have been classified as recoverable, which is self-explanatory. The Secretarial Auditor has also commented on the same in his report.

In the opinion of the Board of directors the amount of ₹ 888 million has been considered as good and recoverable taking into account the business relationships and arrangements.

The Auditors including Secretarial Auditor have also commented on certain delayed payments of statutory liabilities. Your Board states that the delayed payments of statutory liabilities pertaining to both disputed and undisputed liabilities has been noted by the Board for future compliance.

Cost Auditor & Report thereon

Based on the recommendations of the Audit Committee, the Board of Directors have re-appointed P. Dwibedy & Co, Cost Accountants, (FRN-100961) as the Cost Auditor of the Company for the Financial Year 2017-18.

As per Rule 14 of Companies (Audit and Auditors) Rules, 2014, the Remuneration payable to the Cost Auditor for the FY 2017-18 is subject to ratification by the Shareholders of the Company and the same is being put to shareholders at the ensuing Annual General Meeting.

Secretarial Auditor & Report thereon

Pursuant to Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel), Rules, 2014, Secretarial Audit for the year 2016-17 has been carried out by Mr. Nagendra D. Rao, Practising Company Secretary. (Membership No. FCS-5553: COP-7731)

The Report of the Secretarial Audit in Form MR-3 for the Financial Year ended March 31, 2017 follows as Annexure II to the Report.

In the said report, apart from the comments given under Statutory Audit, the Secretarial Auditor has also commented that information as required under Section 134(q) read with rule 5(1)(ii) and (ix) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, remuneration details of Company Secretary and Chief Financial Officer has not been disclosed in the Boards' Report. Your Directors stated that with a view to ensure healthy and cordial human relations at all levels and considering the confidential nature of the information, the remuneration details of Company Secretary and Chief Financial Officer have not been disclosed in the interest of the Company. However on a request from any shareholder or any regulatory authority, the same shall be shared separately.

Internal Financial Control

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

accounting records, and the timely preparation of reliable financial disclosures.

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

14. POLICY MATTERS:

Directors Appointment and Remuneration Policy

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

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

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

Board Diversity Policy

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

Nomination and Remuneration Policy

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

Risk Management Policy

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

Corporate Social Responsibility Policy

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

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

Vigil Mechanism – (Whistle Blower Policy)

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

Prevention of Sexual Harassment Policy

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

Policies related to Business Responsibility Reporting

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

- Ethics, Transparency and Accountability Policy

- Products/Services Lifecycle Sustainability Policy
- Employees Wellbeing Policy
- Stakeholder Engagement Policy
- Human Rights Policy
- Environment Policy
- Policy Advocacy Policy
- Inclusive Growth Policy
- Customer Value Policy

Dividend Distribution Policy

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

15. OTHER MATTERS:

A. Debentures

The Company has previously issued 500 rated, listed, secured, redeemable, non-convertible debentures of Rupees 1,00,00,000 each at par which are listed on NSE. Interest on these debentures is being paid on a quarterly basis. The debentures are due for redemption starting from the year 2018 to 2020.

B. Deposits

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

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

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

There are no application monies or debenture interests required to be transferred to IEPF.

D. Awards and Recognition

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

16. HUMAN RESOURCES

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

As on March 31, 2017, the Company had an employee strength of 998.

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

17. EXTRACT OF ANNUAL RETURN:

As required by Section 92(3) of the Act and Rule 12(1) of the Companies (Management and Administration) Rules, 2014, an extract of Annual Return in MGT- 9 forms a part of this Report as Annexure V.

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

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013, if any, are laid out in Annexure II to Note No 54 of Notes forming part of the Financial Statements.

19. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

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

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

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

a) Conservation of energy

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

- Use of Solar Lighting for landscape,
- Use of VFDs,
- Use of CFL's LEDs in lighting of common areas,
- Use of daylight sensors in office areas,
- Use of lighting management system with timers for external lighting.
- Use of timer control for all air conditioning units as per peak and non-peak periods to save Energy during non-peak hours.
- Water saving Aerotar Taps in Guest rooms, Public areas to save water.
- STP Water Recycling: All sewage water is recycled, and pumped out to serve as water for gardening, Cooling tower and Guest room toilet flushing purposes.
- Organic Waste Converter: DE composter-the output of organic waste converter-manure is reused for gardening. This stops land filling and soil pollution.
- Garbage Segregation: All garbage waste from all areas, Employee cafeteria, Kitchen back area, Pot wash area, Banquet clean up area as well as dry waste segregation at the lobby lounge area.

b) Technology absorption

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

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

c) Foreign exchange earnings and Outgo

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

in ₹ million

Particulars	March 31, 2017	March 31, 2016
Earnings in Foreign exchange	2.65	16.90
Expenditure in Foreign exchange		
Professional & Consultancy charges incurred on projects	48.05	36.80
Travelling expenses	7.65	6.00
Selling & business promotion expenses	19.81	9.40
Total Expenditure	**78.16**	**52.20**

ii) Value of Imports on CIF basis:

in ₹ million

Particulars	March 31, 2017	March 31, 2016
Components for projects	121.56	262.50
Capital goods	334.07	129.80

21. GREEN INITIATIVES:

Electronic copies of the Annual Report 2017 and Notice of the Twentieth AGM are being sent to all the members whose email address is registered with the Company/Depository participant(s). For members who have not registered their email address, physical copies of the Annual Report 2017 and the Notice of the Twentieth AGM are being sent in the permitted mode.

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

22. ACKNOWLEDGMENTS:

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

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

Irfan Razack
Chairman and Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Place: Bengaluru
Date: May 30, 2017

ANNEXURE I

FORM AOC - 1

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

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

PART A: SUBSIDIARIES

in ₹ million

Sr. No.	Name of the Entity	Share Capital#	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover	Profit / (Loss) Before Tax	Profit After Tax	Proposed Dividend	% of Shareholding
1	Prestige Exora Business Parks Limited	1,441	869	20,599	18,289	6,583	2,043	637	462	-	100.00%
2	Prestige Leisure Resorts Private Limited	49	187	646	411	0	666	61	50	-	57.45%
3	I C B I (India) Private Limited	0	531	577	46	2	77	44	29	-	82.57%
4	Prestige Bidadi Holdings Private Limited	613	94	8,468	7,761	-	-	(2)	(2)	-	99.94%
5	Village De Nandi Private Limited	10	(9)	19	18	-	-	(2)	(2)	-	100.00%
6	Pennar Hotels & Resorts Private Limited	36	37	74	2	-	7	7	7	-	100.00%
7	Downhill Holiday Resorts Private Limited	42	62	106	2	-	10	10	10	-	100.00%
8	Foothill Resorts Private Limited	56	52	110	2	-	11	11	11	-	100.00%
9	Prestige Construction Ventures Private Limited	108	205	2,283	1,971	4	270	(16)	5	-	100.00%
10	Prestige Mangalore Retail Ventures Private Limited***	1,495	(384)	2,337	1,226	-	312	(135)	(135)	-	51.00%
11	Prestige Mysore Retail Ventures Private Limited***	1,083	164	1,875	628	-	-	(6)	(6)	-	51.00%
12	Valdel Xtent Outsourcing Solutions Private Limited	290	(14)	6,915	6,639	4,536	243	159	89	-	100.00%
13	K2K Infrastructure (India) Private Limited	15	(118)	1,608	1,711	-	1,083	(145)	(103)	-	75.00%
14	Prestige Shantiniketan Leisures Private Limited	6	(10)	2,126	2,130	-	-	(2)	(2)	-	100.00%
15	Northland Holding Company Private Limited	30	(306)	1,391	1,667	-	146	(33)	(23)	-	100.00%
16	Cessna Garden Developers Private Limited	40	(36)	12,393	12,389	-	2,103	158	162	-	85.00%
17	Prestige Falcon Retail Ventures Private Limited	1	(0)	1	0	-	-	(0)	(0)	-	100.00%
18	Prestige Amusements Private Limited	2	148	226	76	-	336	56	35	-	51.02%
19	Avyakth Cold Storages Private Limited	0	0	361	361	-	-	(0)	(0)	-	100.00%
20	Dollars Hotels & Resorts Private Limited	9	4	193	180	-	-	(0)	(0)	-	65.92%
21	Prestige Garden Resorts Private Limited	10	80	104	14	-	6	0	0	-	100.00%
22	Sai Chakra Hotels Private Limited	2	(0)	3,446	3,444	-	4	3	2	-	100.00%

PART B: ASSOCIATES AND JOINT VENTURES

in ₹ million

Sr. No.	Name of the Associate/Joint Venture	Last audited balance sheet date	Share of associate/JV held by the Company on year end		Description of how there is significant influence	Reason why the associate/ joint venture is not consolidated	Networth attributable to Shareholding as per latest audited Balance Sheet	Profit / Loss for the year	
			Amt of investment	Extent of holding				Considered in Consolidation	Not Considered in Consolidation
1	Babji Realtors Private Limited *	March 31, 2016	86	24.50%	Voting rights	Not applicable	61	-	-
2	City Properties Maintenance Company Bangalore Limited	March 31, 2017	0	45.00%	Voting rights	Not applicable	42	7	-
3	Prestige Projects Private Limited	March 31, 2017	11	32.68%	Voting rights	Not applicable	13	(0)	-
4	CapitaLand Retail Prestige Mall Management Private Limited *	March 31, 2016	25	50.00%	Joint control	Not applicable	45	(2)	-
5	Vijaya Productions Private Limited *	March 31, 2016	1,150	50.00%	Joint control	Not applicable	412	120	-
6	Prestige Garden Constructions Private Limited	March 31, 2017	186	50.00%	Joint control	Not applicable	452	-	-
7	Dashanya Tech Parkz Private Limited**	March 31, 2017	269	49.00%	Associate	Not applicable	14	(0)	-

* Consolidated based on unaudited financial statements

** Subsidiary under Indian Accounting Standards

*** Joint Ventures / associates under Indian Accounting Standards

Includes equity component of debentures and other instruments treated as equity under Ind AS

For and on behalf of the board
Prestige Estates Projects Limited

Irfan Razack
Chairman & Managing Director

Rezwan Razack
Joint Managing Director

M Sridhar
Company Secretary

Venkat K. Narayana
Chief Financial Officer

Place: Bengaluru
Date: May 30, 2017

ANNEXURE II

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

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

MANAGEMENT'S RESPONSIBILITY

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

AUDITOR'S RESPONSIBILITY

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

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

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

DISCLAIMER

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

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

Place: Bengaluru
Date: May 30, 2017

FORM NO. MR-3

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2017

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

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

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

Based on my verification of the **Prestige Estates Projects Limited** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the company, its officers, agents and authorized representatives during the conduct of the secretarial audit, thereby report that in my opinion, the company has, during the audit period covering the financial year ended on March 31, 2017 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **Prestige Estates Projects Limited** ("the Company") for the financial year ended on March 31, 2017 according to the provisions of:

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

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

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

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

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

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

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

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 [Not applicable as the Company has not issued any shares during the year under review];

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

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

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

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

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

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

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

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

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

b) Transfer of Property Act, 1882.

c) Indian Easements Act, 1882,

d) Registration Act, 1908,

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

f) Indian Stamp Act, 1899,

g) Karnataka Stamp Act, 1957,

h) The Land Acquisition Act,1894

i) Karnataka Town and Country Planning Act, 1961

j) Bangalore Metropolitan Region Development Authority Act, 1985 and

k) Bangalore Development Authority Act, 1976.

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

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

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

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

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

I further report that

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

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

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

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

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

2. There have been delays in depositing dues relating to Provident Fund, Employee State Insurance and Service Tax with the appropriate authorities.

3. Without qualifying in respect of the following matter:

The Company has gross receivables aggregating to ₹ 888 million from a Land Owner (the "Land Owner Company") under a Joint Development Agreement towards sale of Transferable Development Rights (TDR's). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Company under the Joint Development Agreement and the other reasons, the receivables from the Land Owner Company have been classified as recoverable.

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

1. Increase in investment limits (upto an overall limit of ₹ 4,000/- crores [Rupees Four Thousand Crores]) under Section 186 of the Companies Act, 2013

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

Place: Bengaluru
Date: May 30, 2017

ANNEXURE III

Annual Report on CSR Activities

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

Average Net Profit for last three years - ₹ 5058 Mn
Prescribed CSR Expenditure (2%) - ₹ 102 Mn
Details of CSR Spend : ₹ 38.42 Mn

in ₹ million

Sr. No.	CSR Project/ Activity	Sector in which project is covered	Amount Outlay	Amount Spent	Manner of spend (Direct/ through agent)
1	Donations	Eradicating hunger, poverty and malnutrition, promoting preventive health care and sanitation including contribution to Swach Bharat Kosh set up by the Central Government for the promotion of sanitization and making available safe drinking water.	30.00	26.94	Direct
2	Donations	promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects	10.00	9.83	Direct
3	Donations	promoting gender equality, empowering women, setting up homes and hostels for women and orphans, setting up old age homes, day care centers and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward groups.	0.30	0.02	Direct
4	Donations	protecting national heritage, art and culture including restoration of buildings and sites of historical importance and works of art, setting up public libraries, promotion and development of traditional arts and handicrafts.	0.80	0.75	Direct
5	Donations	training to promote rural sports, nationally recognized sports, Paralympic sports and Olympic sports.	0.40	0.39	Direct
6	Donations	Donations to Trusts	1.00	0.50	Direct
	Total		**42.50**	**38.42**	

Reasons for not spending prescribed CSR amount

The Board has carefully evaluated and chalked out various avenues to ensure that the CSR expenses are spent judiciously. The Board of Directors are evaluating various projects which helps in achieving goals as set out in Corporate Social Responsibility Policy of the Company.

Our CSR

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

Place: Bengaluru
Date: May 30, 2017

Irfan Razack
Chairman - CSR Committee

ANNEXURE IV

PARTICULARS OF EMPLOYEES

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

Names of Director/ KMP	Designation	Remuneration FY 2015-16 (₹)	Remuneration FY 2016-17 (₹)	% Increase in Remuneration FY 2015-16 Vs FY 2016-17	Ratio of Remuneration of Employees in FY 2016-17
Irfan Razack	Chairman & Managing Director	2,40,00,000	5,55,00,000	131.25%	0.02
Rezwan Razack	Joint Managing Director	2,40,00,000	5,55,00,000	131.25%	0.02
Noaman Razack	Wholetime Director	30,00,000	36,00,000	20.00%	0.18
Uzma Irfan	Director	30,00,000	30,00,000	0.00%	0.18

The Median remuneration of employees in the financial year 2015-16 is ₹ 542749/- and Financial year 2016-17 is ₹ 508560/-

Percentage increase (decrease) in the median of employees in the financial year 2016-17 is 6.7%

Number of permanent employees on the rolls of the Company as on March 31, 2017 is 998.

ANNEXURE V

FORM NO. MGT-9
EXTRACT OF ANNUAL RETURN
As on the financial year ended on March 31, 2017

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

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

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

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

Sr. No.	Name and Description of main products/ services	NIC Code of the Product/ service	% to total turnover of the company
1	Development and construction of Properties	410 - Construction of Buildings	63%
2	Leasing of commercial properties	681- Real estate activities with own or leased property	17%
3	Share of Profit/(loss) from partnership firm	663-Fund Management activities	14%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	% of shares held	Applicable Section
1.	Prestige Leisure Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1998PTC023921	Subsidiary	57.45%	2(87)
2.	ICBI (India) Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1945PTC000374	Subsidiary	82.57%	2(87)
3.	Prestige Bidadi Holdings Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45201KA2007PTC041392	Subsidiary	99.94%	2(87)
4.	Village-De-Nandi Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA1994PTC016245	Subsidiary	100.00%	2(87)

Sr. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	% of shares held	Applicable Section
5.	Pennar Hotels & Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA1994PTC016244	Subsidiary	100.00%	2(87)
6.	Downhill Holiday Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55102KA1995PTC019332	Subsidiary	100.00%	2(87)
7.	Foothills Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA1994PTC016246	Subsidiary	100.00%	2(87)
8.	Prestige Construction Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70101KA2007PTC041666	Subsidiary	100.00%	2(87)
9.	Prestige Mangalore Retail Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70109KA2007PTC044794	Subsidiary	51.00%	2(87)
10.	Prestige Mysore Retail Ventures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70200KA2007PTC044784	Subsidiary	51.00%	2(87)
11.	Valdel Xtent Outsourcing Solutions Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U72200KA2000PTC028118	Subsidiary	100.00%	2(87)
12.	K2K Infrastructure (India) Private Limited H. No. 8-2-472/D/4/324, Level 1, Merchant Towers Banjarahills, Road No.4 Hyderabad- 500082	U45200TG2007PTC054531	Subsidiary	75.00%	2(87)
13.	Prestige Shantiniketan Leisures Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70101KA2007PTC041737	Subsidiary	100.00%	2(87)
14.	Northland Holding Company Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45202KA2009PTC049345	Subsidiary	99.99%	2(87)
15.	Cessna Garden Developers Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1995PTC018755	Subsidiary	85.00%	2(87)
16.	Prestige Amusements Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1998PTC023922	Subsidiary	51.02%	2(87)
17.	Prestige Garden Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U85110KA1996PTC020094	Subsidiary	100.00%	2(87)
18.	Avyakth Cold Storages Private Limited No. 902, 9th A Cross, 6th Main, West of Chord Road, 2nd Stage Bengaluru – 560086	U63020KA2010PTC055088	Subsidiary	100.00%	2(87)

Sr. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	% of shares held	Applicable Section
19.	Dollars Hotel & Resorts Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U55101KA2004PTC034873	Subsidiary	65.92%	2(87)
20.	Prestige Exora Business Parks Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U72900KA2003PLC032050	Subsidiary	100.00%	2(87)
21.	Sai Chakra Hotels Private Limited The Falcon House, No.1, Main Guard Cross Road Bengaluru-560 001	U55100KA2011PTC061656	Subsidiary	100.00%	2(87)
22.	Prestige Falcon Retail Ventures Private Limited The Falcon House, No.1, Main Guard Cross Road Bengaluru-560 001	U52300KA2012PTC066185	Subsidiary	100.00%	2(87)
23.	Babji Realtors Private Limited Level - 1, Merchant Towers Banjara Hills, Road No.-4 Hyderabad Telangana-500082	U45200TG2004PTC044734	Associate	24.50%	2(6)
24.	City Properties Maintenance Company Bangalore Limited UB Tower, Level -1, Basement Floor, UB City, No.24, Vittal Mallya Road Bengaluru – 560001	U74930KA2006PLC039816	Associate	45.00%	2(6)
25.	Prestige Projects Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U45201KA2008PTC046784	Associate	32.68%	2(6)
26.	Prestige Garden Constructions Private Limited The Falcon House, No.1 Main Guard Cross Road Bengaluru - 560 001	U70100KA1996PTC020294	Associate	50.00%	2(6)
27.	CapitaLand Retail Prestige Mall Management Private Limited The Falcon House, No.1, Main Guard Cross Road, Bengaluru-560 001	U74140KA2008PTC047968	Associate	50.00%	2(6)
28.	Vijaya Productions Private Limited No.183, NSK Salai, Vadapalani, Chennai- 600 026	U92490TN1949PTC003211	Associate	50.00%	2(6)
29.	Dashanya Tech Parkz Private Limited No. 2/1, Embassy Vogue, Palace Road, Vasanthnagar Bengaluru Bangalore-560052	U45201KA2012PTC063057	Associate	49.00%	2(6)

Note: Serial No. 26 to 28 are Joint Ventures.

IV. SHARE HOLDING PATTERN (EQUITY SHARE CAPITAL BREAKUP AS PERCENTAGE OF TOTAL EQUITY)

i. Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoter									
1) Indian									
a) Individual/HUF	262500000	-	262500000	70.00	37500000	-	37500000	10.00	(60.00)
b) Central Govt	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp	-	-	-	-	-	-	-	-	-
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any Other	-	-	-	-	-	-	-	-	-
Razack Family Trust^	-	-	-	-	225000000	-	225000000	60.00	60.00
Sub-total(A)(1):-	**262500000**	**-**	**262500000**	**70.00**	**262500000**	**-**	**262500000**	**70.00**	**-**
2) Foreign	-	-	-	-	-	-	-	-	-
a) NRIs-Individuals	-	-	-	-	-	-	-	-	-
b) Other-Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-
d) Banks / FI	-	-	-	-	-	-	-	-	-
e) Any Other....	-	-	-	-	-	-	-	-	-
Sub-total(A)(2):-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Shareholding of Promoter (A) = (A) (1) + (A) (2)	**262500000**	**-**	**262500000**	**70.00**	**262500000**	**-**	**262500000**	**70.00**	**-**
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	17662852	-	17662852	4.71	16516097	-	16516097	4.40	(0.31)
b) Banks / FI	17854	-	17854	0.00	5869	-	5869	0.00	-
c) Central Govt	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-
e) Venture e) Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total(B)(1)	**17680706**	**-**	**17680706**	**4.71**	**16521966**	**-**	**16521966**	**4.40**	**(0.31)**

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
2. Non Institutions									
a) Bodies Corp.	1372844	-	1372844	0.37	1325395	-	1325395	0.35	(0.02)
(i) Indian	-	-	-	-	-	-	-	-	-
(ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals									
(i) Individual shareholders holding nominal share capital upto ₹ 1 lakh	1954350	3	1954353	0.52	1871755	3	1871758	0.50	(0.02)
(ii) Individual shareholders holding nominal share capital in excess of ₹ 1 lakh	61880	-	61880	0.02	247207	-	247207	0.07	0.05
c) Others(Specify)									
C1) Clearing members	583819	-	583819	0.16	747934	-	747934	0.20	0.04
C2) Foreign Portfolio Investor (Corporate)	90622698	-	90622698	24.17	91612015	-	91612015	24.43	0.26
C3) Non Resident Indians (Non Repat)	32536	-	32536	0.01	31224	-	31224	0.01	-
C4) Non Resident Indians (Repat)	113641	-	113641	0.03	80041	-	80041	0.02	(0.01)
C5) Trusts	-	-	-	-	3020	-	3020	0.00	0.00
C6) Hindu Undivided Family	76723	-	76723	0.02	58640	-	58640	0.02	-
C7) Foreign Portfolio Investor (Individual)	800	-	800	0.00	800	-	800	0.00	-
Sub-total(B)(2)	**94819291**	**3**	**94819294**	**25.29**	**95978031**	**3**	**95978034**	**25.60**	**0.31**
Total Public Shareholding (B)=(B)(1)+ (B)(2)	**112499997**	**3**	**112500000**	**30.00**	**112499997**	**3**	**112500000**	**30.00**	**-**

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	-
Grand Total (A+B+C)	**374999997**	**3**	**375000000**	**100.00**	**374999997**	**3**	**375000000**	**100.00**	**-**

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

ii. Shareholding of Promoters

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	
1	Mr. Irfan Razack	65625000	17.50	0	9375000	2.50	0	(15.00)
2	Mr. Rezwan Razack	65625000	17.50	0	9375000	2.50	0	(15.00)
3	Mr. Noaman Razack	65625000	17.50	0	9375000	2.50	0	(15.00)
4	Mrs. Badrunissa Irfan	16406250	4.38	0	2343750	0.63	0	(3.75)
5	Mrs. Almas Rezwan	16406250	4.38	0	2343750	0.63	0	(3.75)
6	Mrs. Sameera Noaman	16406250	4.38	0	2343750	0.63	0	(3.75)
7	Mrs. Uzma Irfan	5475750	1.46	0	782250	0.21	0	(1.25)
8	Mr. Faiz Rezwan	5465250	1.46	0	780750	0.21	0	(1.25)
9	Mr. Zayd Noaman	5465250	1.46	0	780750	0.21	0	(1.25)
10	M/s. Razack Family Trust^	0	0.00	0	225000000	60.00	0	60.00
	Grand Total	**262500000**	**70.00**	**0**	**262500000**	**70.00**	**0**	**-**

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

iii. Change in Promoters' Shareholding

Sr. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	**Mr. Irfan Razack**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
2.	**Mr. Rezwan Razack**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
3.	**Mr. Noaman Razack**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
4.	**Mrs. Badrunissa Irfan**				
	At the beginning of the year	16406250	4.38	16406250	4.38
	Transfer on 31.03.2017	(14062500)	(3.75)	2343750	0.63
	At the End of the year			2343750	0.63
5.	**Mrs. Almas Rezwan**				
	At the beginning of the year	16406250	4.38	16406250	4.38
	Transfer on 31.03.2017	(14062500)	(3.75)	2343750	0.63
	At the End of the year			2343750	0.63
6.	**Mrs. Sameera Noaman**				
	At the beginning of the year	16406250	4.38	16406250	4.38
	Transfer on 31.03.2017	(14062500)	(3.75)	2343750	0.63
	At the End of the year			2343750	0.63
7.	**Mrs. Uzma Irfan**				
	At the beginning of the year	5475750	1.46	5475750	1.46
	Transfer on 31.03.2017	(4693500)	(1.25)	782250	0.21
	At the End of the year			782250	0.21
8.	**Mr. Faiz Rezwan**				
	At the beginning of the year	5465250	1.46	5465250	1.46
	Transfer on 31.03.2017	(4684500)	(1.25)	780750	0.21
	At the End of the year			780750	0.21
9.	**Mr. Zayd Noaman**				
	At the beginning of the year	5465250	1.46	5465250	1.46
	Transfer on 31.03.2017	(4684500)	(1.25)	780750	0.21
	At the End of the year			780750	0.21
10.	**M/s. Razack Family Trust**				
	At the beginning of the year	0	0.00	0	0.00
	Transfer on 31.03.2017	225000000	60.00	225000000	60.00
	At the End of the year			225000000	60.00

iv. Shareholding Pattern of Top Ten Shareholders (Other than Directors, Promoters and Holders of GDRs and ADRs):

Sr. No	Name of the Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	**Government Of Singapore**				
	At the beginning of the year	16561232	4.42	16561232	4.42
	Sale on June 3, 2016	(248863)	(0.07)	16312369	4.35
	Purchase on November 11, 2016	18127	0.00	16330496	4.35
	Purchase on November 18, 2016	694308	0.19	17024804	4.54
	Purchase on November 25, 2016	147935	0.04	17172739	4.58
	Purchase on December 2, 2016	478521	0.13	17651260	4.71
	Purchase on December 9, 2016	75134	0.02	17726394	4.73
	Purchase on December 16, 2016	283868	0.08	18010262	4.80
	Purchase on December 23, 2016	35	0.00	18010297	4.80
	Sale on March 31, 2017	(32762)	(0.01)	17977535	4.79
	At the End of the year			17977535	4.79
2	**East Bridge Capital Master Fund Limited**				
	At the beginning of the year	8407762	2.24	8407762	2.24
	Purchase on October 21, 2016	6773453	1.81	15181215	4.05
	Purchase on November 11, 2016	523715	0.14	15704930	4.19
	Purchase on November 18, 2016	732	0.00	15705662	4.19
	Purchase on December 9, 2016	659984	0.18	16365646	4.36
	At the End of the year			16365646	4.36
3	**Reliance Capital Trustee Co. Ltd. A/C Reliance Equity Opportunities Fund**				
	At the beginning of the year	16229456	4.33	16229456	4.33
	Purchase on April 8, 2016	300000	0.08	16529456	4.41
	Purchase on April 15, 2016	17500	0.00	16546956	4.41
	Purchase on April 22, 2016	400000	0.11	16946956	4.52
	Purchase on April 29, 2016	112500	0.03	17059456	4.55
	Purchase on May 6, 2016	278800	0.07	17338256	4.62
	Purchase on May 13, 2016	100000	0.03	17438256	4.65
	Purchase on May 20, 2016	244000	0.07	17682256	4.72
	Sale on May 27, 2016	(138091)	(0.04)	17544165	4.68
	Sale on June 3, 2016	(66243)	(0.02)	17477922	4.66
	Sale on June 10, 2016	(45866)	(0.01)	17432056	4.65
	Sale on June 17, 2016	(377500)	(0.10)	17054556	4.55
	Sale on July 1, 2016	(175000)	(0.05)	16879556	4.50
	Sale on July 8, 2016	(334000)	(0.09)	16545556	4.41
	Sale on July 15, 2016	(49000)	(0.01)	16496556	4.40
	Sale on July 22, 2016	(34553)	(0.01)	16462003	4.39
	Sale on July 29, 2016	(296679)	(0.08)	16165324	4.31
	Sale on August 5, 2016	(377000)	(0.10)	15788324	4.21
	Sale on August 12, 2016	(100000)	(0.03)	15688324	4.18
	Sale on August 26, 2016	(100000)	(0.03)	15588324	4.16
	Sale on September 9, 2016	(125000)	(0.03)	15463324	4.12
	Purchase on October 7, 2016	54647	0.01	15517971	4.14
	Purchase on October 14, 2016	118710	0.03	15636681	4.17
	Purchase on October 21, 2016	75028	0.02	15711709	4.19
	Purchase on October 28, 2016	65539	0.02	15777248	4.21

Sr. No	Name of the Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	Purchase on 04th Nov 2016	237300	0.06	16014548	4.27
	Sale on November 18, 2016	(829726)	(0.22)	15184822	4.05
	Purchase on November 25, 2016	50000	0.01	15234822	4.06
	Purchase on December 16, 2016	39200	0.01	15274022	4.07
	Purchase on January 6, 2017	46800	0.01	15320822	4.09
	Purchase on February 3, 2017	282664	0.08	15603486	4.16
	Purchase on February 10, 2017	80200	0.02	15683686	4.18
	Sale on March 31, 2017	(509647)	(0.14)	15174039	4.05
	At the End of the year			15174039	4.05
4	**Monetary Authority of Singapore**				
	At the beginning of the year	5391764	1.44	5391764	1.44
	Purchase on May 27, 2016	89518	0.02	5481282	1.46
	Purchase on 03rd Jun 2016	74508	0.02	5555790	1.48
	Sale on August 12, 2016	(15699)	(0.00)	5540091	1.48
	Purchase on November 11, 2016	18989	0.01	5559080	1.48
	Purchase on November 18, 2016	293958	0.08	5853038	1.56
	Purchase on November 25, 2016	62633	0.02	5915671	1.58
	Purchase on December 2, 2016	217585	0.06	6133256	1.64
	Purchase on December 9, 2016	22531	0.01	6155787	1.64
	Purchase on December 16, 2016	84995	0.02	6240782	1.66
	Purchase on December 23, 2016	10	0.00	6240792	1.66
	Sale on March 31, 2017	(7730)	(0.00)	6233062	1.66
	At the End of the year			6233062	1.66
5	**Goldman Sachs India Limited**				
	At the beginning of the year	3346097	0.89	3346097	0.89
	Purchase on June 17, 2016	246219	0.07	3592316	0.96
	Purchase on March 17, 2017	1116984	0.30	4709300	1.26
	Purchase on March 24, 2017	30895	0.01	4740195	1.26
	Purchase on March 31, 2017	493207	0.13	5233402	1.40
	At the End of the year			5233402	1.40
6	**HSBC Global Investment Funds - Indian Equity**				
	At the beginning of the year	0	0.00	0	0.00
	Purchase on October 21, 2016	2948588	0.79	2948588	0.79
	At the End of the year			2948588	0.79
7	**Copthall Mauritius Investment Limited**				
	At the beginning of the year	3008630	0.80	3008630	0.80
	Purchase on May 6, 2016	112144	0.03	3120774	0.83
	Purchase on May 20, 2016	4510	0.00	3125284	0.83
	Sale on May 27, 2016	(12645)	(0.00)	3112639	0.83
	Purchase on June 10, 2016	26485	0.01	3139124	0.84
	Sale on June 30, 2016	(6180)	(0.00)	3132944	0.84
	Sale on July 15, 2016	(92750)	(0.02)	3040194	0.81
	Purchase on July 22, 2016	44015	0.01	3084209	0.82
	Sale on August 5, 2016	(15120)	(0.00)	3069089	0.82
	Purchase on August 19, 2016	42410	0.01	3111499	0.83
	Sale on September 9, 2016	(36615)	(0.01)	3074884	0.82
	Sale on October 28, 2016	(25150)	(0.01)	3049734	0.81
	Sale on November 4, 2016	(14390)	(0.00)	3035344	0.81

Sr. No	Name of the Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	Sale on November 11, 2016	(18666)	(0.00)	3016678	0.80
	Sale on December 2, 2016	(49775)	(0.01)	2966903	0.79
	Sale on December 9, 2016	(53135)	(0.01)	2913768	0.78
	Purchase on January 6, 2017	4161	0.00	2917929	0.78
	Purchase on January 13, 2017	25479	0.01	2943408	0.78
	Sale on January 27, 2017	(66141)	(0.02)	2877267	0.77
	Sale on February 3, 2017	(18654)	(0.00)	2858613	0.76
	Purchase on February 17, 2017	29360	0.01	2887973	0.77
	Sale on February 24, 2017	(41689)	(0.01)	2846284	0.76
	Sale on March 17, 2017	(15825)	(0.00)	2830459	0.75
	Purchase on March 24, 2017	750	0.00	2831209	0.76
	Purchase on March 31, 2017	78000	0.02	2909209	0.78
	At the End of the year			2909209	0.78
8	**Alpine Global Premier Properties Fund**				
	At the beginning of the year	1986423	0.53	1986423	0.53
	Purchase on August 26, 2016	60000	0.02	2046423	0.55
	Sale on December 9, 2016	(72000)	(0.02)	1974423	0.53
	Sale on December 16, 2016	(28000)	(0.01)	1946423	0.52
	At the End of the year			1946423	0.52
9	**Goldman Sachs Funds - Goldman Sachs Growth & Emerging Markets Broad Equity Portfolio**				
	At the beginning of the year	356955	0.10	356955	0.10
	Purchase on May 13, 2016	274024	0.07	630979	0.17
	Purchase on May 20, 2016	67781	0.02	698760	0.19
	Purchase on May 27, 2016	168556	0.04	867316	0.23
	Purchase on July 8, 2016	174720	0.05	1042036	0.28
	Purchase on August 12, 2016	265664	0.07	1307700	0.35
	Purchase on August 19, 2016	45773	0.01	1353473	0.36
	Purchase on September 16, 2016	125385	0.03	1478858	0.39
	Purchase on September 30, 2016	213035	0.06	1691893	0.45
	At the End of the year			1691893	0.45
10	**The Master Trust Bank of Japan Ltd. As Trustee of Nissay India Equity Selection Mother Fund**				
	At the beginning of the year	2130896	0.57	2130896	0.57
	Sale on April 08 2016	(72624)	(0.02)	2058272	0.55
	Sale on May 20, 2016	(92790)	(0.02)	1965482	0.52
	Sale on May 27, 2016	(74000)	(0.02)	1891482	0.50
	Sale on June 3, 2016	(22563)	(0.01)	1868919	0.50
	Sale on June 30, 2016	(23312)	(0.01)	1845607	0.49
	Sale on September 16, 2016	(18506)	(0.00)	1827101	0.49
	Sale on September 23, 2016	(95000)	(0.03)	1732101	0.46
	Sale on September 30, 2016	(106638)	(0.03)	1625463	0.43
	Sale on October 14, 2016	(7354)	(0.00)	1618109	0.43
	Purchase on December 2, 2016	14000	0.00	1632109	0.44
	Sale on January 13, 2017	(34210)	(0.01)	1597899	0.43
	At the End of the year			1597899	0.43

v. Shareholding of Directors and Key Managerial Personnel)

Sr. No.	Name of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	**Mr. Irfan Razack, Chairman and Managing Director**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
2.	**Mr. Rezwan Razack, Joint Managing Director**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
3.	**Mr. Noaman Razack, Whole time Director**				
	At the beginning of the year	65625000	17.50	65625000	17.50
	Transfer on 31.03.2017	(56250000)	(15.00)	9375000	2.50
	At the End of the year			9375000	2.50
4.	**Mrs. Uzma Irfan, Director**				
	At the beginning of the year	5475750	1.46	5475750	1.46
	Transfer on 31.03.2017	(4693500)	(1.25)	782250	0.21
	At the End of the year			782250	0.21
5.	**Mr. Venkat K Narayana, Chief Financial Officer**				
	At the beginning of the year	27200	0.00	27200	0.00
	Date wise Increase / Decrease in Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	NIL	NIL	NIL	NIL
	At the End of the year	27200	0.00	27200	0.00

The Following Directors and Company Secretary did not hold any shares during the Financial Year 2016-17:
Mr. Jagdeesh K. Reddy, Independent Director
Dr. Pangal Ranganath Nayak, Independent Director
Mr. Biji George Koshy, Independent Director
Mr. Noor Ahmed Jaffer, Independent Director
Mr. Sridhar Muthukrishnan, Company Secretary and Compliance Officer

V. INDEBTEDNESS

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

in ₹ million

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	31,214	4,967	-	36,181
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	194	163	-	357
Total (i+ii+iii)	**31,408**	**5,130**	**-**	**36538**
Change in Indebtedness during the financial year				
- Addition	8,322	2,984	-	11,306
- Reduction	(12,812)	(1,320)	-	(14,132)
Net Change	(4,490)	1,664	-	(2,826)
Indebtedness at the end of the financial year				
i) Principal Amount	26,747	5,987	-	32,734
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	172	807	-	978
Total (i+ii+iii)	**26,919**	**6,794**	**-**	**33,712**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

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

in ₹

Sr. No.	Particulars of Remuneration	Mr. Irfan Razack, Chairman & Managing Director	Mr. Rezwan Razack, Joint Managing Director	Mr. Noaman Razack, Whole time Director	Mrs. Uzma Irfan, Director	Total Amount
1.	**Gross salary**					
	(a) Salary as per provisions contained in section17(1) of the Income-tax Act, 1961	5,55,00,000	5,55,00,000	36,00,000	30,00,000	11,76,00,000
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-	-	-
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-	-	-	-	-
2.	**Stock Option**	0	0	0	0	0
3.	**Sweat Equity**	0	0	0	0	0
4.	**Commission**	0	0	0	0	0
	- as % of profit					
	- others, specify..					
5.	**Others, please specify**	0	0	0	0	0
	Total (A)	**5,55,00,000**	**5,55,00,000**	**36,00,000**	**30,00,000**	**11,76,00,000**
	Ceiling as per the Act	10% of the Net Profits of the Company calculated as per section 198 of the Companies Act, 2013 i.e. ₹ 30,58,57,458/-				

B. Remuneration to other directors:

Sr. No.	Particulars of Remuneration	Mr. Jagdeesh K. Reddy, Independent Director	Dr. Pangal Ranganath Nayak, Independent Director	Mr. Biji George Koshy, Independent Director	Mr. Noor Ahmed Jaffer, Independent Director	Total Amount
1.	**Independent Directors**	500000	375000	500000	300000	1675000
	■ Fee for attending board committee meetings					
	■ Commission					
	■ Others, please specify					
	Total (1)	**500000**	**375000**	**500000**	**300000**	**1675000**
2.	**Other Non-Executive Directors**	NA	NA	NA	NA	NA
	■ Fee for attending board committee meetings					
	■ Commission					
	■ Others, please specify - Remuneration					
	Total (2)	**NA**	**NA**	**NA**	**NA**	**NA**
	Total (B) = (1+2)	**500000**	**375000**	**500000**	**300000**	**1675000**
	Total Managerial Remuneration	**(A+B)**				**11,92,75,000**
	Over all Ceiling as per the Act	Overall Managerial Remuneration:11% of the Net Profits of the Company calculated as per Section 198 of the Companies Act, 2013, i.e. ₹ 33,64,43,203/- Non- Executive Directors: 1% of the Net Profits of the Company calculated as per section 198 of the Companies Act, 2013 i.e. ₹ 3,05,85,745/-				

VII PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

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

ANNEXURE VI

FORM NO. AOC -2

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

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

1. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS.

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

2. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS AT ARM'S LENGTH BASIS.

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

*Please refer Annexure II to Note No 54 of Notes forming part of the Financial Statements.

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

Irfan Razack
Chairman & Managing Director

Rezwan Razack
Joint Managing Director

M Sridhar
Company Secretary

Venkat K. Narayana
Chief Financial Officer

Place: Bengaluru
Date: May 30, 2017

REPORT ON CORPORATE GOVERNANCE

I. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Transparency and Accountability are the two basic tenets of Corporate Governance. A responsible corporate conduct is integral to the way we do our business. Our actions are governed by our values and principles, which are reinforced at all levels within the Company. At Prestige, we are committed to doing things the right way which means taking business decisions and acting in a way that is ethical and is in compliance with applicable legislation. We are deeply conscious of the role that we need to play in building of the society while doing business successfully. Our Company has a large number of stakeholders in all spheres of business and society. It will be our endeavor to constantly promote and enhance the stakeholders' legitimate interests.

To succeed, we believe, we need to maintain the highest standards of corporate behavior towards everyone we work with, the communities we touch and the environment on which we have an impact. This is our road to consistent, competitive, profitable and responsible growth and creating long term value for our shareholders, our people and our business partners. The Board of Directors ('The Board') is responsible for and committed to sound principles of Corporate Governance in the Company. The Board plays a crucial role in overseeing how the management serves the short and long term interests of shareholders and other stakeholders. This belief is reflected in our governance practices, under which we strive to maintain an effective, informed and independent Board. We keep our governance practices under continuous review and benchmark ourselves to best practices as demonstrated below in brief:

- Investor presentation & investor con-calls: At Prestige, performance of the Company in terms of operational and financial updates; the progress in each of our important projects; launches and completions; and other relevant details, are made known to investors through investor presentations on a quarterly basis. In addition, the Company also organizes investors' con-calls to ensure adherence to transparency in disclosure & functioning.

- Quarterly review of compliance report of departments: The Company follows a practice of quarterly review of compliances within the departments of the Company internally. The reports given by the heads of the departments are placed before the Board on a quarterly basis for its perusal. Thus, Prestige aims at building processes and systems to ensure constant observance of Corporate Governance in its true letter and spirit.

- Guidance vs. achievement: In line with the Company's ever enduring efforts to ensure highest levels of transparency and investor confidence, the Company sets out guidance values at the beginning of the fiscal. The Company carries out an evaluation of the actual performance against the guidance set at the beginning of the fiscal on a quarterly basis.

Ethics / Governance Policies

At Prestige, we strive to conduct our business and strengthen our

At Prestige, we are committed to doing things the right way which means taking business decisions and acting in a way that is ethical and is in compliance with applicable legislation. We are deeply conscious of the role that we need to play in building of the society while doing business successfully.

relationships in a manner that is dignified, distinctive and responsible. We adhere to ethical standards to ensure integrity, transparency, independence and accountability in dealing with all stakeholders. Therefore we have adopted various codes and policies to carry out our duties in an ethical manner. Some of these codes and policies are:

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

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

REPORT ON CORPORATE GOVERNANCE AND STATUTORY COMPLIANCES ARE GIVEN BELOW:

II. Board of Directors

a. Board Composition and Category of Directors

The Board has a healthy mix of both independent and non-independent directors which is in compliance with Regulation 17(1) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 referred to as the Listing Regulations. The composition of the Board and category of Directors are as follows:

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

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

Selection of Independent Directors

We have an eminent pool of Independent Directors who with their repertoire of knowledge, expertise and varied experience contribute to the development of strategies and also evaluate the performance of the management. The Independent Directors fulfil the criteria laid down under the Companies Act, 2013 and provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Taking the requirement of skill sets on the Board into consideration, eminent persons having an independent standing in their respective field or profession and who can effectively contribute to the Company's business and policy decisions, are considered for appointment as Independent Directors on the Board. The qualifications, positive attributes, areas of expertise and number of Directorships and Memberships held in various committees of other companies by such persons in accordance with the Company's Policy are considered for selection of directors and determining directors' independence.

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

Familiarization programs for Board Members

- The Company has adopted a structured program for the orientation and training of Independent Directors at the time of their joining, so as to enable them to understand the Company - its operations, business, industry and environment in which it functions and the regulatory environment applicable to it.

- The Directors are updated on a continuing basis regarding any significant changes, including regulatory changes, to enable them to be in a position to take well-informed and timely decisions.

- Presentations are made by EDs and Senior Management giving an overview of the Company's operations, products, group structure and subsidiaries, Board constitution and guidelines, matters reserved for the Board and the major risks and risk management strategy.

- Details of Familiarization Programs imparted to Independent Directors are posted on the website of Prestige Group (www.prestigeconstructions.com).

Orientation program upon induction of new directors

- An induction pack is handed over to the new inductee, which includes the Company's Corporate Profile, its Mission, Vision and Values Statement, Organizational Structure, the Company's history and milestones, latest Annual Report, Code of Conduct applicable to Directors / Employees of the Company, Code of Conduct for Prevention of Insider Trading, etc. In case the inductee is also inducted in any other Committee, he is also handed the respective Committee's Terms of Reference and the Whistle Blower Policy.

- A detailed communication incorporating the role, duties and responsibilities, remuneration and performance evaluation process, disclosure requirements, are issued for the information of the Independent Directors.

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

- A brief introduction to the Company and its main operating subsidiaries is also made.

Other initiatives to update the directors on a continuing basis

- At various Board Meetings during the year, presentations are made to the Board covering sustainability issues, risk management, Company policies and changes in the regulatory environment applicable to the corporate sector and to the industry in which the Company operates.

- Quarterly presentations on operations made to the Board include information on business performance, operations, market share, financial parameters, working capital management, fund flows, senior management changes, major litigation, compliances, subsidiary information etc.

- Meetings with the Company Executives are also arranged to better understand the business and operations of the Company.

Board Evaluation

The Board conducted an evaluation of itself and its Committees based on identified criteria and framework pursuant to the provisions of Companies Act, 2013 and Listing Regulations. The Board evaluated and assessed the performance and potential of each Director. The performance evaluation of the Independent Directors was carried out by the entire Board. The performance evaluation of the Chairman and Non-Independent Directors was carried out by the Independent Directors. A review of the performance of Executive Directors was also carried out.

Meetings of Independent Directors

As per Schedule IV of the Companies Act, 2013, Independent Directors of the Company should meet at least once in every financial year, without the presence of the Chairman & Managing Director or Executive Directors or other Non-Independent Directors or Chief Financial Officer or any other Management Personnel.

During the year under review, all the Independent Directors of the Company met on January 24, 2017 without the presence of Non-Independent Directors and members of the Management. At this meeting, the Independent Directors inter alia evaluated the performance of the Non-Independent Directors and Board of Directors as a whole, evaluated the performance of the Chairman of the Board and discussed the aspects relating to quality, quantity and timeliness of the flow of information between the Company, the Management and the Board

Code of Conduct

Whilst the Prestige Code of Conduct is applicable to the employees of the Company, the Board has also adopted a Code of Conduct for Non-Executive Directors, which incorporates the duties of Independent Directors as laid down in Schedule IV of the Companies Act, 2013 and Regulation 17(5) of Listing Regulations. The Code is posted on the website of Prestige Group www.prestigeconstructions.com

Prevention of Sexual Harassment

The Company recognizes that sexual harassment violates fundamental rights of gender equality, right to life and liberty and right to work with human dignity as guaranteed by the Constitution of India. To meet this objective, measures have been taken to eliminate and to take necessary penal action for any act of sexual harassment, which includes unwelcome sexually determined behavior.

Attendance/ Directorships of Board of Directors

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

Sr. No.	Name of Director	Director Identification Number [DIN]	Category@	Number of other Directorships held in other Public Limited Companies as on 31-03-2017 #		Number of committee Chairmanships / memberships held in other Public Limited Companies as on 31-03-2017 *		Board Meetings during the period April 01, 2016 to March 31, 2017		Whether present at the Previous AGM held on September 23, 2016
				Chairman	Director	Chairman	Member	Held	Attended	
1.	Mr. Irfan Razack	00209022	Chairman & MD	-	5	-	4	6	6	Yes
2.	Mr. Rezwan Razack	00209060	Joint Managing Director	-	7	-	-	6	6	No
3.	Mr. Noaman Razack	00189329	Wholetime Director	-	7	-	-	6	6	Yes
4.	Ms. Uzma Irfan	01216604	EPD	-	6	-	2	6	6	Yes
5.	Mr. Jagdeesh K Reddy	00220785	NEID	-	4	3	3	6	6	Yes
6.	Dr. Pangal Ranganath Nayak	01507096	NEID	-	4	3	1	6	5	Yes
7.	Mr. Biji George Koshy	01651513	NEID	-	3	-	5	6	6	Yes
8.	Mr. Noor Ahmed Jaffer	00027646	NEID	-	3	3	-	6	4	Yes

@ NEID - Non-Executive Independent Director, EPD – Executive Promoter Director.

Other companies do not include directorships of Private Limited Companies, Section 8 companies or Foreign Companies.

* Committee means Audit Committee and Stakeholders' Relationship Committee.

Six Board Meetings were held during the Financial Year ended March 31, 2017 on May 30, 2016; August 11, 2016; September 14, 2016; December 7, 2016; February 13, 2017 and March 22, 2017.

III. COMMITTEES OF THE BOARD

1. Audit Committee
2. Nomination and Remuneration Committee
3. Stakeholders Relationship Committee
4. Management Subcommittee
5. Corporate Social Responsibility (CSR) Committee
6. Risk Management Committee and
7. Restructuring Oversight Committee

Committees of the Board

1. Audit Committee

a. Composition of Audit Committee

i. The audit committee of the Company was constituted on November 10, 2009 and is in line with the provisions of Regulation 18 of Listing Regulations, read with Section 177 of the Companies Act, 2013. The primary objective of the Committee is to monitor and provide an effective supervision of the Management's financial reporting process, to ensure accurate and timely disclosures, with the highest levels of transparency, integrity and quality of financial reporting. The Audit Committee consists of three Independent and one Executive Director. The Committee is headed by an Independent Director. The Committee acts as a link between Statutory/Internal Auditors and the Board of Directors of the Company. The composition of the Audit Committee is as follows:

Name	Category	Designation
Mr. Jagdeesh K. Reddy	Independent Director	Chairman
Mr. Irfan Razack	Chairman and MD	Member
Dr. Pangal Ranganath Nayak	Independent Director	Member
Mr. Biji George Koshy	Independent Director	Member

ii. Previous Annual General Meeting of the Company was held on September 23, 2016. Mr. Jagdeesh K. Reddy, Chairman of the Audit Committee, has attended the meeting. The composition of the Audit Committee meets the requirements of Section 177 of the Companies Act, 2013 and Listing Regulations.

b. Meetings and attendance during the year:

During the financial year ended March 31, 2017 –five Audit Committee meetings were held on May 30, 2016, September 14, 2016, December 7, 2016, February 13, 2017 and March 22, 2017.

The attendance of the Audit Committee members is as under:

Name	No. of the Meetings	
	Held	Attended
Mr. Jagdeesh K. Reddy	5	5
Mr. Irfan Razack	5	5
Dr. Pangal Ranganath Nayak	5	4
Mr. Biji George Koshy	5	5

The Meeting of the Committee held on March 22, 2017 was for considering matters other than those considered by the Committee on quarterly basis.

c. The terms of reference of the Audit Committee are as under:

- Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
- Recommending to the Board the appointment, re-appointment and, if required, the replacement or removal of the statutory auditors and the fixation of the audit fees;
- Approval of payment to the statutory auditors for any other services rendered by the statutory auditors;
- Reviewing, with the management, the annual financial statements before submission to the Board for approval, with particular reference to:
  - matters required to be included in the Directors' Responsibility Statement to be included in the Board's report;

- changes, if any, in accounting policies and practices and reasons for the same;
- major accounting entries involving estimates based on the exercise of judgment by the management;
- significant adjustments made in the financial statements arising out of audit findings;
- compliance with listing and other legal requirements relating to financial statements;
- disclosure of any related party transactions;
- qualifications in the draft audit report, if any;

- Reviewing, with the management, the quarterly financial statements before submission to the board for approval;
- Reviewing, with the management, performance of statutory and internal auditors, and adequacy of the internal control systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- Discussion with internal auditors regarding any significant findings and follow up there on;
- Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;
- Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- To monitor the utilization of the proceeds of the Issue;
- Approval or any subsequent modification of transactions of the company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Valuation of undertakings or assets of the company and
- Such other functions as may be specifically referred to, by the Board, from time to time

d. Review of information by Audit Committee

The Audit Committee reviews the following information:

1. Management discussions and analysis of financial conditions and results of operations;
2. Statement of significant related party transactions (as defined by the Audit Committee) submitted by the management;
3. Management letters / letters of internal control weaknesses issued by the statutory auditors;
4. Internal audit reports relating to internal control weaknesses;
5. The appointment, removal and terms of reference of the internal auditor(s) shall be subject to review by the Audit Committee.
6. Statement of deviations:
   a. quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1) of Listing Regulations.

b. annual statement of funds utilized for purposes other than those stated in the offer document /prospectus/notice in terms of Regulation 32(7) of Listing Regulations.

The Audit Committee is also responsible for giving guidance and directions under the SEBI (Prohibition of Insider Trading) Regulations, 2015.

The Audit Committee reviewed the reports of the internal auditors; the reports of the statutory auditors arising out of the quarterly, half-yearly, and annual audit of the accounts; considered significant financial issues affecting the Company; and held discussions with the internal and statutory auditors and the Company Management during the year. The Committee also reviewed the Internal Restructuring exercise pursued this year for streamlining the business of the Group across business verticals namely Residential, Office, Retail and Hospitality and recommended to the Board the action plan and way forward for implementation thereof.

2. Nomination and Remuneration Committee

a. Composition of Nomination and Remuneration Committee

The Nomination and Remuneration Committee of the Board was constituted by the Company on May 26, 2014, in accordance with the requirement of Section 178 of the Companies Act, 2013 and Listing Regulations. The Nomination and Remuneration Committee comprises of Independent Directors as members:

Name	Category	Designation
Dr. Pangal Ranganath Nayak	Independent Director	Chairman
Mr. Jagdeesh K. Reddy	Independent Director	Member
Mr. Noor Ahmed Jaffer	Independent Director	Member

b. Meetings and Attendance during the year

During the financial year ended March 31, 2017, three meetings of the Committee were held, on May 30, 2016, December 7, 2016 and February 13, 2017.

The attendance of the Nomination and Remuneration Committee members is as under:

Name	No. of the Meetings	
	Held	Attended
Dr. Pangal Ranganath Nayak	3	2
Mr. Jagdeesh K Reddy	3	3
Mr. Noor Ahmed Jaffer	3	3

c. The terms of reference of the Nomination and Remuneration Committee are as under:

- To formulate the criteria for determining qualifications, positive attributes and independence of a director; and recommend to the Board, a policy, relating to remuneration of Directors, Key Managerial Personnel and other employees.

- To identify persons who are qualified to become directors, or who may be appointed in senior management positions, in accordance with the criteria laid down and recommend to the Board, the appointment and removal of such directors or personnel.

To evaluate the performance of every director of the Company.

d. Nomination and Remuneration Policy

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

The committee under the guidance of the Board, has formulated the criteria and framework for the performance evaluation of every Director on the Board, including Executive and Independent Directors.

The performance of the individual Directors was evaluated after seeking inputs from all the Directors other than the one who is being evaluated. The evaluation was based on the criteria such as commitment, attendance, preparedness, participation, expression of opinions, etc.

The performance of the Board Chairman was evaluated after seeking inputs from all the Directors on the basis of the criteria such as leadership, preparedness, commitment, delegation of responsibilities, protection of shareholders' interest, etc.

e. Details of remuneration paid during the Financial Year ended March 31, 2017 to the Directors are furnished hereunder:

Name	Category@	Salary & Commission (₹)	Perquisites (₹)	Sitting Fees (₹)	Total (₹)	No. of shares held
Mr. Irfan Razack	Chairman & MD	5,55,00,000	-	-	5,55,00,000	93,75,000
Mr. Rezwan Razack	Joint MD	5,55,00,000	-	-	5,55,00,000	93,75,000
Mr. Noaman Razack	WTD	36,00,000	-	-	36,00,000	93,75,000
Ms. Uzma Irfan	EPD	30,00,000	-	-	30,00,000	7,82,250
Mr. Jagdeesh K Reddy	NEID	-	-	5,00,000	5,00,000	-
Dr. Pangal Ranganath Nayak	NEID	-	-	3,75,000	3,75,000	-
Mr. Biji George Koshy	NEID	-	-	5,00,000	5,00,000	-
Mr. Noor Ahmed Jaffer	NEID	-	-	3,00,000	3,00,000	-

@MD-Managing Director, WTD- Whole Time Director

EPD – Executive Promoter Director, NEID – Non-Executive Independent Director

3. Stakeholders Relationship Committee

a. Composition of Stakeholders' Relationship Committee

The Stakeholders' Relationship Committee was constituted by the company on May 26, 2014 and is in line with the provisions of Regulation 20 of Listing Regulations read with Section 178 of the Companies Act, 2013. The Stakeholder Relationship Committee is primarily responsible to review all the matters connected with the Company's transfer of securities and Redressal of shareholders'/investors'/security holders' complaints. The committee comprises of the following Directors as members:

Name	Category	Designation
Mr. Biji George Koshy	Independent Director	Chairman
Mr. Irfan Razack	Chairman & Managing Director	Member
Mr. Rezwan Razack	Joint Managing Director	Member

b. Meetings and Attendance during the year

During the financial year ended March 31, 2017, four meeting of the Committee was held as on May 30, 2016; September 14, 2016; December 7, 2016 and February 13, 2017. The attendance of the Stakeholders' Relationship Committee members is as under:

Name	No. of the Meetings	
	Held	Attended
Mr. Biji George Koshy	4	4
Mr. Irfan Razack	4	4
Mr. Rezwan Razack	4	4

c. The terms of reference of the Stakeholders Relationship Committee are as under:

- To resolve the grievances of security holders of the Company with respect to:
  - Transfer/ Transmission of shares.
  - Issue of duplicate share certificates.
  - Review of shares dematerialized and all other matters in this connection.
  - Monitoring expeditious redressal of investors' grievances.
  - Non-receipt of annual reports & dividend.
- All other matter related to shares / debentures.

The details of the complaints received during the Financial Year 2016-17 and the status of the same are as below:

Nature of Complaints	No. of Complaints Received	No. of Complaints Resolved	Pending Complaints
Non-Receipt of Dividend Warrants	0	0	0
Non-Receipt of Share Certificates	0	0	0
SEBI Complaints (SCORES)	0	0	0
Non-Receipt of Annual Reports	1	1	0
Total	**1**	**1**	**0**

4. Management Subcommittee

a. Composition of Management Subcommittee

The Management Sub Committee was constituted on November 10, 2009, with two Executive Directors, Mr. Irfan Razack and Mr. Rezwan Razack. The Committee was re- constituted on the February 1, 2012 to include Mr. Noaman Razack in the Committee. The Committee presently comprises of 3 Executive Directors as mentioned below:

Name	Category	Designation
Mr. Irfan Razack	Chairman & Managing Director	Chairman
Mr. Rezwan Razack	Joint Managing Director	Member
Mr. Noaman Razack	Whole time Director	Member

b. Meetings and Attendance during the year

During the Financial Year ended March 31, 2017, fourteen meetings of the Management Subcommittee were held – on May 03, 2016; May 27, 2016; June 13, 2016; June 27, 2016; August 22, 2016; September 08, 2016; September 19, 2016; October 14, 2016; October 17, 2016; November 28, 2016; December 27, 2016; February 23, 2017; March 24, 2017; and March 31, 2017.

The attendance of members is as under:

Name	No. of the Meetings	
	Held	Attended
Mr. Irfan Razack	14	14
Mr. Rezwan Razack	14	14
Mr. Noaman Razack	14	14

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

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

a. To borrow funds otherwise than on debentures from any banks, financial institutions, group companies or associate entities, affiliates by any which way and in any manner up to ₹ 4,000 crore; and create or modify mortgage, hypothecation, assignment, lien, or charge on the movable or immovable properties, project receivables or any other assets of the Company upto ₹ 4,000 crore.

b. To invest / disinvest the funds of the Company through any instruments or grant loans, ICDs, or give guarantee / security to its subsidiary or associate companies or any new body corporate, upto ₹ 4,000 Crore.

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

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

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

f. To comply with routine statutory and regulatory procedures.

g. Granting and revoking specific Power of Attorney to Company Directors and executives to carry out daily operations.

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

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

5. Corporate Social Responsibility (CSR) Committee

a. Composition of CSR Committee

The CSR Committee of the Company was constituted by the Company on May 26, 2014, in line with the provisions of Section 135 of the Companies Act, 2013. The Committee's prime responsibility is to assist the Board in discharging its social responsibilities by way of formulating and monitoring the implementation of the Corporate Social Responsibility Policy. The Committee comprises of the following Directors as members:

Name	Category	Designation
Mr. Irfan Razack	Chairman & Managing Director	Chairman
Mr. Noor Ahmed Jaffer	Independent Director	Member
Mr. Rezwan Razack	Joint Managing Director	Member

b. Meetings and Attendance during the year

During the Financial Year ended March 31, 2017, one meeting of the CSR Committee was held on March 22, 2017. The attendance of the CSR Committee members is as under:

Name	No. of the Meetings	
	Held	Attended
Mr. Irfan Razack	1	1
Mr. Rezwan Razack	1	1
Mr. Noor Ahmed Jaffer	1	1

c. The terms of reference of the CSR Committee are as follows:

- To pursue shareholder value enhancement and societal value creation in a mutually emphasized and synergistic manner through ethical, transparent, responsible and human conduct and by staying in compliance with applicable laws.
- To build cleaner and greener cities, promote sustainability and strive for more efficient and effective use of energy and materials.
- To eradicate hunger, poverty and malnutrition, promote preventive healthcare and sanitation and make safe drinking water available.
- To promote education, including special education among children, women and the differently abled; and to promote livelihood enhancement projects.
- To promote gender equality, empower women economically, supplement primary education, participate in rural capacity building programs and other such initiatives.
- To ensure economic sustainability, ecological balance, protection of flora and fauna, animal welfare, conservation of natural resources and maintenance of the quality of soil, air and water.
- To protect national heritage, art and culture.
- To promote traditional arts and handicrafts.
- To promote measures for the benefit of veterans of the armed forces, war widows and their dependents.
- To promote nationally recognized sports and rural sports.
- To promote similar other activities towards the betterment of society.

6. Risk Management Committee (RMC)

The Committee on Risk Management of the Company comprises of all the Directors and Executive Directors of the company. The committee is entrusted with the role and responsibility of framing risk management plan for the Company. The Committee regularly identifies and analyzes material risks both external and internal pertaining to their respective functionality/ domain and lays down the mitigation mechanism.

a. Meetings and Attendance during the year

During the year ended March 31, 2017, one meeting of the RMC was held on December 07, 2016. The attendance at the RMC was as follows:

Name	No. of the Meetings	
	Held	Attended
Mr. Irfan Razack	1	1
Mr. Rezwan Razack	1	1
Mr. Noaman Razack	1	1
Ms. Uzma Irfan	1	1
Mr. Jagdeesh K Reddy	1	1
Mr. Noor Ahmed Jaffer	1	1
Mr. B.G. Koshy	1	1
Dr. Pangal Ranganath Nayak	1	1

The meeting was also attended by the Executive Directors of the Company.

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

7. Restructuring Oversight Committee

The Restructuring Oversight Committee of Directors was constituted by the Company on August 11, 2016. It was constituted for the purpose of analyzing the internal restructuring exercise and recommending to the Board on the various steps to give effect to the restructuring.

a. The Committee comprises of the following Directors as members

Name	Category	Designation
Mr. Irfan Razack	Chairman & Managing Director	Chairman
Mr. Rezwan Razack	Joint Managing Director	Member
Mr. Noaman Razack	Wholetime Director	Member
Mr. Jagdeesh K Reddy	Independent Director	Member
Mr. Biji George Koshy	Independent Director	Member

b. Meetings and Attendance during the year

During the Financial Year ended March 31, 2017, five meetings of the Restructuring Oversight Committee were held – September 15, 2016; September 26, 2016; January 04, 2017; February 09, 2017 and February 13, 2017

Name	No. of the Meetings	
	Held	Attended
Mr. Irfan Razack	5	5
Mr. Rezwan Razack	5	4
Mr. Noaman Razack	5	5
Mr. Jagdeesh K Reddy	5	5
Mr. Biji George Koshy	5	5

c) Terms and reference of Restructuring Oversight Committee

(i) Appoint lawyers, merchant bankers, tax advisors, chartered accountants and other intermediaries as may be required to advise on any proposed restructuring/ streamlining of the businesses of the Company;

(ii) Evaluate restructuring options proposed by such advisors, including for costs to be incurred by Company and impact on business operations and present shortlisted options to the Board for its approval;

(iii) If enquiries have been made regarding a potential investment, appoint appropriate intermediaries and meet with shortlisted enquirers identified by such intermediaries and undertake requisite

actions to initiate processes to finalize and present an option for the Board to confirm any such potential transaction;

(iv) If and where any potential transaction is being further explored, appoint lawyers, tax and financial advisors, valuers and technical consultants to advise and assist the Company and/or its subsidiaries with any such potential transaction that may be considered and undertake any due diligence as may be required to be initiated;

(v) Permit the sharing of requisite information with Company's advisors, intermediaries and potential enquirers, subject to execution of appropriate confidentiality and no-trading agreements in terms of applicable laws; and

(vi) Ensure Company is protected with the highest level of corporate governance and disclosure requirements in relation to the proposed restructuring and/or any potential investment.

IV. GENERAL BODY MEETINGS

a. Annual General Meeting (AGM)

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

Year	Venue	Date & Time	Special Resolutions passed
2015-16 (Nineteenth AGM)	Orchid Hall, The Oberoi Hotel, 37-39, MG Road, Bengaluru – 560 001	September 23, 2016 at 4:00 p.m	Increase in Investment Limits u/s 186 of the Companies Act, 2013
2014-15 (Eighteenth AGM)	Aloft Cessna Bengaluru, Cessna Business Park, Sarjapur-Marathahalli Outer Ring Road, Kadubeesanahalli, Bellandur Post, Bengaluru - 560103	September 30, 2015 at 3:30 p.m.	Issue of Non-Convertible Debentures on a Private Placement basis
2013-14 (Seventeenth AGM)	Aloft Cessna Bengaluru, Cessna Business Park, Sarjapur-Marathahalli Outer Ring Road, Kadubeesanahalli, Bellandur Post, Bengaluru - 560103	September 25, 2014 at 3.30 p.m.	Alteration of AOA w.r.t. Election of Chairman

b. Extraordinary General Meetings

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

c. Special Resolutions passed through postal ballot:

During the last year, no agenda items were passed through postal ballot.

V. DISCLOSURES

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

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

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

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

c. Vigil Mechanism and Whistle Blower Policy:

To maintain high level of legal, ethical and moral standards and to provide a gateway for employees to voice their concerns in a responsible and effective manner about serious malpractices, impropriety, abuse or wrongdoing within the organization, the Company has a Whistle Blower Policy in place, applicable to the Company and its subsidiaries.

No personnel has been denied access to the Audit Committee.

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

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

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

e. Accounting treatment in preparation of Financial Statements:

The accounting standards prescribed under section 133 of the Companies Act, 2013, have been followed in preparation of the financial statements of the Company.

f. Compliance of Prohibition of Insider Trading Regulations:

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

g. Disclosure on Compliance:

Your company has complied with the requirements of the Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

VI. MEANS OF COMMUNICATION

The Company has been sending Annual Reports, notices and other communications to each household of shareholders through e-mail, post or courier.

The quarterly results of the Company are normally published in the Business Standard, Samyuktha Karnataka/ Vijayavani and also displayed on the Company's website www.prestigeconstructions.com. The Company's official news releases and Investor/ Analyst/ Corporate Presentations are also displayed on this website. These are also submitted quarterly to the BSE Limited (BSE) and The National Stock Exchange of India Limited (NSE), in accordance with the Listing Regulations. The Shareholding pattern and corporate governance report are also submitted to NSE through NSE Electronic Application Processing System (NEAPS) and BSE on the website listing. bseindia.com. The presentations made to analysts and others are also posted on the Prestige Group website. The Shareholding pattern, reconciliation of Share Capital Audit Report and other corporate governance disclosures as per Listing Regulations are filed electronically through the respective listing centers of the Stock Exchanges and Investor Complaints are addressed through SEBI Complaints Redressal System (SCORES) and the same is also available on the Company's website www.prestigeconstructions.com.

VII. GENERAL SHAREHOLDER INFORMATION

a. Date, time and venue of the 20th AGM:

Wednesday, September 27, 2017 at 3:00 pm at Conrad Hotel, No. 25/3 Kensington Road, Ulsoor, Bengaluru - 560008

b. Book Closure Date:

Register of members and Share Transfer books of the Company will remain closed from Thursday, September 21, 2017 to Wednesday, September 27, 2017 (both days inclusive) for the purpose of Dividend and Annual General Meeting.

c. Dividend Payment Date:

The Directors have recommended final dividend on the equity shares of the Company for the FY 2016-17 @ ₹ 1.2 per equity share (12%).

Unclaimed dividend: Members who have not encashed/ claimed their dividend for FY 2010-11, FY 2011-12, FY 2012-13, FY 2013-14, FY 2014-15 and FY 2015-16 are requested to correspond with the Company's Registrar and Transfer Agent, Link Intime India Private Limited. In terms of Section 124(5) of the Companies Act, 2013, amounts lying unpaid or unclaimed in the Unpaid Dividend Account of the Company for a period of 7 years from the date of such transfer, shall be transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government.

d. Listing on Stock Exchanges:

(i) Equity Shares:

The Company's shares have been listed on the following Stock Exchanges.

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

The Company has paid annual listing fees for the year 2017-18 to both the Stock Exchanges.

(ii) Privately placed Debt instruments:

The Company's privately placed debentures totally aggregating to ₹ 500 crores (500 Nos. at a face value of ₹ 1 crore each), are scheduled for redemption in various tranches from the year 2018 to 2020.
These are listed on the National Stock Exchange of India Limited.

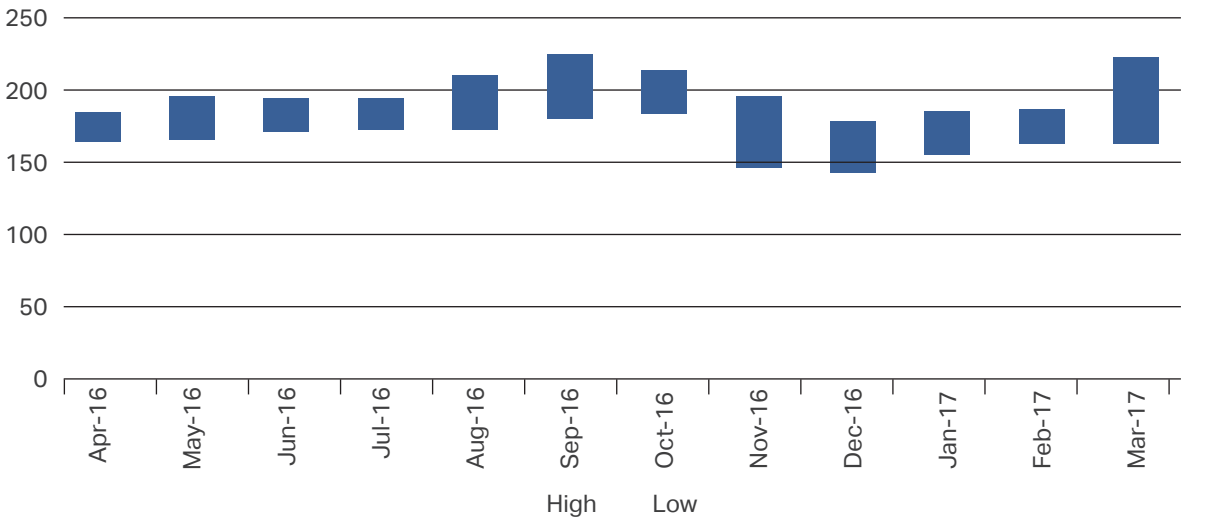
The Company has paid annual listing fees to the Stock Exchange in respect of the listed debt securities for the above said debentures for the FY 2017-18.

e. Stock Market Data relating to Shares Listed

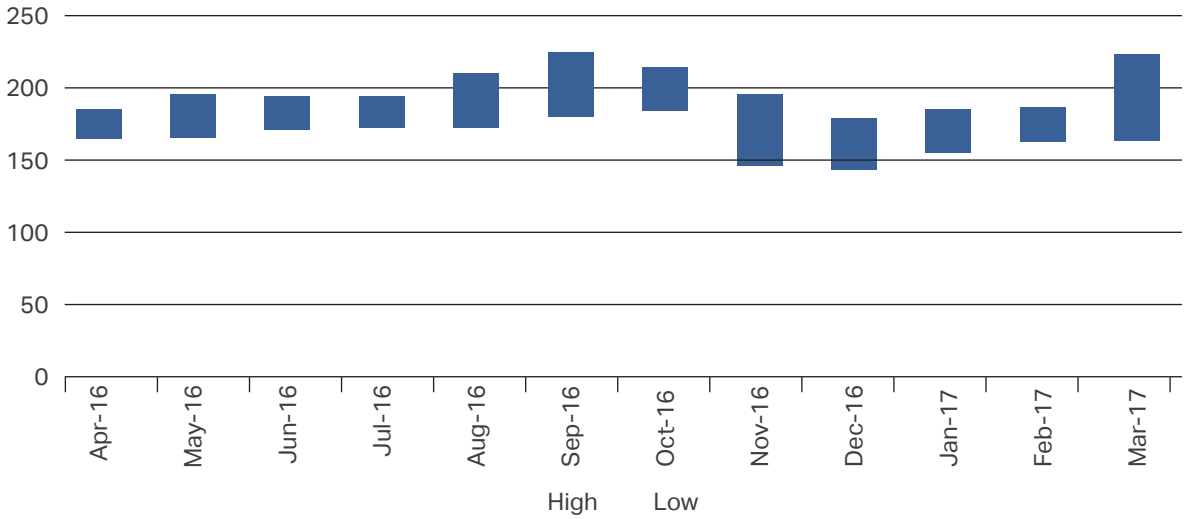
(Amount in ₹)

Month	NSE		BSE	
	High	Low	High	Low
April 2016	185.00	165.00	182.15	164.15
May 2016	194.80	165.75	195.00	166.30
June 2016	194.00	172.05	194.40	172.25
July 2016	194.25	173.10	195.00	160.00
August 2016	209.70	173.05	209.80	173.05
September 2016	223.80	180.20	224.00	180.15
October 2016	213.35	185.00	212.85	181.20
November 2016	194.90	146.10	194.90	141.30
December 2016	177.60	144.00	179.00	144.50
January 2017	184.30	155.95	184.50	157.50
February 2017	186.45	163.85	185.85	164.95
March 2017	222.20	164.00	221.30	148.00

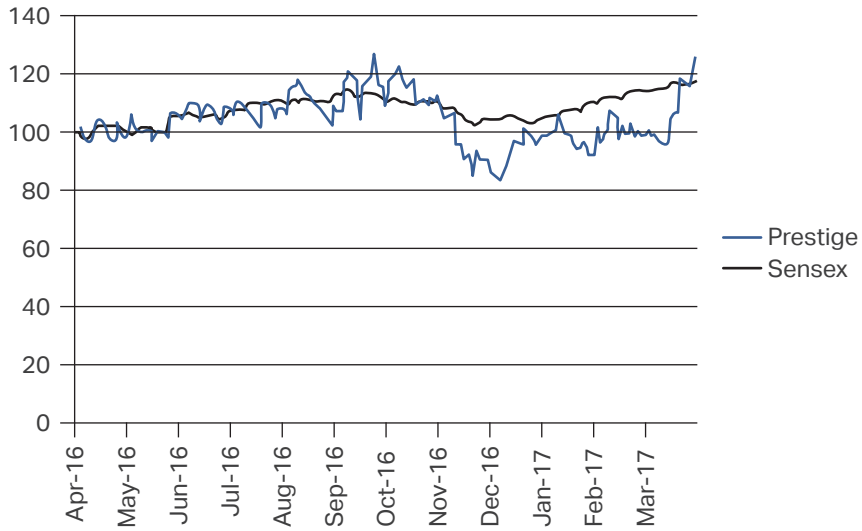
Prestige Share Price – NSE



Prestige Share Price – BSE

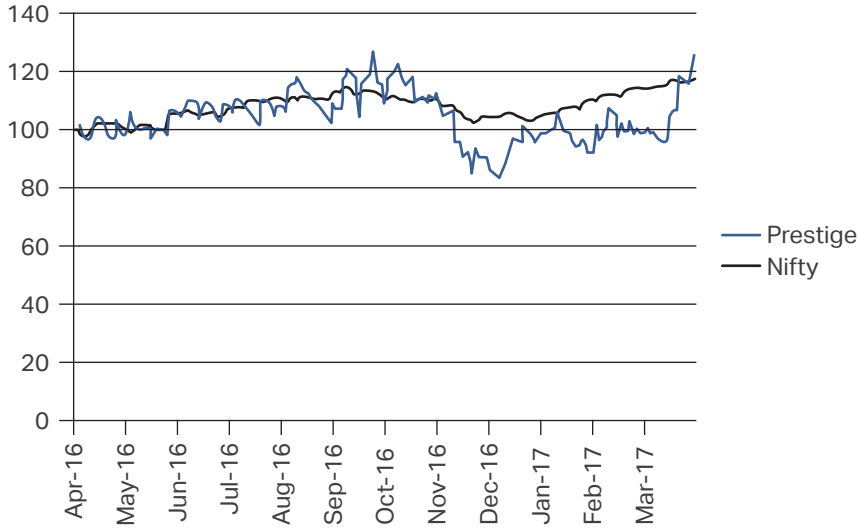


Prestige share price versus Nifty*



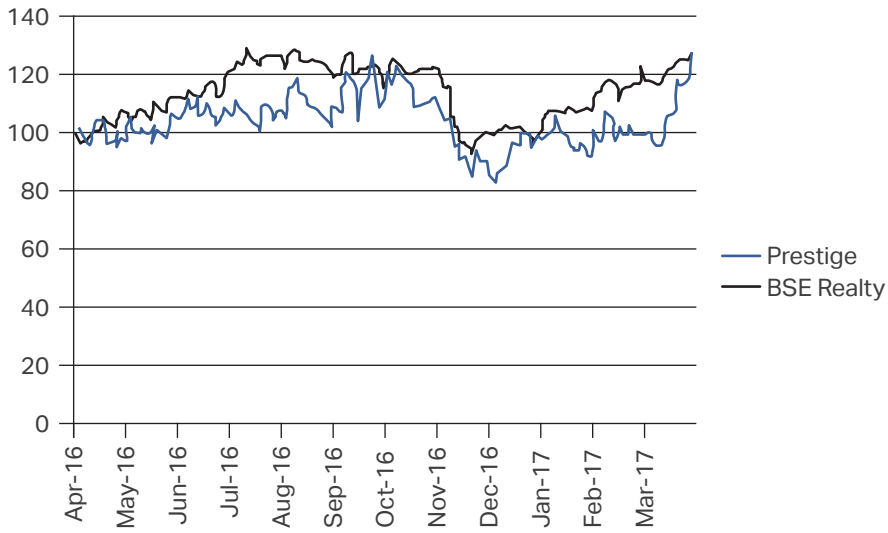
*Note: Base 100

Prestige share price versus Nifty*



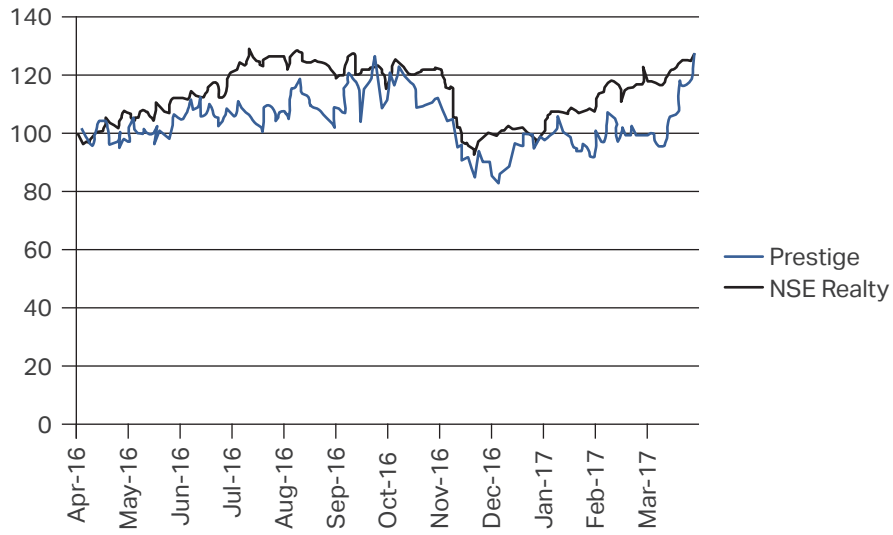
*Note: Base 100

Prestige share price versus BSE Realty*



*Note: Base 100

Prestige share price versus NSE Realty*



*Note: Base 100

f. Registrar & Share Transfer Agent (RTA)

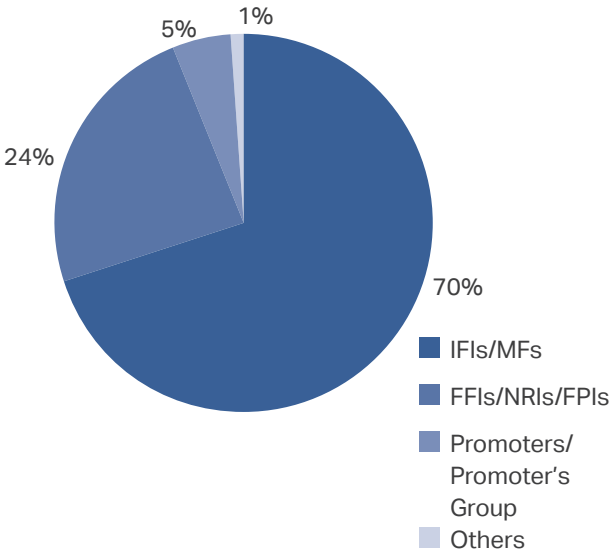
Link Intime India Private Limited
C-101,247 Park, L B S Marg,
Vikhroli West,
Mumbai-400083.
Telephone Number:022-49186270
Fax Number:022-49186060
Email : rnt.helpdesk@linkintime.co.in

g. Share Transfer System:

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

h. Distribution of equity shareholding as on March 31, 2017

Distribution of Equity Shareholding (by Category)



Description	No of Shareholders	Total Shares	% Equity
Clearing Member	230	747,934	0.1994
Other Bodies Corporate	196	1,325,395	0.3534
Financial Institutions	1	5,419	0.0014
Foreign Institutional Investor	16	7,625,510	2.0335
Hindu Undivided Family	198	58,640	0.0156
Mutual Fund	10	16,516,097	4.4043
Non Nationalized Banks	2	450	0.0001
Non Resident Indians	214	80,041	0.0213
Non Resident (Non Repatriable)	82	31,224	0.0083
Public	10,570	2,118,965	0.5651
Promoters	10	262,500,000	70.0000
Trusts	3	3020	0.0008
Foreign Portfolio Investor (Individual)	1	800	0.0002
Foreign Portfolio Investor (Corporate)	123	83,986,505	22.3964
Total:	**11,654**	**375,000,000**	**100.00**

Distribution by size

Sr. No.	Range of equity shares held	March 31, 2017			
		No. of share holders	%	No. of shares	%
1	1 – 500	10,668	91.5237	935,632	0.2495
2	501 – 1000	479	4.1095	341,121	0.0910
3	1001 – 2000	166	1.4242	251,566	0.0671
4	2001 – 3000	65	0.5577	169,177	0.0451
5	3001 – 4000	31	0.2660	114,696	0.0306
6	4001 –5000	28	0.2402	131,238	0.0350
7	5001 – 10000	43	0.3689	339,165	0.0904
8	10001 and above	176	1.5100	372,717,405	99.3913
Total		**11,656**	**100**	**375000000**	**100.0000**

i. Dematerialization of Shares and Liquidity

As on March 31, 2017, the Company's equity share capital representing 37,49,99,997 shares(almost 100%) were held in dematerialized form with both the Depositories i.e., National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). 3 equity shares are held in physical mode on the specific request of shareholders.

ISIN: INE811K01011 (Fully Paid Shares)

Description	No. of Shares	% Equity
PHYSICAL	3	0.00
NSDL	373981440	99.73
CDSL	1018557	0.27
Total	**375000000**	**100.00**

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

The Company has not issued any GDRs / ADRs / Warrants or any convertible instruments.

k. Details of Debenture Trustee:

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

l. Address for correspondence

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

Address of Branch Offices:

Chennai	Kochi	Hyderabad	Goa	Mangalore
Prestige Polygon, 471, Anna Salai Nandanam, Chennai – 600035 Ph:+91-44-42924000	Prestige Estates Projects Limited No.96, 10th Floor, Abad Nucleus Mall & Office, NH 49, Maradu P.O Kochi- 682304 Landline: 91-0484-4030000/4025555	Prestige Estates Projects Limited Level 1, Merchannt Towers, Banjara Hills, Road No. 4, Hyderabad- 500034 Andra Pradesh Landline: 91-040-23351440/41	Prestige Estates Projects Limited Unit G8, Geras Imperium II, Patto Plaza, Panjim Goa – 403001 Landline: 91-083-22970333	The Forum Fiza Mall, Opposite Corporation Bank Head Office, Mangaladevi Road Pandeshwar, Mangalore Karnataka - 575001

m. Details of Company Secretary and Compliance Officer

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

n. Prevention of Insider Trading

In accordance with the requirements of SEBI (Prohibition of Insider Trading) Regulations, 2015, the Company has instituted a comprehensive Code of Conduct for Prevention of Insider Trading. This policy also includes a Code of Practices and Procedures for Fair Disclosure of unpublished price sensitive information, initial and continual disclosure.

The policy is available on our website (www.prestigeconstructions.com)

o. Reconciliation of Share Capital Audit

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

In addition, Secretarial Audit was carried out for ensuring transparent, ethical and responsible governance processes and also to ensure the proper functioning of compliance mechanisms in the Company. M/s. Nagendra D. Rao, Company Secretary in Practice, conducted Secretarial Audit of the Company and a Secretarial Audit Report for the Financial Year ended March 31, 2017, is provided in the Annual Report.

p. Corporate Identity Number (CIN)

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

q. Custodial fees:

The Company has paid custodial fees for FY 2017-18 to NSDL and CSDL

r. Unclaimed Shares

Unclaimed shares are NIL as on March 31, 2017

VIII. SUBSIDIARY COMPANIES

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

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

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

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

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

Place: Bengaluru
Date: May 30, 2017

DECLARATION ON COMPLIANCE WITH CODE OF CONDUCT

To The Members of
Prestige Estates Projects Limited

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

I, Irfan Razack, Chairman and Managing Director of Prestige Estates Projects Limited, to the best of my knowledge and belief, declare that all the members of the Board of Directors and Senior Management personnel have affirmed compliance with the Code of Conduct of the Company for the year ended March 31, 2017.

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

Place: Bengaluru
Date: May 30, 2017

MANAGING DIRECTOR AND CHIEF FINANCIAL OFFICER CERTIFICATION

The Board of Directors
Prestige Estates Projects Limited
The Falcon House, No. 1, Main Guard Road
Bengaluru- 560 001

This is to certify that

A. We have reviewed the financial statements and the cash flow statement for the year ended March 31, 2017 and that to the best of our knowledge and belief:

   (1) these financial statements and the cash flow statement do not contain any materially untrue statement, or omit any material fact, or contain statements that might be misleading,

   (2) these financial statements and the cash flow statement together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violate the Company's Code of Conduct.

C. We accept responsibility for establishing and maintaining internal controls for financial reporting. We have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting, and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.

D. We have indicated to the auditors and the Audit Committee:

   1. significant changes in internal control over financial reporting during the year.

   2. significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

   3. instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

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

Sd/-
Venkat K. Narayana
Chief Financial Officer

Place: Bengaluru
Date: May 30, 2017

INDEPENDENT AUDITOR'S CERTIFICATE ON CORPORATE GOVERNANCE

To the Members of

Prestige Estates Projects Limited

1. This certificate is issued in accordance with the terms of our engagement letter dated November 14, 2016.

2. We, Deloitte Haskins & Sells, Chartered Accountants, the Statutory Auditors of PRESTIGE ESTATES PROJECTS LIMITED ("the Company"), have examined the compliance of conditions of Corporate Governance by the Company, for the year ended on March 31, 2017, as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations).

Managements' Responsibility

3. The compliance of conditions of Corporate Governance is the responsibility of the Management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in the Listing Regulations.

Auditor's Responsibility

4. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

5. We have examined the books of account and other relevant records and documents maintained by the Company for the purposes of providing reasonable assurance on the compliance with Corporate Governance requirements by the Company.

6. We have carried out an examination of the relevant records of the Company in accordance with the Guidance Note on Certification of Corporate Governance issued by the Institute of the Chartered Accountants of India (the ICAI), the Standards on Auditing specified under Section 143(10) of the Companies Act 2013, in so far as applicable for the purpose of this certificate and as per the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination of the relevant records and according to the information and explanations provided to us and the representations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the Listing Regulations during the year ended March 31, 2017.

9. We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

V.Balaji
(Partner)
(Membership No. 203685)

Place: Bengaluru
Date: May 30, 2017

MANAGEMENT DISCUSSION AND ANALYSIS

1. INDIAN ECONOMY

1.1 Review

In a largely volatile global economic scenario, India continued to be an oasis of hope. The country's macro fundamentals continued to remain stable during the financial year 2016-17, reinforced by concerted policy efforts by the Government. Measures to control food prices and judicious use of monetary policy levers by the RBI kept inflation low throughout the year. Despite challenges, the country continued to be one of the world's fastest growing economies, registering 7.1% growth in FY 2016-17.

After two years of drought, the monsoon was encouraging during the year, significantly improving agricultural prospects. Lower food prices helped bring headline CPI inflation down to an average 4.5% in FY 2016-17. This, along with the implementation of 7th Pay Commission, strengthened rural and urban domestic demand. There was a transient shock for a couple of months in Q3 FY 2016-17 owing to demonetisation, but economic activity picked up momentum towards the end of Q4 FY 2016-17.

The year will be remembered for three reforms that the Government pushed through: Demonetisation, the Goods and Services Tax (GST) and RERA (Real Estate Regulation and Development) Act. Demonetisation was largely aimed at reducing the cash intensity in the economy; and to drive formalisation and digitalisation across all sectors. Despite temporary hardships (which marginally impacted growth), demonetisation holds potential for long-term benefits by paving the way towards a larger and a cleaner GDP, driven by digital channels.

The passage of the Constitutional Amendment Bill paving the way for GST implementation was another landmark policy initiative. It envisages a uniform indirect tax framework for the nation. The benefits of GST are many as it unifies fragmented Indian market under uniform taxation; enhances the ease of doing business with transparent taxation; removes cascading effects of taxes; saves government's cost in tax collection; diminishes raw material costs and thus, decreases prices of associated goods and reduces corruption with unified taxation.

On the external front, current account deficit remained within comfortable limits during the year. Inflation eased as well, paving the way for 50 bps reduction in interest rates.

The primary concern for the economy continues to be a slowdown in private investments, which has caused corporate credit demand to remain subdued. The Union Budget continued to strive towards fiscal consolidation, fixing a fiscal deficit target of 3.2% in FY 2017-18, down from the 3.5% in FY 2016-17. However, the Government of India's capital expenditure has increased in the Union Budget, both in actual terms in FY 2016-17 and projected FY 2017-18, which will partially offset the drop in private capex.

1.2 Outlook

India's growth momentum is likely to accelerate in the second half of FY 2017-18, amid the rapid pace of ongoing re-monetisation and trickle-down impact of past policy reforms.

The year will be remembered for three reforms that the Government pushed through: Demonetisation, the Goods and Services Tax (GST) and RERA (Real Estate Regulation and Development) Act.

The country's growth rate is likely to touch 7.4% in FY 2017-18, driven by a rebound in consumption demand. Long-term consumption growth will be driven by major factors: government reforms across all sectors of the economy; resurgence in semi-urban and rural demand; low interest rates; benign inflation; favourable demographics (half of the population is below the age of 35); and an expanding addressable market size (India now has 50 large consumption hubs).

Going forward, investment is likely to remain modest, particularly in the first half of the year, but capex spend may gradually revive with spends on affordable housing, renewable energy, urban infrastructure and road and rail projects.

The country's growth rate is likely to touch 7.4% in FY 2017-18, driven by a rebound in consumption demand.

2. INDUSTRY REVIEW

2.1 Real Estate Sector in India

2.1.1 Review

India's real estate and construction sector contributes the third highest share to the Indian economy. The sector is also important because it is the third largest employer after agriculture and manufacturing. In the preceding decade, the size of the whole industry has doubled to nearly ₹ 7 lakh crore [Source: KPMG]. During the period, the sector saw a marked change from being unorganised to organised. Private equity firms and other strategic investors helped shape the real estate sector in this way.

Rapid urbanisation, increasing migration, governmental push for affordable housing, and a considerable demand-supply gap augur well for the sector as it grows. By 2031, over 60 crore people are expected to live in India's urban landscape. This certainly creates a significant opportunity for the players in the industry.

2.1.2 Government Initiatives

The year 2016 saw significant transformation and disruption for the real estate sector. The Union Government undertook multiple policy initiatives to improve transparency, accountability and liquidity in the sector.

While implementing its previous programmes such as the Atal Mission of Rejuvenation and Urban Transformation (AMRUT), the Smart Cities Mission, and the Pradhan Mantri Awas Yojna (PMAY) in mission mode, the Government passed certain landmark legislations and introduced radical reforms in 2016.

Key Policy Interventions with Implications for Real Estate Sector

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

b. The Goods & Services Tax (GST)

c. Mutual Fund Investments in REITs and InvITs

d. The Benami Transactions (Prohibition) Amendment Act, 2016

The following are notable reforms by policymakers with implications for the real estate sector:

a. The Real Estate (Regulation & Development) Act, 2016: This landmark legislation is aimed at reducing corruption and enhancing the transparency in the real estate realm. Some key highlights of the Act are given below (Source: JLL-CII Report):
   - A developer cannot make any changes to the agreed plan without the written consent of the buyer.
   - The property will have to be sold to buyers on the basis of carpet area; and not on the super built-up area.
   - Registration is mandatory for all commercial and residential real estate projects where the land area is bigger than 500 square metres or includes eight or more apartments and which are under construction.
   - Upon a project delay from the developer end, they will have to pay interest on the amount paid by the buyer.
   - It is compulsory for a state to establish a State Real Estate Regulatory Authority.
   - Failing to register a property will attract a penalty of up to 10% of the project cost and a repeated violation could send the developer to jail.
   - Every phase of the project will be considered a standalone real estate project and will need to obtain separate registration.
   - The developer will have to place 70% of the money collected from a buyer in a separate escrow account to meet the project's construction cost.
   - If the buyer finds any shortcomings in the project he/she can contact the developer in writing within one year of taking possession.

RERA is expected to bring a strong positive impact on all stakeholders. The capital values of the properties are expected to rise, as demand surpasses supply.

1 IMPACT ON DEVELOPERS

- Can't Sell/ Market/ Advertise the project without registering the project with RERA.
- 70% of the Sale proceeds to be kept in separate account and the same can be utilised only for the construction of the project.
- Obligation to fix structural or workmanship defects for 5 years after handing over possession.

2 IMPACT ON BUYERS

- Increased transparency in Transactions.
- Informed buying decision on account of easy access to information about the Project.
- Timely possession of property as per committed specifications and quality.

3 IMPACT ON INTERMEDIARIES/ BROKERS

- Can't Sell/ Market/ Advertise the project without registering themselves with RERA.
- All advertisements, marketing material of the project should have the registration number
- Real Estate Agent shall not facilitate purchase or sale of any Real Estate Projects not registered with RERA.

4 IMPACT ON INVESTORS/PE FUNDS

- Availability of data will protect them from misrepresentations of developers.
- Transparency and strong regulations will see the return of the investor.
- PE Funds with a long term perspective will also relook at investing in the market.

The Impact of RERA

Source: The Inflection Point of Indian Real Estate 2017 (JLL-CII Report)

b. The Goods & Services Tax (GST)

The rapid rollout of GST is expected to augur well for the real-estate sector as the impact of the prevailing multiple taxation is expected to reduce. As per the finalised rates, GST on real estate will be 18% (9% CGST and 9% SGST) while the effective rate will be 12% as deduction of land value equivalent to one-third of total amount charged by the developer is allowed. There are also plans to subsume the stamp duty and property tax (currently outside the GST ambit). While the transition period may be temporarily arduous for the stakeholders, in the long-term, the whole system stands to gain with easier tax issues redressal and avoidance of numerous levels of taxes.

c. Mutual Fund Investments in REITs and InvITs

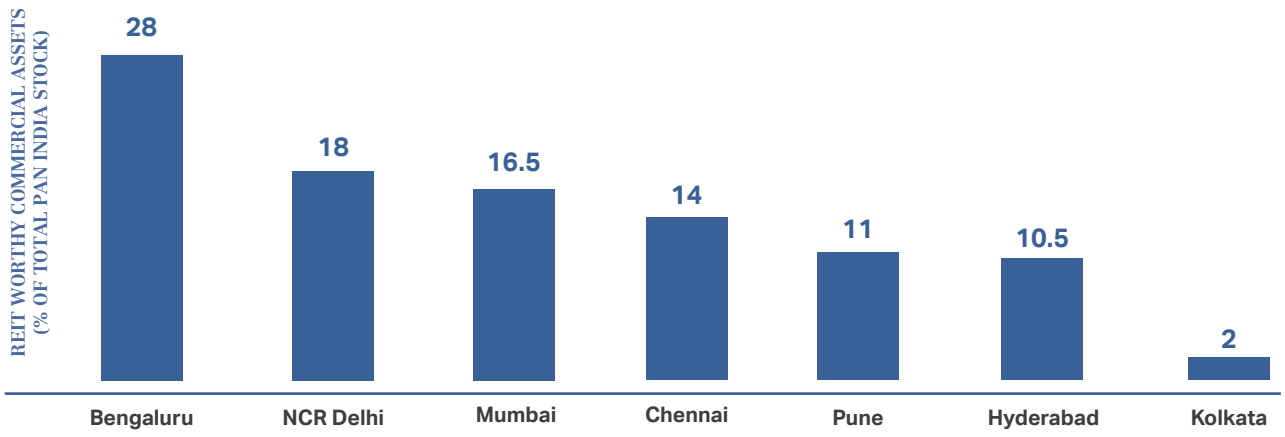
In January 2017, the Securities and Exchange Board of India (SEBI) permitted mutual funds to invest in the real estate sector through Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs). A REIT is an investment tool that owns and operates real estate related assets and allows individual investors to earn income through ownership of commercial real estate without actually having to buy it. The concept, similar to mutual funds, provides its investors multiple income channels and long-term capital appreciation (JLL-CII Report).

Infrastructure Investment Trust (InVITs) is another mechanism that facilitates capital into the infrastructure sector by pooling small sums of money from investors, helping infrastructure developers monetise their infrastructure assets and turnaround their projects that sometimes get stalled midway due to lack of funding.

InvITs issue units to investors against underlying revenue-generating infrastructure assets. These units are tradable at the stock exchanges, thus giving liquidity to buyers.

Now, with the mutual funds being able to invest in REITs and InVITs, the mechanisms will add value to the real estate sector at large with more investments.

City wise REITs stock (Grade A Commercial) %



d. The Benami Transactions (Prohibition) Amendment Act, 2016

The Benami Transactions Amendment Act has come into effect from November 2016 and it amends the definition of a benami transaction to add other dealings which qualify as benami, such as property transactions where: (i) the transaction is made in a fictitious name, (ii) the owner is not aware of or denies knowledge of the ownership of a property, or (iii) the person providing the consideration for the property is not traceable. It also increased the punishment for those who indulge in such transactions or who falsify information defaulting on public revenue.

The real-estate sector stands to benefit from this Act, because there will be better compliance with the whole ecosystem and more transparency.

2.1.3 Key Budget Highlights for Real Estate

a. Infrastructure status given to affordable housing

With this key announcement, an impetus is given to the Government's 'Housing for All' scheme. With the newly accorded infrastructure status, players offering affordable housing would get access to cheaper sources of funding and for a buyer, this would reduce his/her overall purchase cost.

b. Rural housing expenditure increased from ₹ 15,000 crore to ₹ 23,000 crore, under Pradhan Mantri Awas Yojana (Gramin)

The Government has been increasingly catalysing the housing front as a whole. The increase in the Budget allocation places the focus on new housing.

c. Over one crore houses to be built for the homeless in rural areas by 2019

In line with its other policies for placing a roof above the homeless, the Government has emphasised on new housing for the rural areas within the next two years.

d. The National Housing Bank (NHB) would refinance individual housing loans of about ₹ 20,000 crore in FY 2017–18.

The refinancing would give the loanees renewed terms of loans, including the interest rates. It would also give them a better chance to repay their existing loans.

e. Allocation to infrastructure sector is at a record high of ₹ 3.96 lakh crore for % escalation vis-à-vis the previous fiscal year.

The record allocation to the infrastructure sector shows the government's inclination to establish new roads, houses, properties and the like. This would facilitate more trade and commerce within the country and better living standards for its people.

The record allocation to the infrastructure sector shows the government's inclination to establish new roads, houses and properties.

UNION BUDGET 2017 PROVISIONS PERTAINING TO REAL ESTATE:

a. Infrastructure status given to affordable housing

b. Rural housing expenditure increased from ₹ 15,000 crore to ₹ 23,000 crore, under Pradhan Mantri Awas Yojana (Gramin)

c. Over one crore houses to be built for the homeless in rural areas by 2019

d. The National Housing Bank (NHB) would refinance individual housing loans of about ₹ 20,000 crore in FY 2017–18

e. Allocation to infrastructure sector is at a record high of ₹ 3.96 lakh crore for FY 2017–18, a 38% escalation vis-à-vis the previous fiscal year

2.1.4 Key Growth Catalysts for the Real Estate Sector

a. Demand for Residential Space is Expected to Grow Sharply in India

With rapid urbanisation, growing population, nuclearisation of families, easier access to finance, rise in disposable income, and repatriation of NRIs and HNIs, the overall demand for housing has gone up in the industry.

b. Developers' Focus on Affordable Housing

The overall disposable income of the country is rising and this presents an opportunity for the players in the real estate field to venture into affordable housing. With the Government spearheading 'Housing for All by 2022' by providing rebates and incentives, developers are also focusing on affordable and mid-range categories to cater to the rising demand.

c. Largest Share of Private Equity Investments in the Residential Sector

During the first half of CY 2016, the residential sector commanded the largest share of Private Equity (PE) investments, to the tune of USD 1.29 billion, i.e. nearly 44% of the total investments.

d. Government-led Reforms

The Government has launched 10 schemes/ reforms to this effect in the recent years like the Real Estate Regulatory Act (RERA), Benami Transactions Act (BTA), Goods and Services Tax (GST), Dividend Distribution Tax and Service Tax exemptions. Missions such as 'Housing for All' and 'Smart Cities' are also helping the sector.

e. Metros Driving the Demand for Commercial Space

With a rapid growth in services sectors such as IT, BFSI, and telecom, more and more corporates including MNCs are demanding state-of-the-art commercial spaces. There is a visibly strong demand from Tier 2 cities for office spaces and business activity is shifting from the Central Business Districts to Special Business Districts. The total prime office space absorption across seven leading cities in the country was about 28 mn sqft (September 2016).

f. Strong Growth Expected for Retail Spaces

With retail accounting for only a small portion of the Indian real estate market, there is significant scope for the sector's development. This will be driven by trends such as organised retail sector growing at 25-30% annually and rising levels of consumerism across all segments of society.

India's predominantly young population will drive the demand as multinational players are entering the markets. The demand for retail space on high streets is rising, and the increase in FDI limit for multi-brand retail will lead to significantly higher demand for retail space.

g. Hospitality Market to Witness Large Incremental Capacity

Thanks to a robust domestic tourism industry, India's hospitality sector is developing further. With growing business travels across the country, the hospitality segment is expected to see encouraging growth. Besides, the Central and the State governments' focus on tourism is generating high demand for hotels and similar spaces, especially in Tier 2 and Tier 3 cities.

2.1.4 Going forward

The Government's policy initiatives for a more transparent ecosystem, growing urbanisation and rising disposable income of the population will create multiple opportunities for real-estate players. In addition, easier access to capital at low interest rates will further drive industry growth.

The builders, concentrating on selling the inventory than rolling out new projects, have helped reduce the overall unsold stock in FY 2016-17.

While the industry appreciates the government's focus on providing a favourable regulatory environment, more reforms such as the removal of MAT, relaxation of REIT and ECB norms, among others may be considered as essential to drive the sector and to meet the burgeoning demand.

2.2 Segmental Overview

2.2.1 Residential

In the residential segment, the Government's focus on demonetisation had temporarily reduced the purchasing power of prospective buyers. This had caused a slowdown, but the segment saw a 11.8% quarter-on-quarter growth, compared to 2016 levels. Of the seven major cities (Bengaluru, NCR Delhi, Mumbai, Chennai, Pune, Hyderabad, and Kolkata), Pune delivered the highest contribution in the first quarter of 2017, followed by Mumbai and Bengaluru (Source: JLL-CII Report).

The RERA legislation is expected to drive the real estate market in a slow but steady manner. As only the confident and established players will now take up projects for construction, the industry will be slowly adapting to the new normal. As supply picks up, the capital values of the properties are expected to rise.

FY 2016-17 saw a slight dip in the level of unsold inventory of projects. The builders, concentrating on selling the inventory than rolling out new projects, have helped reduce the overall unsold stock in FY 2016-17, compared to the previous FY levels.

With infrastructure status being accorded to affordable housing, several players in the field are flocking to capture the opportunity. There is still a significant demand-supply gap and the government is collaborating with private players on a PPP basis to achieve the universal housing vision by 2022.

Research reports suggest that startups and SMEs tend to save 15-20% of costs by using shared offices.

(Source: Knight Frank Research India)

Moreover, the government has provided 39% higher allocations for affordable housing development vis-à-vis FY 2016-17 under the Pradhan Mantri Awas Yojana (PMAY). It has also extended the Credit Linked Subsidy Scheme to loans of value up to ₹ 12 lakh.

In terms of capital availability for buyers, the institutional credit to the housing sector is estimated to have grown by about 19% and the total outstanding credit to the housing sector reached ₹ 12.5 lakh crore in FY 2015-16. There is still a significant potential for credit growth as India's mortgage to GDP ratio in India is only 9, far below developed countries.

Going forward, the residential markets may see a consolidation of players in the field as only a handful of strong and well-positioned players can confidently build the projects in line with the recent regulations. The banks have already started reducing interest rates on home loans and the Reserve Bank in its upcoming monetary policy review (June 7, 2017) is expected to reduce the amount of money that the banks have to keep aside as security on home loans. A steep appreciation in the capital value of existing properties is expected as the supply will be constrained, while the industry adapts to new norms. In terms of project sizes, smaller unit size ones are likely to witness more traction than projects with larger unit sizes (Source: JLL-CII Report 2017).

2.2.2 Commercial

The office space market fundamentals across the country remained tight with vacancy levels hitting new lows. The segment appears attractive due to increasing demand. However, there is a supply crunch in the sector, as macro headwinds in terms of global protectionism and its possible impact on the IT sector is driving the cautious sentiment. This has caused a reduction of 10% y-o-y in transaction levels during the first of 2017. The lack of fresh office space is most visible in the IT/ITeS sector dominated markets of Bengaluru, Pune and Hyderabad that currently have single digit vacancy levels at 4%, 8% and 9%, respectively (Source: Knight Frank Research India - Real Estate Research Report). IT/ITeS companies continue to occupy a majority share in the presently active Request for Proposals (RFPs) for quality office spaces across the country.

There is a macro trend of co-working space evolving in India. With disruption happening in all categories, the office spaces in India too are changing their image using shared workspaces. Research reports suggest that startups and SMEs tend to save 15-20% of costs by using shared offices, while reaping the benefit of a fully functional, plug-and-play modern workplace.

Investments routed through the Real Estate Investment Trusts (REITs) are set to gain traction as it provides multiple benefits for developers. These include increased liquidity, higher yield assets, and superior quality assets (Source: JLL-CII Report). The Central and Special Business Districts are expected to see a better demand for quality office spaces.

There is an increasing trend of automation in the industry, especially in the IT world. IT being the leading driver of commercial spaces in India, automation can challenge the overall requirement of real estate spaces needed in India (a 5% reduction is estimated by some companies).

From 2017 onwards, approximately 40 mn sqft of new space will be added each year. Macro headwinds notwithstanding, India still fares well as a cost competitive market for MNCs. The inherent demand, coupled with new investment avenues such as REITs and trends like shared spaces are bound to lead the segment.

2.2.3 Retail

During the first quarter of 2017, the retail industry has been observing an increasing private equity interest in retail assets. Major shopping malls in the country continued to do well in terms of monetisation, witnessing low levels of vacancy. The superior malls are witnessing moderate to good pre-commitment levels, ranging between 51% and 75%, whereas the average malls are seeing poor pre-commitments of 0%-50%.

With disposable income rising in the hands of Indians, the propensity to consume more premium and luxury items has increased. This is a key driver and the retail space rides on this improving consumer sentiment. Large format stores and malls have now become the prevailing trend in India's cities. Even more than shopping, malls are looked upon as preferred destinations for informal gatherings and entertainment.

Across retail spaces, customer engagement is leading differentiation. Technology is a major driver in creating these experiences and there is a proliferation of tech-led services being offered. This includes big data management to predict consumer behaviour and online presence to drive consumer demand.

The emergence of alternative forms of payment, ever-increasing options of multiple and international cuisines, growing environmental consciousness, and internet-influenced purchasing behaviour are key trends in the retail sector at present. In some locations, shopping malls have dedicated 20-30% of their spaces to food and beverage sections. The malls are also hosting several events and connected activities to engage customers better.

To propel the comparatively less-formal retail industry forward, the government would need to introduce more encouraging policies. The recent FDI policy in retail is a welcome move. The future holds an omnichannel play for the retailers and the real estate providers must think along such lines to engage every visitor, increase footfalls and monetise the space.

2.2.4 Hospitality

In India, NCR Delhi and Mumbai are the biggest hospitality markets, followed by Bengaluru, Hyderabad and Chennai (Source: IBEF). Apart from hotels and resorts, serviced apartments and convention centres form part of the sector.

The sector is primarily driven by a strong tourism industry and increasing travel by business persons. There are tax incentives being made available for hotels, increasing the attractiveness for investments in the segment. Budget hotels have gained traction in the recent years, and Tier 2 and Tier 3 cities have seen a large demand for the same.

The growing inflows from tourists is expected to provide a stimulus to the hospitality sector. In 2016, 8.89 million foreign tourists arrived in India, compared to 8 million in 2015. The tourism and hospitality sector is expected to increase at a CAGR of 7.1 till 2025. India's tourism & hospitality industry is anticipated to touch USD 418.9 billion by 2022 (Source: IBEF).

Medical tourism is another industry which has been showing encouraging growth. In 2012-15 alone, the industry grew by 27%. By 2020, the country aims to attract 8 million medical tourists.

India's tourism & hospitality industry is anticipated to touch USD 418.9 billion by 2022.

(Source: IBEF)

With better infrastructure being built across the country, the tourism sector is set to grow further. More number of hotels and capacity addition to existing hotels are seen in the current times.

2.3 South India

With the introduction of RERA, the industry is in a temporary mode of inactivity. New launches have been stalled for the time being, until clarity is gained on the implementation of the new regulations. There is a marked reduction in the number of new residential project launches in the cities of Bengaluru, Chennai and Hyderabad. Of all the major cities in India, Bengaluru experienced the least vacancy rate in terms of office space. With global protectionist measures creating an uncertainty in the IT market, new launches in the office space are reduced. However, this has helped the existing spaces fill up vacancies in IT hubs such as Bengaluru.

2.3.1 Bengaluru

In Bengaluru, owing to the macro trends in the economy, there was a marked reduction in the number of residential projects in FY 2016-17. While the city witnessed 20,500 new launches in FY 2015-16, only 15,600 new projects were seen in FY 2016-17, a decline of 24% (Source: Cushman & Wakefield Research). The combined impact of a continued slowdown in sales and the pressure of mounting inventory led to a price rationalisation in the city's residential space. This was more pronounced in the mid and high-end segments.

In terms of office spaces, Bengaluru saw a surge in the Grade A supply in the fourth quarter of 2016. This was due to the issuance of pending occupancy certificates for completed buildings. The overall vacancy rate declined, and among the top seven Indian cities, Bengaluru had the least rate at 3.2% (Q1 FY 2016-17) (Source: JLL-CII Report). This was the function of a record new supply and net absorption during the year.

Of the overall office space supply, the Outer Ring Road submarket of the city continues to maintain the highest share at 68%. It still continues to be the preferred submarket for tenants and the trend is validated by an absorption rate of 58%. From the

demand side, the Information Technology - Business Process Management (IT-BPM) remained the best driver of Grade A leasing (45%) (Source: Cushman & Wakefield Research).

Owing to global and domestic uncertainties, the pre-commitments volumes have decreased in the city to 1.6 mn sqft. Of these, a sustained high demand trend is visible for the submarket.

3. COMPANY REVIEW

Prestige Estates Projects Ltd. (Prestige/ Prestige Group/ Prestige Estates) is a leading real estate developer in South India, based in Bengaluru. With more than thirty years of experience in constructing acclaimed structures across residential, commercial, retail, and hospitality sectors, the Company is a CRISIL DA1 rated developer. Over the years, the Company has completed 205 projects spanning across a developed area of 80 mn sqft. Currently, we have 58 ongoing projects (60.2 mn sqft), 35 upcoming projects (spanning over 47.8 mn sqft). These projects are spread across Bengaluru, Chennai, Cochin, Hyderabad, Mysuru, Mangaluru, Goa, Pune and Ahmedabad. We also have a land bank of 424 acres, of which PEPL share is 284 acres. With strong associations with multiple banks and other institutions, the brand has multiple sources of fund, and diversified cash flows from various segments.

3.1 Highlights of FY 2016-17

a. In the financial year ended 2016-17, the Company has recorded a consolidated turnover of ₹ 48,617 million and an operating profit (EBITDA) of ₹ 10,070 million and PAT of ₹ 3,784 million.

b. Registered new sales of ₹ 24,585 million (Prestige share ₹ 19,799 million) in the year.

c. Total collections stood at ₹ 41,232 million (Prestige share ₹ 35,064 million) during the year, recording the highest ever figure.

d. Total leasing volume stands at 1.26 mn sqft (Prestige share 0.21 mn sqft).

e. 12.74 mn sqft of area delivered during the year, highest ever for any single year for the Company.

f. Sold 2078 Residential units in the year, and volume to the tune of 3.82 mn sqft, which translates to sales of ₹ 24,585 million (Of this, Prestige share is 1,609 units and volume to the tune of 3.07 mn sqft, with sales of ₹ 19,799 million).

g. During the year, the Company has launched two residential projects, Prestige Lake Ridge & Prestige Valley Crest, aggregating to 1.98 mn sqft of total developable area.

h. Collections and Revenue exceeded guidance for the year.

3.2 Operational Review

As on March 31, 2017, Prestige Estates had a market capitalisation of ₹ 81,788 million. In the year, the Company's real estate development segment contributed ₹ 34,762 million to the total revenues, while commercial property rentals delivered ₹ 7,291 million. Retail and Hospitality, on the other hand, contributed ₹ 561 million and other real estate services ₹ 4,083 million.

Particulars	FY 2016-17	FY 2015-16
TOTAL		
New Sales Value	24,585	31,498
New Sales Volume	3.82	5.01
Avg Realisation/sqft	6,441	6,286
Collections	41,232	39,513
Leasing Volume	1.26	1.32
Area Delivered	12.74	4.71
Area Launched	1.98	8.35
PRESTIGE SHARE		
New Sales Value	19,799	26,329
New Sales Volume	3.07	4.26
Collections	35,064	32,800
Leasing Volume	0.21	0.45
Rental Income	5,429	4,468

Note: Value in ₹ million, Volume in mn sqft

3.3 Segment Overview

3.3.1 Residential

In the residential segment, the Company sold 2.66 mn sqft of space in FY 2016-17. In terms of units, 1609 were sold, with a total value of ₹ 17,316 million (excluding Stamp duty, Registration fee and Taxes). The segment can be further divided into mid-income and premium sub-segments. Nearly 90% of the sales share belonged to the mid-income bracket, with 2.39 mn sqft space sold at ₹ 14,683 million. The rest belonged to the premium segment, where 0.26 mn sqft of space was vended at ₹ 2633 million.

At present, the Company has 41 residential projects under construction, with a developable area of 49.59 mn sqft.

3.3.2 Commercial

Under its Commercial arm, Prestige Group has 8 projects that are currently ongoing with a developable area of 5.53 mn sqft (Prestige share of 4.10 mn sqft). Over the years, the Company has completed 100 projects, and 10 projects are upcoming in Bengaluru, Chennai, Pune, Ahmedabad and Cochin. During the year, total commercial segment sales for the year was marked at ₹ 2,483 million as against ₹ 2,436 million during the previous year.

3.3.3 Retail

Prestige has successfully completed the development of 6 retail spaces in the past years. Spread across Bengaluru, Mysuru and Cochin, there are 6 ongoing projects in the segment. The aggregate developable area for these projects stands at 3.04 mn sqft. Further, two projects are coming up at Cochin (Prestige Hillside Gateway at Kakkanad) and Bengaluru (Falcon City Forum Mall). The combined developable area of the upcoming projects is 1.78 mn sqft. Retail contributed 1% to the total revenue for the year under review.

The overall vacancy rate declined, and among the top seven Indian cities, Bengaluru had the least rate at 3.2% (Q1 2017).

(Source: JLL-CII Report).

Revenue from this segment for FY 2016-17 was ₹ 704 million, compared to ₹ 735 million in the previous year.

3.3.4 Hospitality

Prestige Group has established itself as a premium player in the hospitality arena, by developing and owning its own hotels, resorts, spas, and serviced apartments. The Group has been a trusted partner for stalwart brands of the industry, such as Hilton, Marriott, Starwood and Banyan.

There are three projects that are currently undergoing development, all located in Bengaluru. These are Conrad (Hilton), Sheraton Hotel & Convention Centre, and Marriott Hotel & Convention Centre. The total developable area is 2.07 mn sqft with Prestige owning 100% share.

During FY 2016-17, the Company's hospitality segment recorded a revenue of ₹ 1048 million, compared to ₹ 1,007 million in the previous year. The division contributes 2% to the Company's total revenue.

3.3.5 Real Estate Services

There are four real estate services offered by Prestige- Property Management, Project and Construction Management, Interior Solutions, and Mall Management Services. In FY 2016-17, this vertical contributed ₹ 3,940 million (8%) to the Company's topline.

3.4 Scale of Operations

(Area in mn sqft, estimated)

Particulars	Residential		Commercial		Retail		Hospitality		Plotted Development		Total	
	Nos.	Area	Nos.	Area	Nos.	Area	Nos.	Area	Nos.	Area	Nos.	Area
Completed Projects	85	36.96	100	29.15	6	4.81	6	1.37	8	7.42	205	79.70
Ongoing Projects	41	49.59	8	5.53	6	3.04	3	2.07	0	0.00	58	60.23
Upcoming Projects	23	30.31	10	15.70	2	1.78	0	0.00	0	0.00	35	47.79
Land Bank												41.53
TOTAL	**149**	**116.86**	**118**	**50.38**	**14**	**9.62**	**9**	**3.44**	**8**	**7.42**	**298**	**229.25**

3.5 Financial Performance and Review

(₹ in millions)

PARTICULARS	31-Mar-17	31-Mar-16	% Change
Revenue from operations	47,745	55,310	
Other income	872	2,831	
Total Income	**48,617**	**58,141**	**-16%**
Cost of sales on projects	28,284	35,131	-19%
Property and facilities operating expenses	5,257	4,956	6%
Employee benefits expense	2,933	2,030	44%
Finance costs	3,160	3,462	9%
Depreciation and amortisation expense	1,637	1,274	28%
Other expenses	2,073	2,531	-18%
Total Expenses	**43,344**	**49,384**	**-12%**
Profit before share of profit/(loss) from associate and jointly controlled entities and tax expense	5,273	8,757	
Share of profit/(loss) from associates/jointly controlled entities (Net)	121	67	
Profit before tax	**5,394**	**8,824**	**-39%**
Tax expense	1,600	2,292	
Profit for the year	3,794	6,532	-42%
Other comprehensive income	(10)	(6)	
Total comprehensive income for the year	3,784	6,927	-42%
Total comprehensive income for the year attributable to:			
Owners of the Company	2,689	6,092	
Non-controlling interests	1095	435	

3.5.1 Income Analysis

a. Turnover: The Company recorded a consolidated turnover of ₹ 48,617 million, with the revenue from operations recording ₹ 47,745 million. This is 16.3% lesser than the previous financial year owing to lower number of projects reaching revenue recognition threshold as compared to previous year. However, the revenue figure stood more than the guidance proposed for the year.

b. Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA): The Company's operating profit has decreased from the previous year by 25% in absolute terms. Compared to last year's ₹ 13,493 million, this year the EBITDA stood at ₹ 10,070 million. This was due to decrease in turnover as compared to previous year and one time gain of ₹ 1,827 million recorded on disposal of an associate on business combination.

c. Total comprehensive income for the year: The total comprehensive income for the year for the year stood at ₹ 3,784 million and compared to the previous FY, there is a decline of 42% in the figures. The reduced PAT is a function of the turnover and one-time gain of ₹ 1,827 million recorded on disposal of an associate on business combination.

3.5.2 Cost Analysis

The company's costs showed a decline of 12% from ₹ 49,384 million in FY 2015-16 to ₹ 43,344 million in FY 2016-17. This was the primarily on account of decline in gross turnover.

Cost of Construction: During the year, cost of construction reduced from ₹ 35,131 million to ₹ 28,284 million. Although the cost of construction declined by 19% in absolute terms over previous year, the group was able to maintain gross margin (as a percentage of real estate income) at 19%, which is slightly lower than 20% in previous year.

Property and facility operating expenses: Property and facility operating expenses increased by 6% owing to growing scale of operation.

People Cost: Human resource cost increased by 44% from ₹ 2,030 million in FY 2015-16 to ₹ 2,933 million in FY 2016-17, owing to increase in salary and incentives to employees and increase in head count. Further the Company had recovery of salary cost from certain SPVs as per the terms of the agreement in previous year.

Finance Cost: During the year the finance cost has reduced by ₹ 302 million to ₹ 3,160 million. This was a result of no major projects coming under revenue recognition and no new major commercial projects capitalised during the year.

Depreciation and Amortisation: Depreciation and amortisation expenses have increased by 28.4% from the previous year to ₹ 1,637 million in FY 2016-17 primarily due to the acquisition of Prestige Exora Business Parks Limited. The current year depreciation includes depreciation accounted in Prestige Exora Business Parks Limited for the full year whereas in previous year it includes from the date of acquisition.

3.5.3 Balance Sheet Analysis

Net Worth:

Equity: As of March 31, 2017, the equity share capital of the Company stands at ₹ 3,750 million. 70% of the ownership in the firm belongs to the promoter group. The Company's equity comprises 375,000,000 (as on March 31, 2017) equity shares with a face value of ₹ 10 per share. The Company's net worth increased by 6% from ₹ 41,999 million as on March 31, 2016 to ₹ 44,640 million as on March 31, 2017 owing to an increase in other equity which increased mainly on account of profit earned during the year.

Borrowings: The Company's loan portfolio increased by 7% to ₹ 57,394 million as on March 31, 2017, compared to ₹ 53,740 million during the same time of the previous year. The increase in borrowings is mainly on account of borrowings made for projects under construction.

Property plant and equipment (PPE), Investment property: Total investment in PPE and investment property as at March 31, 2017 stood at ₹ 33,107 million which is ₹ 927 million lower compared to previous year due to depreciation charge during the year. During the year there was no major capitalisation to PPE and investment property.

3.6 Risk Management

Prestige has an integrated risk management framework woven into its business model. It comprises practices for proactive awareness, appraisal and counter-action. The Company believes that a proactive approach in reporting, evaluating and resolving risks associated with the business is important for the sustainability of the business. It thereby helps in protecting shareholder value, improving governance process and achieving strategic objectives.

RISK	MITIGATION
The cyclical downturn in the country's economic growth may lead to a slowdown in new project sales.	Prestige has the capacity to hold the inventory of projects through the downcycle. Also, the Company has a strong brand name, which is synonymous to quality and trust. It helps the Company have lesser impact of slowdown in demand and sentiments. In addition, the business is strategically diversified across asset classes - residential, commercial, retail, hospitality, services to have different avenues of consistent income. This will prevent the financials from taking a deep hit from any adversities.
The interest rates on home loans are subject to fluctuations, depending on monetary policy followed by RBI, impacting customer buying decision.	At Prestige, a large number of projects is targeted to meet the requirements of upper middle class who do not hold back their decisions on such changes. Also, the Company has stable cash flows from leased properties and previously sold portfolio, which prevents it from depending solely upon project sales.

RISK	MITIGATION
Real estate, being an unorganised and scattered Industry, has intense competition within geographic regions. This competition may impact the Company's market share.	Prestige has a unique and diversified asset portfolio, diversified revenue streams through rental incomes, wide project capabilities, and integrated suite of services, giving it a competitive edge over peers. Also, the Company caters largely to the premium category demand, which is beyond the capacity of many industry players. This automatically reduces the threat.
Real estate is a capital-intensive business requiring investment in working capital and land on which property will be developed and ensuring continuous flow of building materials failing which could hamper continuity of the business.	With unique strategy of jointly developing the properties with ownership of land, we reduce capital requirement, leading to more cash liquidity otherwise invested in land. Prestige maintains significantly low net debt-to-equity ratio implying low finance cost and headroom to raise funds when critically required for growth. Besides, Prestige has DA1 rating (highest in the segment and only in India), which is enabling higher fund-raising capabilities. Prestige has strategically-located land banks for timely land availability as an alternate to co-owning the land. This provides a judicial mix of co-owned and completely owned lands; and ensures continuous and easy land availability for projects in different locations and at required pace. The Company has long-term mutually satisfactory relationship with high quality suppliers for timely supply of quality raw materials.
Since real estate development includes buying, transfer, conversion and selling or leasing of lands land properties, there is higher degree of risk inherent from legal and statutory provisions and anomalies.	The Company has an experienced and efficient legal team that looks after all aspects of sales, transfer and conversion of land; and lease or sale of developed properties. This ensures clear titles for acquiring, and transferring land and properties.

3.7 Sustainable Operations

As a Company operating in the real estate sphere, Prestige draws cash flows from diverse income sources of project sales, rentals and project management services. Even within the spheres, the projects are spread between the segments of retail, commercial, hospitality etc. In the current portfolio of ongoing projects, sales achieved (Prestige's share) stands at 74% valued at ₹ 1,64,419 million as of March 31, 2017. The net cash flow from ongoing projects stand at ₹ 67,260 million. In 52 of these ongoing projects, ₹ 80,504 million balance turnover is yet to be declared on POC (Percentage of Completion).

FY 2016-17 saw the Company achieve the highest ever collection of ₹ 41,232 million, which shows the ability of the Company to monetise the projects in a standardised and speedier way. The annuity portfolio too, has been delivering a very good cash flow. Prestige has been able to deliver above guidance revenue and collections this year, and this fact demonstrates the underlying strength of the Company.

The fact that the Company manages commercial and retail properties ensures a certain stability of future income, garnered through rental incomes and so on. As for the financial mix, most of the Company's debt is backed by a commercial assets portfolio. The Company's Balance Sheet remains robust and stronger than several of its peers.

Furthering its prospect of sustainability, Prestige is exploring emerging market trends such as the affordable housing segment which has a boost from both the demand and the policy sides. With RERA becoming a reality, the prowess of Prestige in delivering projects on-time will stand as a major advantage. The Company is undertaking a selective expansion strategy, while maintaining its leadership in the existing markets.

3.8 Human Resources

For Prestige, its people are the most important asset. To this end, the Company has invested in its employees, by creating a work environment that makes sure that the organisation's growth is aligned with its employees'. After attracting talent from the best possible sources, the Company trains the new joinees continuously and ensures that they are retained in the organisation with the right incentives and opportunities. As of March 31, 2017, Prestige had 998 employees on its rolls.

3.9 Outlook

With measures such as the demonetisation and the formalising of the real estate sector with RERA, the future looks better for the organised players like Prestige. Even though the new regulations bring an air of uncertainty with them, the right implementation of the policies will improve the system as a whole. Prospects for collaborations and consolidation are also in the horizon, as only established and broad-based players can promise to deliver projects as per the new norms.

The government's push for affordable housing and a vast gap to fill is expected to assist in Prestige's endeavour in entering this category. The recent budget has also facilitated this by according infrastructure status to affordable housing projects. The Company's careful expansion strategy, brand value and continued delivery of projects ensure its sustainability on all fronts.

BUSINESS RESPONSIBILITY REPORT

SECTION A: GENERAL INFORMATION ABOUT THE COMPANY

1.	Corporate Identity Number of the Company (CIN)	:	L07010KA1997PLC022322
2.	Name of the Company	:	Prestige Estates Projects Limited
3.	Registered office	:	The Falcon House, No 1, Main Guard Cross Road, Bangalore - 560001
4.	Website of the Company	:	www.prestigeconstructions.com
5.	Email id	:	investors@prestigeconstructions.com
6.	Financial Year	:	2016-17
7.	Sector(s) that the Company is engaged in	:	The Company is engaged in the business of construction and real estate development.

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

   The Company is engaged in the business of Real Estate Development encompassing development and construction of properties, leasing of commercial properties.

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

   i. Number of National Locations:

   The Company is maintaining a leadership position in Bengaluru and has significant presence in Hyderabad and Chennai. It has also extended operations in recent years to Kochi, Mangalore, Goa and Mysuru.

   ii. Number of International Locations:

   The Company does not have presence in International locations.

10. Markets served by the Company:

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

SECTION B: FINANCIAL DETAILS OF THE COMPANY

1. Paid-up Capital (₹ in Million) - 3750 mn (as on March 31, 2017)

2. Total Turnover (₹ in Million) - 22,819 (standalone) (as on March 31, 2017)

3. Total Profit after taxes (₹ in Million): 5,888 (Standalone) (as on March 31, 2017)

4. Total Spending on Corporate Social Responsibility (CSR) as percentage of Profit after tax (%) -

   The Company has spent ₹ 38.42 mn during the year 2016-17 being 0.76% of the average net profit of the Company for the last 3 years as mandated in the Companies Act 2013. The Company is in the process of firming up projects/ activity for spending under CSR morefully explained in the Boards Report forming part of the Annual Report.

The Company has spent ₹ 38.42 mn during the year 2016-17 being 0.76% of the average net profit of the Company for the last 3 years as mandated in the Companies Act 2013.

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

The expenditure has been incurred, in the following areas:

- Lake Development & Tree Census Programme. The Company has signed a Memorandum of Understanding with Bruhat Bengaluru Mahanagara Palike, Government of Karnataka for maintenance of park and land adjoining the Ulsoor lake in Bengaluru. Maintenance and development works are in process.
- Donations to Trusts
- Development of Literature
- Other areas permitted under Companies Act 2013 read with prescribed rules.

SECTION C: OTHER DETAILS

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

The Company has 22 subsidiaries and 7 Joint Ventures & Associates as on March 31, 2017

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

Initially these initiatives have been restricted to the listed entity. It shall be the endeavour to cover some of the subsidiary companies in the coming years.

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

No.

SECTION D: BR INFORMATION

1. Details of Director/ Directors responsible for BR

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

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

b) Details of BR head

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

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

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

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

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

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

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

3. Governance related to BR

- Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within 3 months, 3-6 months, Annually, more than 1 year.

  The Executive Directors of the Company periodically assess the BR Performance of the Company on an annual basis.

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

  Yes. The Company has published its first Business Responsibility Report for FY16-17 which forms part of the Annual Report for FY 16-17. The same can be accessed at www.prestigeconstructions.com

SECTION E: PRINCIPLE WISE PERFORMANCE

Principle 1: Ethics, Transparency and Accountability

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

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

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

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

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

2. **How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management?**
   The Company has a Stakeholder Grievance Committee, a committee of the Board of Directors. During the year no complaints (except one request from a Shareholder to send Annual Reports in a particular mode) were received from the shareholders. There were no complaints under the Whistle Blower Policy.

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

Principle 2: Products/Services Lifecycle Sustainability

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

1. **List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.**
   i) The Company is designing buildings based on IGBC-LEED and energy conservation code. Energy conservation measures include use of solar lighting for landscape, use of VFD's, Use of CFL's LED's in common areas. Cessna Business Park is the highest rated Platinum LEED ID+C project in Asia and the second highest in the world having been awarded a total of 97 points by the U.S. Green Building Council in the year 2015.

   ii) With respect to Hotel Assets, energy saving LED Lights are used and Periphery lighting is based on Solar Panels. The hotel doesn't have a Boiler instead uses Solar Panel with heat pumps for hot water for entire hotel, which directly impacts the environment by avoiding carbon emission due to burning of fossil fuel. On Solar Power, External lights as well as overhead heaters are all solar powered in the hotel and energy is optimally utilized, cost effective alternatives are in place and savings are high. Besides, Water saving Aerator Taps in Guest Rooms, Public Areas & Kitchen, Water saving Shower in guest rooms & staff facilities, STP water are used for Flushing, cooling tower Washing of basement & Horticulture purpose.

2. **For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product: (optional)**
   For both the products mentioned hereinabove, the Company has taken adequate steps and it is difficult to quantify the same. Some of the measures adopted by the Company are indicated in below points.

3. **Does the Company have procedures in place for sustainable sourcing (including transportation)?**
   Yes. The raw materials required for the construction industry like cement, sand, steel, mechanical equipment, paints, tiles, wood or aluminium products are sourced sustainably.

4. **Has the Company taken any steps to procure goods and services from local and small producers, including communities surrounding their place of work? If yes, what steps have been taken to improve their capacity and capability of local and small vendors?**
   Yes. Goods are procured suitably from local and small producers also and where required the same are also imported/ sourced from bigger producers. The Company maintains an equitable balance for sourcing its raw materials.

The Company and its contractors endeavour to provide hygiene and healthy working environment to workers at construction sites including training to improve the capabilities of the local work force.

5. **Does the Company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%).**
Yes. While it may not be feasible to specify a percentage, the following practises are followed in the Company:

Water Conservation:

- Water saving Aerator Taps in Guest Rooms, Public Areas & Kitchen.
- Water saving Shower heads in guest rooms & staff facilities.
- Sewage Treatment Plant water used for Flushing, cooling tower Washing of basement & Horticulture purpose.
- Rain Water used for Utility after filtration and Ground charging done through harvesting pits
- Guest Room Wash basin tap Aerator's changed to low flow water saving type

STP Water Recycling:

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

Organic Waste Converter:

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

Garbage Segregation:

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

Process improvement initiatives – To increase productivity:

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

Principle 3: Employees Well-being

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

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

1. Please indicate the Total number of employees: In Prestige Group: 998 Nos
2. Please indicate the Total number of employees hired on temporary/ contractual/ casual basis:

   - Apprentice Trainees / Interns / Contractual employees - 31 Nos.

3. Please indicate the number of permanent women employees: 164
4. Please indicate the number of permanent employees with disabilities: NIL
5. Do you have an employee association that is recognized by management: NA
6. What percentage of your permanent employees is members of this recognized employee association? Not applicable

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

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

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

   a) Permanent Employees – Around 8% male employees were imparted general and safety trainings.

   b) Permanent Women Employees – No employee was imparted general and safety trainings.

   c) Casual/Temporary/Contractual Employees – None.

   d) Employees with Disabilities – None.

Principle 4: Stakeholder Engagement

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

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

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

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

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

Principle 5: Human Rights

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

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

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

Principle 6: Environment Rights

The Company places highest corporate policy in ensuring and adhering to best procedures relating to environment protection. Prestige sets high standards in the area of

environmental responsibility – striving for performance that does not merely comply with regulations but reduces environmental impacts. Prestige believes it has a responsibility to take care of the planet and preserve its beauty, resources and strength for future generations.

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

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

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

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

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

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

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

Principle 7: Policy Advocacy

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

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

   a) Confederation of Indian Industry

   b) The Confederation of Real Estate Developers Associations of India (CREDAI)

   c) Federation of Indian Export Organisation

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

Principle 8: Inclusive Growth and Equitable Development

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

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

2. **Are the programmes/ projects undertaken through in-house team/ own foundation/ external NGO/ government structures/ any other organization?**
   Depending on the various factors, events / programmes are undertaken either in-house or through Prestige

Foundation and also in collaboration with other external agencies/ Trusts/ NGO's.

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

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

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

Principle 9: Customer Value

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

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

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

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

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

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

4. **Did your company carry out any consumer survey/ consumer satisfaction trends?**
No.

INDEPENDENT AUDITOR'S REPORT

To The Members of
Prestige Estates Projects Limited

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

We have audited the accompanying standalone financial statements of Prestige Estates Projects Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone 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 standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone 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 standalone financial statements based on our audit.

In conducting 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 and the Order under section 143(11) of the Act.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone 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 standalone financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone financial statements.

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

OPINION

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

EMPHASIS OF MATTER

We draw attention to Note 56 to the standalone financial statements. As stated therein, the Company has gross receivables aggregating to ₹ 888 Million from a Land Owner (the "Land Owner Company") under a Joint Development Agreement towards sale of Transferable Development Rights (TDR's). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Company under the Joint Development Agreement and the other reasons stated in the said Note, the receivables from the Land Owner Company have been classified as recoverable.

Our opinion is not qualified in respect of the above matter.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by Section 143(3) of the Act, we report, to the extent applicable that:

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

   e) On the basis of the written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 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 A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

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

      i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements;

      ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts. The Company did not have any derivative contracts for which there are any material foreseeable losses;

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

      iv. The Company has provided requisite disclosures in the standalone financial statements as regards its holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated November 8, 2016 of the Ministry of Finance, during the period from November 8, 2016 to December 30, 2016. Based on our audit procedures performed and the representations provided to us by the Management, we report that the disclosures are in accordance with the books of account maintained by the Company.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

V. Balaji
(Partner)
(Membership No. 203685)

Bengaluru, May 30, 2017

"ANNEXURE A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f)under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING 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 Prestige Estates Projects Limited ("the Company") as of March 31, 2017 in conjunction with our audit of the standalone 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained 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

"ANNEXURE A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f)under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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, to the best of our information and according to the explanations given to us, 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, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Deloitte Haskins & Sells**
Chartered Accountants
Firm's Registration No. 008072S)

V. Balaji
(Partner)
(Membership No. 203685)

Bengaluru, May 30, 2017

"ANNEXURE B" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) In respect of its fixed assets:

a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the fixed assets other than with regard to assets which are part of the premises given on lease by the Company where quantitative details have not been updated in the Fixed Assets Register.

b) Some of the fixed assets were physically verified during the year by the Management in accordance with a programme of verification, which in our opinion provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

c) According to the information and explanations given to us and the records examined by us and based on the examination of the registered sale deed/ transfer deed/ registered joint development agreements provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings, are held in the name of the Company as at the balance sheet date. Immovable properties of land and buildings whose title deeds have been pledged as security for term loans and guarantees are held in the name of the Company based on the confirmations directly received by us from lenders. In respect of immovable properties of land and buildings that have been taken on lease and disclosed as fixed asset in the financial statements, the lease agreements are in the name of the Company, where the Company is the lessee in the agreement.

(ii) The inventories held by the Company comprise stock of units in completed projects and work in progress of projects under development. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.

(iii) According to the information and explanations given to us, the Company has granted loans, secured or unsecured to Companies, Firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013, in respect of which:

(a) The terms and conditions of the grant of such loans are, in our opinion, prima facie, not prejudicial to the Company's interest.

(b) The repayment of principal and interest are on demand and repayments or receipts of principal amounts and interest have been regular as per stipulations.

"ANNEXURE B" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(c) There are no overdue amounts outstanding as at the balance sheet date.

(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, as applicable.

(v) According to the information and explanations given to us, the Company has not accepted any deposit during the year and did not have any unclaimed deposits.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained.

(vii) According to the information and explanations given to us in respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees State Insurance, Service Tax, Income-tax, Value Added Tax, Sales Tax, Customs Duty, Cess and other material statutory dues applicable to it with the appropriate authorities.

(b) There are no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2017 for a period of more than six months from the date they became payable. Details of undisputed amounts payable in respect of Service tax is given below:

Name of statute	Nature of the dues	Amount (₹ In Million)	Period to which the amount relates (FY)	Due Date
Finance Act, 1994	Interest on delayed payment of service tax	2	2015-16	Various

(c) Details of dues of Income Tax, Sales Tax, Service Tax, Custom Duty, Value Added Tax which have not been deposited as on March 31, 2017 on account of disputes are given below:

Statute	Nature of Dues	Forum where dispute is pending	Period to which the amount relates	Amount (₹ In Million)
Finance Act, 1994	Service Tax, Interest and Penalties	Customs Excise and Service Tax Appellate Tribunal	2000-01 to 2004-05	7*
Finance Act, 1994	Service Tax	High Court of Karnataka	Various	30
Finance Act, 1994	Interest on delayed payment of service tax	Customs Excise and Service Tax Appellate Tribunal	June 2007 to June 2010	212
Finance Act, 1994	Service Tax including penalty	Customs Excise and Service Tax Appellate tribunal	July 2010 to July 2012	259**
Karnataka Value Added Tax Act	Value added tax and interest	Karnataka Appellate tribunal	2007 to 2010	55#
Income Tax Act, 1961	Income tax deducted at source and Penalty	Commissioner of Income Tax (Appeals), Bengaluru	2013-14	17##

*Net of ₹ 0.9 Million paid under protest

**Net of ₹ 21 Million paid under protest

#Net of ₹ 83 Million paid under protest

##Net of ₹ 4 Million paid under protest

(viii) In our opinion and according to information and explanations given to us and confirmations given by financial institutions and banks, the Company has not defaulted in the repayment of loans or borrowings to financial institutions, banks and dues to debenture holders. The Company has not taken any loans or borrowings from government.

(ix) In our opinion and according to information and explanations given to us, money raised by way of term loans have been applied by the Company during the year for the purposes for which they were raised, other than temporary deployment pending application of proceeds. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments).

(x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

(xi) In our opinion and according to information and explanations given to us, the Company has paid/ provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements, as required by the applicable accounting standards.

(xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

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

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

V. Balaji
(Partner)
(Membership No. 203685)

Bengaluru, May 30, 2017

BALANCE SHEET

as at March 31, 2017

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
A. ASSETS				
(1) Non-current assets				
(a) Property, plant and equipment	5	1,228	1,468	1,644
(b) Capital work-in-progress (including Investment property under construction)		1,756	3,766	2,807
(c) Investment property	6	2,462	4,747	3,603
(d) Other intangible assets	7	44	39	25
(e) Financial assets				
(i) Investments	8	5,275	11,089	10,571
(ii) Loans	9	27,114	21,095	13,484
(iii) Other financial assets	10	9,491	1,637	1,040
(f) Deferred tax assets (net)	11	740	-	59
(g) Income tax assets (net)		1,136	867	1
(h) Other non-current assets	12	2,398	1,756	1,283
		51,644	**46,464**	**34,517**
(2) Current assets				
(a) Inventories	13	45,503	41,418	44,476
(b) Financial assets				
(i) Investments	14	5	2,142	1,991
(ii) Trade receivables	15	8,194	9,907	8,040
(iii) Cash and cash equivalents	16	1,834	2,301	2,979
(iv) Other bank balances	17	322	207	336
(v) Loans	18	11,306	9,565	6,314
(vi) Other financial assets	19	184	409	1,014
(c) Other current assets	20	4,323	4,802	7,999
		71,671	**70,751**	**73,149**
Total		**1,23,315**	**1,17,215**	**1,07,666**
B. EQUITY AND LIABILITIES				
(1) Equity				
(a) Equity share capital	21	3,750	3,750	3,750
(b) Other Equity	22	43,678	37,790	35,002
		47,428	**41,540**	**38,752**
(2) Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	23	6,108	10,317	3,347
(ii) Other financial liabilities	24	425	610	306
(b) Provisions	25	66	43	59
(c) Deferred tax liabilities (Net)	11	-	8	-
(d) Other non-current liabilities	26	62	87	54
		6,661	**11,065**	**3,766**
(3) Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	27	26,535	25,643	19,871
(ii) Trade payables	28	6,341	5,721	4,707
(iii) Other financial liabilities	29	5,920	5,264	5,437
(b) Other current liabilities	30	28,760	26,918	34,326
(c) Provisions	31	1,670	1,064	325
(d) Income tax liabilities (net)		-	-	482
		69,226	**64,610**	**65,148**
Total		**1,23,315**	**1,17,215**	**1,07,666**

See accompanying notes to the Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

STATEMENT OF PROFIT AND LOSS

for the year ended March 31, 2017

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Revenue from Operations	32	21,803	32,613
Other Income	33	1,016	1,394
Total Income - (I)		**22,819**	**34,007**
EXPENSES			
Cost of sales on projects	34	12,069	21,611
Property and facilities operating expenses	35	2,432	2,333
Employee benefits expense	36	1,615	1,220
Finance costs	37	1,876	2,211
Depreciation and amortisation expense	5,6,7	495	504
Other expenses	38	1,210	1,673
Total Expenses - (II)		**19,697**	**29,552**
Profit before exceptional items and tax (III= I-II)		**3,122**	**4,455**
Exceptional items (IV)	57	2,568	-
Profit before tax (V= III+IV)		**5,690**	**4,455**
Tax expense :	39		
Current tax		545	381
Deferred tax		(746)	67
Total Tax expense (VI)		**(201)**	**448**
Profit for the year (VII= V-VI)		**5,891**	**4,007**
Other Comprehensive Income			
Items that will not be recycled to profit or loss			
Remeasurements of the defined benefit liabilities / (asset)		(5)	(1)
Tax impact		2	0
Total other comprehensive income (VIII)		**(3)**	**(1)**
Total Comprehensive Income (VII+VIII)		**5,888**	**4,006**
Earning per share (equity shares, par value of ₹ 10 each)			
Basic and diluted EPS (in ₹)	40	15.7	10.7

See accompanying notes to the Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

STATEMENT OF CASH FLOWS

for the year ended March 31, 2017

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
CASH FLOW FROM OPERATING ACTIVITIES :		
Net profit before tax	**5,690**	**4,455**
Add: Adjustments for:		
Depreciation and amortisation	495	504
Bad debts/ advances written off	30	-
Expected Credit loss allowance on receivables	6	168
	531	**672**
Less: Incomes / credits considered separately		
Interest income	849	1,078
Dividend income	-	2
Profit on sale of mutual funds	52	-
Net gain on financial assets designated at FVPL	44	151
Exceptional items - Profit on sale of investments	2,568	-
Profit on sale of fixed assets	-	1
Share of profit from partnership firms/ LLP	3,147	3,066
	6,660	**4,298**
Add: Expenses / debits considered separately		
Finance costs	1,876	2,211
	1,876	**2,211**
Operating profit before changes in working capital	**1,437**	**3,040**
Adjustments for:		
(Increase) / decrease in trade receivables	1,707	(2,035)
(Increase) / decrease in inventories	(3,718)	3,058
(Increase) / decrease in loans and advances	(414)	(975)
(Increase) / decrease in other financial assets	(231)	139
(Increase) / decrease in other assets	(2,239)	2,874
Increase / (decrease) in trade payables	620	1,014
Increase / (decrease) in other financial liabilities	320	(363)
Increase / (decrease) in provisions	624	722
Increase / (decrease) in other liabilities	1,817	(7,375)
	(1,514)	**(2,941)**
Cash generated from / (used in) operations	**(77)**	**99**
Direct taxes (paid)/refund	(814)	(1,730)
Net cash generated from / (used in) operations - A	**(891)**	**(1,631)**
CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on investment property, property plant and equipment and intangible assets (including capital work-in-progress)	(4,046)	(2,584)
Sale proceeds of fixed assets	-	2
Decrease / (Increase) long-term inter corporate deposits - net	(109)	(7,351)
Decrease / (Increase) in other intercorporate deposits - net	135	222
(Increase) / decrease in partnership current account	1,792	728
Current and non-current investments made	(627)	64
Proceeds from sale of current and non-current investments	2,234	-
Interest received	679	494
Dividend received	-	2
Net cash from / (used in) investing activities - B	**58**	**(8,423)**

STATEMENT OF CASH FLOWS

for the year ended March 31, 2017

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Cash flow from financing activities		
Secured loans availed	13,219	14,389
Secured loans repaid	(12,618)	(6,562)
Repayment of unsecured loans	(13)	(16)
Inter corporate deposits taken	2,340	4,914
Inter corporate deposits repaid	(1,307)	(127)
Dividend payout including tax	-	(1,218)
Finance costs paid	(1,255)	(2,004)
Net cash from / (used in) financing activities - C	**366**	**9,376**
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**(467)**	**(678)**
Cash and cash equivalents opening balance	2,301	2,979
Cash and cash equivalents closing balance	**1,834**	**2,301**
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 16)	1,834	2,301
Cash and cash equivalents at the end of the year as per cash flow statement above	**1,834**	**2,301**
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	-	1
Balances with banks		
- in current accounts	1,599	1,517
- in fixed deposits	235	783
	1,834	**2,301**

See accompanying notes to the Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

STATEMENT OF CHANGES IN EQUITY

₹ In Million

Particulars	Equity share capital	Other equity				Total equity
		Securities Premium Reserve	Debenture redemption reserve	General Reserve	Retained Earnings	Total
As at April 1, 2015 (Refer Note 55)	**3,750**	**19,883**	**-**	**322**	**14,797**	**35,002**	**38,752**
Profit for the year	-	-	-	-	4,007	4,007	4,007
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	(1)	(1)	(1)
Dividend paid on Equity Shares	-	-	-	-	(1,013)	(1,013)	(1,013)
Dividend Distribution Tax	-	-	-	-	(205)	(205)	(205)
Transfers to Debenture redemption reserve	-	-	221	-	(221)	-	-
As at March 31, 2016	**3,750**	**19,883**	**221**	**322**	**17,364**	**37,790**	**41,540**
Profit for the year	-	-	-	-	5,891	5,891	5,891
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	(3)	(3)	(3)
Transfers to Debenture redemption reserve	-	-	320	-	(320)	-	-
As at March 31, 2017	**3,750**	**19,883**	**541**	**322**	**22,932**	**43,678**	**47,428**

See accompanying notes to the Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

NOTES

Forming part of Financial Statements

1 CORPORATE INFORMATION

M/s. Prestige Estates Projects Limited ("the Company") was incorporated on June 4, 1997 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Bengaluru, Karnataka, India. Its shares are listed on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).

The financial statements have been authorised for issuance by the Company's Board of Directors on May 30, 2017.

2 SIGNIFICANT ACCOUNTING POLICIES

2.1 Statement of compliance

These financial statements are separate financial statements prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendments Rules, 2016.

The Company has adopted all the applicable Ind AS and the adoption was carried out in accordance with Ind AS 101 - First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Sec 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. These are the Company's first Ind AS financial statements. The date of transition to Ind AS is April 1, 2015. Refer Note 4 for the details of first-time adoption exemptions availed by the Company.

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest million Indian Rupees as per the requirement of Schedule III, unless otherwise stated (0 represents amounts less than Rupees 0.5 Million due to rounding off).

2.3 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Useful lives of Investment Property, Property Plant and Equipment and Intangible Assets.

- Accounting for revenue and land cost for projects executed through joint development arrangement.

- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates.

- Fair value measurements.

2.4 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in

NOTES
Forming part of Financial Statements

these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

2.5 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Company's activities as described below:

a. Recognition of Revenue from Real Estate Developmental Projects:

Revenue from real estate developmental projects under development is recognised based on 'Percentage Completion Method'.

The Percentage Completion Method is applied when the stage of completion of the project reaches a reasonable level of development. Reasonable level of development is achieved when the following criteria specified in the Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India are met:

i. All critical approvals necessary for commencement of the project have been obtained.

ii. The expenditure incurred on construction and development costs is not less than 25 % of the construction and development costs.

iii. Atleast 25% of the saleable project area is secured by contracts or agreements with buyers.

iv. Atleast 10 % of the contract value as per the agreements of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

For computation of revenue, the stage of completion is arrived at with reference to the entire project costs incurred including land costs, borrowing costs and construction and development costs as compared to the estimated total costs of the project. The percentage completion method is applied on a cumulative basis in each reporting period and the estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined. The changes to estimates also include changes arising out of cancellation of contracts. In such cases any revenues attributable to such contracts previously recognised are reversed.

When it is probable that total project costs will exceed total eligible project revenues, the expected loss is recognised as an expense immediately when such probability is determined.

Further, for projects executed through joint development arrangements, wherein the land owner/ possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of

NOTES
Forming part of Financial Statements

constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and revenue from the development and transfer of constructed area/ revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

b. Recognition of revenue from sale of plots and completed units

Revenue from sale of plots and completed units is recognised upon transfer of all significant risks and rewards of ownership in the property to the buyer and are net of adjustments on account of cancellation.

c. Recognition of revenue from contractual projects

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

The stage of completion on a project is measured on the basis of proportion of the contract work/ based upon the contracts/ agreements entered into by the Company with its customers.

d. Recognition of Revenue from facilities, rental, maintenance income and allied services:

Facility and hire charges, property maintenance income and other related services are recognised on accrual basis as per the terms and conditions of relevant agreements.

The Company's policy for recognition of revenue from operating leases is described in note 2.6 (a) below.

Revenues from the room rentals during a guest's stay at the hotel is recognised based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.

Membership fee is recognised on a straight line basis over the period of membership.

e. Share in profit/ loss of Limited liability partnership (LLP) and partnership firms

Share of profit / loss from partnership firm and LLP is recognised based on the financial information provided and confirmed by the respective firms.

f. Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholders approve the dividend.

g. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

2.6 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the

NOTES
Forming part of Financial Statements

risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

a. The Company as lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

b. The Company as lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

2.7 Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

2.8 Foreign Currency Transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

2.9 Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.

b. Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

NOTES
Forming part of Financial Statements

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

c. Post-employment obligations

The Company operates the following post-employment schemes:

i. Defined Contribution Plan:

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in Other Comprehensive Income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

d. Other Defined Contribution Plan

The Company's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

2.10 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

NOTES
Forming part of Financial Statements

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset/ liability in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

2.11 Property, plant and equipment

Transition to Ind AS

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

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment's up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment's is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the fixed assets as follows:

Particulars	Useful lives estimated by the management
Building *	58 Years
Plant and machinery *	20 Years
Office Equipment*	20 Years
Furniture and fixtures *	15 Years
Vehicles*	10 Years
Computers and Accessories*	6 Years

* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Statement of Profit and Loss.

In respect of leasehold building, leasehold improvement - plant and machinery and leasehold

NOTES
Forming part of Financial Statements

improvement - furniture and fixtures, depreciation has been provided over lower of useful lives or leasable period.

2.12 Capital work-in-progress
Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.13 Investment Property
Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties generally have a useful life of 58-60 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

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

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Statement of Profit and Loss in the period in which the property is derecognised.

2.14 Intangible Assets
Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset.

2.15 Impairment of tangible and intangible assets other than goodwill
At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the

NOTES
Forming part of Financial Statements

risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Statement of Profit and Loss.

2.16 Inventories
Stock of units in completed projects and work-in-progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs and is net of material's scrap receipts.

2.17 Provisions and contingencies
A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements but are disclosed.

2.18 Financial Instruments
2.18a Initial recognition
The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through Statement of Profit and Loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

2.18b Subsequent measurement
a. Non-derivative financial instruments
Financial assets carried at amortised cost
A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value through other comprehensive income
A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit and loss (FVPL)
A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.

Financial liabilities
Financial liabilities are subsequently carried at amortized cost using the effective interest

NOTES
Forming part of Financial Statements

method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Investments in Subsidiaries, joint ventures and associates

Investments in subsidiaries, joint ventures and associates are carried at cost in the financial statements.

b. Share Capital

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

2.18 c Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

2.18d Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Statement of Profit and Loss.

2.19 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Company is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects. Refer Note 50 (III) for the maturity profile for such financial liabilities.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance Sheet date and as non-current, in other cases.

Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

2.20 Cash and cash equivalents

NOTES
Forming part of Financial Statements

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

2.21 Earnings per share
Basic earnings per share has been computed by dividing profit attributable to owners of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.22 Dividends
Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

2.23 Statement of cash flows
Statement of Cash flows is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

3 RECENT ACCOUNTING PRONOUNCEMENTS
Standards issued but not yet effective
In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the Company from April 1, 2017.

Amendment to Ind AS 7:
The amendment to Ind AS 7 requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the Balance Sheet for liabilities arising from financing activities, to meet the disclosure requirement.

The Company is evaluating the requirements of the amendment and the effect on the financial statements is being evaluated.

Amendment to Ind AS 102:
The amendment to Ind AS 102 provides specific guidance to measurement of cash-settled awards, modification of cash-settled awards and awards that include a net settlement feature in respect of withholding taxes.

Ind AS 102 Share based payment is not applicable to the Company, hence the amendment has no impact on the Company.

4 FIRST-TIME ADOPTION - MANDATORY EXEMPTIONS, OPTIONAL EXEMPTIONS
These are the Company's first financial statements prepared in accordance with Ind AS.

The accounting policies set out in note have been applied in preparing the financial statements for the year ended March 31, 2017, the comparative information presented in these financial statements for the year ended March 31, 2016 and in the preparation of an opening Ind AS Balance Sheet as at April 1, 2015 (the Company's date of transition). In preparing its opening Ind AS Balance Sheet, the Company has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (previous GAAP or India GAAP).

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exemptions applied in the transition for previous GAAP to Ind AS.

NOTES
Forming part of Financial Statements

Ind AS optional exemptions

4.1 Deemed Cost
Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment's covered by Ind AS 16 *Property, plant and equipment's* as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 *Intangible Assets* and Investment property covered by Ind AS 40 *Investment property*.

The Company has elected to measure all of its property, plant and equipment, intangible assets and investment property on the transition date at their previous GAAP carrying value.

4.2 Leases
Appendix C to Ind AS 17 requires an entity to assess whether a contract or arrangement contains a lease. In accordance with Ind AS 17, this assessment should be carried out at the inception of the contract or arrangement. Ind AS 101 provides an option to make this assessment on the basis of facts and circumstances existing at the date of transition to Ind AS, except where the effect is expected to be not material.

The Company has elected to apply this exemption for such contracts/ arrangements.

4.3 Investment in Subsidiaries, Joint Ventures and Associates (Ind AS 101 Exemption)
The company has availed the optional exemption under "Ind AS 101 First time Adoption of Indian Accounting standards" with respect to Investments in subsidiaries, joint ventures and associates. Accordingly, the previous GAAP carrying amount of such investments as on transition date has been taken as deemed cost.

Ind AS Mandatory exemptions

4.4 Estimates
As 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), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at April 1, 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP.

a. Investment in equity instruments carried at FVPL;

b. Investment in debt instruments carried at FVPL; and

c. Impairment of financial assets based on expected credit loss method.

4.5 De-recognition of financial assets and liabilities
Ind AS 101 requires a first-time adopter to apply the de-recognition provisions of Ind AS prospectively for transactions occurring on or after the date of transition to Ind AS. However, Ind AS 101 allows a first-time adopter to apply the de-recognition requirements in Ind AS 109 retrospectively from a date of the entity's choosing, provided that the information needed to apply Ind AS 109 to financial assets and financial liabilities derecognised as a result of past transactions was obtained at the time of initial accounting for those transactions.

The Company has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.

5 PROPERTY, PLANT AND EQUIPMENT

₹ In Million

	Buildings	Leasehold building	Plant and machinery	Office Equipment	Leasehold improvements - plant and machinery	Furniture and fixtures	Leasehold improvements - furniture and fixtures	Vehicles	Computers and Accessories	Total
Deemed Cost										
Balance as at April 1, 2015	**114**	**24**	**126**	**28**	**214**	**123**	**852**	**121**	**42**	**1,644**
Additions	-	-	5	5	1	75	2	18	13	119
Deletions/ transfer	-	-	-	-	-	-	-	1	-	1
Balance as at March 31, 2016	**114**	**24**	**131**	**33**	**215**	**198**	**854**	**138**	**55**	**1,762**
Additions	-	-	1	2	83	1	183	8	13	291
Deletions/ transfer	-	-	54	8	68	7	151	1	-	289
Balance as at March 31, 2017	**114**	**24**	**78**	**27**	**230**	**192**	**886**	**145**	**68**	**1,764**
Accumulated depreciation										
Balance as at April 1, 2015	-	-	-	-	-	-	-	-	-	-
Depreciation charge during the year	6	1	18	4	30	28	155	33	19	294
Deletions/ transfer	-	-	-	-	-	-	-	-		-
Balance as at March 31, 2016	**6**	**1**	**18**	**4**	**30**	**28**	**155**	**33**	**19**	**294**
Depreciation charge during the year	5	1	15	4	29	31	140	28	16	269
Deletions/ transfer	-	-	13	2	2	2	8	-	-	27
Balance as at March 31, 2017	**11**	**2**	**20**	**6**	**57**	**57**	**287**	**61**	**35**	**536**
Net carrying amount										
Balance as at April 1, 2015	114	24	126	28	214	123	852	121	42	1,644
Balance as at March 31, 2016	108	23	113	29	185	170	699	105	36	1,468
Balance as at March 31, 2017	103	22	58	21	173	135	599	84	33	1,228

Assets pledged as security and restriction on titles

Vehicles with carrying amount of ₹ 9 Million (March 31, 2016: ₹ 22 Million; April 1, 2015: ₹ 30 Million) have been pledged to secure borrowings of the Company (See Note 23 & 27).

NOTES
Forming part of Financial Statements

Owned Assets given under lease:

₹ In Million

	Buildings	Plant and machinery	Furniture and fixtures	Total
Deemed Cost				
Balance as at April 1, 2015	**24**	**310**	**917**	**1,251**
Additions	-	4	31	35
Deletions	-	-	-	-
Balance as at March 31, 2016	**24**	**314**	**948**	**1,286**
Additions	-	84	182	266
Deletions	-	122	158	280
Balance as at March 31, 2017	**24**	**276**	**972**	**1,272**
Accumulated depreciation				
Balance as at April 1, 2015	**-**	**-**	**-**	**-**
Depreciation charge during the year	1	43	167	211
Deletions	-	-	-	-
Balance as at March 31, 2016	**1**	**43**	**167**	**211**
Depreciation charge during the year	1	40	152	193
Deletions	-	14	10	24
Balance as at March 31, 2017	**2**	**69**	**309**	**380**
Net carrying amount				
Balance as at April 1, 2015	24	310	917	1,251
Balance as at March 31, 2016	23	271	781	1,075
Balance as at March 31, 2017	22	207	663	892

6 INVESTMENT PROPERTY

₹ In Million

	Land	Buildings	Total
Deemed Cost			
Balance as at April 1, 2015	**344**	**3,259**	**3,603**
Additions	-	1,335	1,335
Deletions	-	-	-
Balance as at March 31, 2016	**344**	**4,594**	**4,938**
Additions	-	58	58
Deletions/ transfer	245	2,048	2,293
Balance as at March 31, 2017	**99**	**2,604**	**2,703**
Accumulated depreciation			
Balance as at April 1, 2015	-	-	-
Depreciation charge during the year	**-**	**191**	**191**
Deletions	-	-	-
Balance as at March 31, 2016	**-**	**191**	**191**
Depreciation charge during the year	-	206	206
Deletions/ transfer	-	156	156
Balance as at March 31, 2017	**-**	**241**	**241**
Net carrying amount			
Balance as at April 1, 2015	**344**	**3,259**	**3,603**
Balance as at March 31, 2016	**344**	**4,403**	**4,747**
Balance as at March 31, 2017	**99**	**2,363**	**2,462**

NOTES
Forming part of Financial Statements

Note:

(i) The Company's investment properties consists of commercial properties in India. The Management has determined that the investment properties consist of two classes of assets – office and retail – based on the nature, characteristics and risks of each property.

(ii) As at March 31, 2017 and March 31, 2016, the fair values of the properties are ₹ 3,734 Million and ₹ 11,593 Million respectively. These valuations are based on valuations performed by Jones Lang Lasalle Property Consultants India Private Limited, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The fair valuation has been carried out by the Management for material investment properties.

(iii) The Company has no contractual obligations to either purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Investment property with carrying amount of ₹ 1,104 Million (March 31, 2016: ₹ 3,384 Million; April 1, 2015: ₹ 2,395 Million) have been pledged to secure borrowings of the Company (See Note 23 & 27). The investment property have been pledged as security for bank loans under a mortgage.

(iv) The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yields and discount rates which are based on comparable transactions and industry data.

Details of the Company's investment properties and information about the fair value hierarchy as at March 31, 2017 and March 31, 2016, are as follows:

₹ In Million

	As at March 31, 2017	As at March 31, 2016
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	3,734	11,593

(v) Amounts recognised in statement of profit and loss related to investment properties (excluding depreciation and finance costs)

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental income from investment property	597	403
Direct operating expenses arising from investment property that generated rental income during the year	18	7
Direct operating expenses arising from investment property 'that did not generate rental income during the year	-	-

(vi) Investment properties under construction

Capital work-in progress includes investment properties under construction amounting to ₹ 1,650 Million as at March 31, 2017 (March 31, 2016 - ₹ 180 Million, April 1, 2015 - ₹ 92 Million). The Management is of the view that the fair value of investment properties under construction cannot be realiably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.

NOTES
Forming part of Financial Statements

Capital work-in progress with carrying amount of ₹ 1,049 Million (March 31, 2016: ₹ 3,732 Million; April 1, 2015: ₹ 2,755 Million) have been pledged to secure borrowings of the Company (See Note 23 & 27). The Capital work-in progress have been pledged as security for bank loans under a mortgage.

7 OTHER INTANGIBLE ASSETS

₹ In Million

	Software
Deemed cost	
Balance as at April 1, 2015	25
Additions	33
Deletions	-
Balance as at March 31, 2016	**58**
Additions	25
Deletions	0
Balance as at March 31, 2017	**83**
Accumulated amortisation	
Balance as at April 1, 2015	**-**
Depreciation charge during the year	19
Deletions	-
Balance as at March 31, 2016	**19**
Depreciation charge during the year	20
Deletions	-
Balance as at March 31, 2017	**39**
Net carrying amount	
Balance as at April 1, 2015	25
Balance as at March 31, 2016	39
Balance as at March 31, 2017	44

8 INVESTMENTS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Investment in subsidiaries	8a	5,039	7,658	6,773
Investment in associates	8b	0	9	280
Investment in joint ventures - Jointly Controlled Entities	8c	162	3,346	3,496
Other investments	8d	74	76	22
		5,275	**11,089**	**10,571**

8a Investment in subsidiaries

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Fully paid up unless otherwise stated) Unquoted, Carried at cost			
Downhills Holiday Resorts Private Limited (Refer Note 58)	340	340	340
- 4,150,000 (March 31, 2016 - 4,150,000, April 1, 2015 - 4,150,000) equity share of ₹ 10 each			
Pennar Hotels & Resorts Private Limited (Refer Note 58)	283	283	283
- 3,585,778 (March 31, 2016 - 3,585,778, April 1, 2015 - 3,585,778) equity shares of ₹ 10 each			

NOTES
Forming part of Financial Statements

8a Investment in subsidiaries (Contd.)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Village-De-Nandi Private Limited	71	71	71
- 1,000,000 (March 31, 2016 - 1,000,000, April 1, 2015 - 1,000,000) equity shares of ₹10 each			
Foothills Resorts Private Limited (Refer Note 58)	434	434	434
- 5,620,694 (March 31, 2016 - 5,620,694, April 1, 2015 - 5,620,694) equity shares of ₹10 each			
I C B I (India) Private Limited	69	69	69
- 289 (March 31, 2016 - 289, April 1, 2015 - 289) equity shares of ₹1,000 each			
Prestige Leisure Resorts Private Limited	176	176	176
- 1,350,000 (March 31, 2016 - 1,350,000, April 1, 2015 - 1,350,000) equity shares of ₹10 each			
Prestige Bidadi Holdings Private Limited	376	376	376
- 9,369,000 (March 31, 2016 - 9,369,000, April 1, 2015 - 9,369,000) equity shares of ₹10 each			
Prestige Valley View Estates Private Limited (converted to Prestige Valley View Estates LLP w.e.f. March 31, 2016)	-	-	71
- Nil (March 31, 2016 - Nil, April 1, 2015 - 990,600) equity shares of ₹10 each			
Prestige Construction Ventures Private Limited	-	408	408
- Nil (March 31, 2016 - 10,000,000, April 1, 2015 - 10,000,000) equity shares of ₹10 each			
Prestige Shantiniketan Leisures Private Limited (Refer Note 57)	-	6	6
- Nil (March 31, 2016 - 620,000, April 1, 2015 - 620,000) equity shares of ₹ 10 each			
K2K Infrastructure (India) Private Limited	11	11	11
-1,122,660 (March 31, 2016 - 1,122,660, April 1, 2015 - 1,122,660) equity shares of ₹10 each			
Valdel Xtent Outsourcing Solutions Private Limited (Refer Note 58)	150	150	150
-29,000,000 (March 31, 2016 - 29,000,000, April 1, 2015 - 29,000,000) equity shares of ₹ 10 each			
West Palm Developments Private Limited (converted to West Palm Developments LLP w.e.f. March 31, 2016)	-	-	113
- Nil (March 31, 2016 - Nil, April 1, 2015 - 646,613) equity shares of ₹ 10 each			
Cessna Garden Developers Private Limited (Refer Note 57)	-	2,502	2,502
-Nil (March 31, 2016 - 3,399,997, April 1, 2015 - 3,399,997) equity shares of ₹10 each			
Prestige Amusements Private Limited	7	7	7
- 125,000 (March 31, 2016 - 125,000, April 1, 2015 - 125,000) equity shares of ₹10 each			
Prestige Garden Resorts Private Limited (Refer Note 57)	-	216	216
-Nil (March 31, 2016 - 950,000, April 1, 2015 - 950,000) equity shares of ₹10 each			
Sai Chakra Hotels Private Limited (Refer Note 57)	-	1	1
- Nil (March 31, 2016 - 100,000, April 1, 2015 - 100,000) equity shares of ₹10 each			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)	1,413	271	-
- 18,015 (March 31, 2016 - Nil) Class A Equity shares of ₹10 each			

NOTES
Forming part of Financial Statements

8a Investment in subsidiaries (Contd.)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
- 10,785 (March 31, 2016 - 9,350) Class B Equity shares of ₹10 each			
- 1,115 (March 31, 2016 - Nil) Class C Equity shares of ₹10 each			
Sub-total	**3,330**	**5,321**	**5,234**
Preference Shares (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Construction Ventures Private Limited (Refer Note 57)	-	775	775
-Nil (March 31, 2016 - 77,500, April 1, 2015 - 77,500) 0.001% Optionally, fully convertible, non-cumulative redeemable Preference Shares of ₹100 each			
Prestige Leisure Resorts Private Limited	210	210	210
- 2,539,980 (March 31, 2016 - 2,539,980, April 1, 2015 - 2,539,980) 0.001% Optionally, fully convertible, non-cumulative redeemable Preference Shares of ₹10 each			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)	0	0	-
- 21,860 (March 31, 2016 - 21,860) 0.01% Optionally, convertible, redeemable preference shares of ₹10 each			
Sub-total	**210**	**985**	**985**
Debentures/ Bonds (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Bidadi Holdings Private Limited	519	519	519
- 519,203 (March 31, 2016 - 519,203, April 1, 2015 - 519,203) 0% Compulsorily Convertible Debentures of ₹1,000 each			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)			
- 26,152 (March 31, 2016 - 26,152) 0.01% Compulsorily Convertible Debentures of ₹10 each	0	0	-
Sub-total	**519**	**519**	**519**
Partnership Firms/ Limited Liability Partnership Firms			
Unquoted, Carried at cost			
- Partnership Firms			
Prestige Hospitality Ventures (Refer Note 57)	60	-	-
Prestige Retail Ventures (Refer Note 57)	60	-	-
Prestige Office Ventures (Refer Note 57)	5	-	-
Prestige Hi-Tech Projects	1	1	1
Prestige Nottinghill Investments	1	1	1
Prestige Ozone Properties	0	0	0
Prestige Whitefield Developers	0	0	0
Eden Investments & Estates	2	2	2
Prestige Property Management & Services	10	10	10
Prestige Interiors	0	0	0
Silver Oak Projects (Indirect subsidiary w.e.f. October 1, 2015)	0	0	-
Prestige Southcity Holdings	1	1	1
PSN Property Management and Services	5	5	5
Prestige Habitat Ventures	10	10	10
Prestige Kammanahalli Investments	1	1	1
Prestige Rattha Holdings	1	1	1
Prestige Sunrise Investments	1	1	1

NOTES
Forming part of Financial Statements

8a Investment in subsidiaries (Contd.)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
The QS Company	1	1	1
Prestige AAA Investments	1	1	1
Prestige Alta Vista Holdings	0	0	0
	160	**35**	**35**
- Limited Liability Partnership Firms			
Villaland Developers LLP	22	0	0
Prestige Valley View Estates LLP	71	71	-
West Palm Developments LLP	113	113	-
Prestige Whitefield Investment & Developers LLP	614	614	-
	820	**798**	**-**
Sub-total	**980**	**833**	**35**
Total	**5,039**	**7,658**	**6,773**

8b Investment in associates

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)	-	-	271
- Nil (March 31, 2016 - Nil, April 1, 2015 - 9,350) Class B equity shares of ₹10 each			
City Properties Maintenance Company Bangalore Limited	0	0	0
- 40,909 (March 31, 2016 - 40,909, April 1, 2015 - 40,909) equity shares of ₹10 each			
Sub-total	**0**	**0**	**271**
Preference Shares (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)	-	-	0
- Nil (March 31, 2016 - Nil, April 1, 2015 - 21,860) 0.01% Optionally, convertible, redeemable preference shares of ₹10 each			
Sub-total	**-**	**-**	**0**
Debentures/ Bonds (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f. December 21, 2015)	-	-	0
- Nil (March 31, 2016 - Nil, April 1, 2015 - 26,152) 0.01% Compulsorily Convertible Debentures of ₹10 each			
Sub-total	**-**	**-**	**0**
Partnership Firms			
Unquoted, Carried at cost			
Prestige KRPL Techpark (Dissolved on September 19, 2016)	-	9	9
Silver Oak Projects (Indirect subsidiary w.e.f. October 1, 2015)	-	-	0
Sub-total	**-**	**9**	**9**
Total	**0**	**9**	**280**

NOTES
Forming part of Financial Statements

8c Investment in Joint Ventures - Jointly Controlled Entities

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Vijaya Productions Private Limited (Refer Note 57)	-	1,150	1,150
- Nil (March 31, 2016 - 5,993,500, April 1, 2015 - 5,993,500) equity shares of ₹10 each			
Prestige Mangalore Retail Ventures Private Limited (Refer Note 57)	-	45	45
- Nil (March 31, 2016 - 4,503,835, April 1, 2015 - 4503,835) equity shares of ₹10 each			
Prestige Mysore Retail Ventures Private Limited (Refer Note 57)	-	221	221
- Nil (March 31, 2016 - 22,023,995, April 1, 2015 - 22,023,995) equity shares of ₹10 each			
Prestige Garden Constructions Private Limited (Refer Note 57)	-	186	186
- Nil (March 31, 2016 -4,208,670, April 1, 2015 -4,208,670) equity shares of ₹ 10 each			
Prestige Projects Private Limited	11	11	11
-1,100,000 (March 31, 2016 -1,100,000, April 1, 2015 - 1,100,000) equity shares of ₹10 each			
Babji Realtors Private Limited (Refer Note 57)	-	86	86
- Nil (31 March 2016 - 1,039,500, April 1, 2015 - 1,039,500) equity shares of ₹10 each			
Thomsun Realtors Private Limited	0	0	0
-100 (March 31, 2016 - 100, April 1, 2015 - 100) equity shares of ₹10 each			
Prestige Whitefield Investment & Developers Private Limited (converted to Prestige Whitefield Investment & Developers LLP w.e.f. March 31, 2016)	-	-	614
- Nil (March 31, 2016 - Nil, April 1, 2015 - 61,124,970) equity shares of ₹10 each			
CapitaLand Retail Prestige Mall Management Private Limited	25	25	25
- 2,500,000 (March 31, 2016 - 2,500,000, April 1, 2015 - 2,500,000) equity shares of ₹10 each			
Sub-total	**36**	**1,724**	**2,338**
Debentures/ Bonds (Fully paid up unless otherwise stated)			
Unquoted, Carried at cost			
Prestige Garden Constructions Private Limited (Refer Note 57)	-	414	167
- Nil (March 31, 2016 - 41,450,000, April 1, 2015 -16,700,000) 0% Fully Compulsorily Convertible Debentures of ₹10 each			
Prestige Mangalore Retail Ventures Private Limited (Refer Note 57)	-	675	541
-Nil (March 31, 2016 - 67,462,763, April 1, 2015 -54,092,763) 0% Fully Compulsorily Convertible Debentures of ₹10 each			
Prestige Mysore Retail Ventures Private Limited (Refer Note 57)	-	211	128
-Nil (March 31, 2016 - 21,148,847, April 1, 2015 -12,829,547) 0% Fully Compulsorily Convertible Debentures of ₹10 each			
Babji Realtors Private Limited (Refer Note 57)	-	194	194
- Nil (March 31, 2016 - 17,230,603, April 1, 2015 - 17,230,603) 0% Compulsorily Convertible Debentures of ₹10 each			
Sub-total	**-**	**1,494**	**1,030**

NOTES
Forming part of Financial Statements

8c Investment in Joint Ventures - Jointly Controlled Entities (Contd.)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Partnership Firms			
Unquoted, Carried at cost			
Prestige City Properties	1	1	1
Prestige Realty Ventures (Refer Note 57)	-	2	2
Silverline Estates	0	0	0
Sub-total	**1**	**3**	**3**
Share warrants			
Unquoted, Carried at cost			
Thomsun Realtors Private Limited	125	125	125
Sub-total	**125**	**125**	**125**
Total	**162**	**3,346**	**3,496**

8d Others investments

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Unquoted			
Equity Instruments (Fully paid up unless otherwise stated)			
Prestige Garden Estates Private Limited	0	0	0
- 8,007 (March 31, 2016 - 8,007, April 1, 2015 - 8,007) equity shares of ₹ 10 each			
Propmart Technologies Limited	-	-	-
- 335,000 (March 31, 2016 - 335,000, April 1, 2015 - 335,000) equity shares of ₹ 10 each			
Amanath Co-operative Bank Limited	-	-	-
Prathyusha Power Gen Private Limited	2	2	-
- 21,77,690 (March 31, 2016 - 21,77,690, April 1, 2015 - Nil) equity shares of ₹ 10 each			
Clover Energy Private Limited			
- 227,500 (March 31, 2016 - Nil, April 1, 2015 - Nil) equity shares of ₹ 10 each	2	-	-
Sub-total	**4**	**2**	**0**
Investment in trusts			
Educate India Foundation	38	38	0
Educate India Trust	15	15	0
Sub-total	**53**	**53**	**0**
Investment in Venture Capital Fund			
-250 (March 31, 2016 – 250, April 1, 2015 - 250) units in Urban Infrastructure Opportunities Fund	17	21	22
Sub-total	**17**	**21**	**22**
Investment - Others			
Investment in NSC	0	0	0
Sub-total	**0**	**0**	**0**
	74	**76**	**22**
Aggregate book value of quoted investments	-	-	-
Aggregate market value of quoted investments	-	-	-
Aggregate carrying value of unquoted investments	5,275	11,089	10,571
Aggregate amount of impairment in value of investments	-	-	-

NOTES
Forming part of Financial Statements

8e Category-wise Non-Current Investment

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Financial assets carried at Cost	5,201	11,013	10,549
Financial assets measured at Fair Value through Profit and Loss	74	76	22
Total Non Current Investments	5,275	11,089	10,571

8f Refer Note 48 for details of capital account contribution and profit sharing ratio in partnership firms/ limited liability partnership firms.

9 LOANS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Carried at amortised cost				
Lease deposits		-	-	6
Refundable deposits		496	496	496
Inter Corporate Deposits		9,805	11,412	4,061
Current account in partnership firms		3,533	2,706	3,064
Other advances		8,566	1,079	1,226
		22,400	**15,693**	**8,853**
To others - unsecured, considered good				
Carried at amortised cost				
Security deposits		9	9	9
Lease deposits		310	636	321
Refundable deposits		4,279	4,506	4,090
Inter corporate deposits		35	35	35
Other advances		81	216	176
		4,714	**5,402**	**4,631**
		27,114	**21,095**	**13,484**
Due from related parties:				
Directors	54	-	-	3
Firms in which directors are partners	54	1,281	922	867
Companies in which directors of the Company are directors or members	54	17,279	12,168	5,228

NOTES
Forming part of Financial Statements

10 OTHER FINANCIAL ASSETS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Carried at amortised cost				
Other receivables		7,378	-	-
Interest accrued but not due on deposits		1,582	1,175	660
Share application money		391	391	184
Debenture application money		-	-	126
		9,351	**1,566**	**970**
To others - unsecured, considered good				
Carried at amortised cost				
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		131	15	25
Interest accrued but not due on deposits		9	21	10
Advance paid for purchase of shares		-	35	35
		140	**71**	**70**
		9,491	**1,637**	**1,040**
Due from related parties				
Directors	54	-	-	-
Firms in which directors are partners	54	-	-	-
Companies in which directors of the Company are directors or members	54	9,090	1,402	779

11 DEFERRED TAX ASSET/ (LIABILITIES) (NET)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Deferred tax relates to the following			
Deferred tax assets			
Impact of fair valuation of financial assets (net)	2	-	-
Provision for employee benefit expenses	38	28	22
Minimum alternate tax credit entitlement	410	-	-
Provision for doubtful advances/ debts	74	74	74
Provision for impairment of investments	2	2	2
Provision created for Excepted Credit Loss (ECL)	390	388	330
Others	3	1	-
	919	**493**	**428**
Deferred tax liabilities			
Impact of carrying financial liabilities at amortised cost	16	27	10
Impact of fair valuation of financial assets (net)	-	150	98
Impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	67	178	157
Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books.	96	146	104
	179	**501**	**369**
Net deferred tax asset	**740**	**-**	**59**
Net deferred tax liabilities	**-**	**8**	**-**

NOTES
Forming part of Financial Statements

12 OTHER NON-CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Capital advances		-	5	4
		-	**5**	**4**
To Others - unsecured, considered good				
Capital advances		35	272	123
Prepaid expenses		237	148	210
Advance VAT & Service Tax		2,109	1,314	928
Leasehold land		17	17	18
		2,398	**1,751**	**1,279**
To Others - Unsecured, considered doubtful				
Advance VAT & Service Tax		211	211	211
Less: Provision for doubtful advances		(211)	(211)	(211)
		-	**-**	**-**
		2,398	**1,756**	**1,283**
Due from related parties				
Directors	54	-	-	-
Firms in which directors are partners	54	-	-	-
Companies in which directors of the Company are directors or members	54	-	-	-

13 INVENTORIES (AT LOWER OF COST AND NET REALISABLE VALUE)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Work in progress - projects	38,869	37,419	41,551
Stock of units in completed projects			
Purchased	-	58	86
Others	6,634	3,941	2,839
	45,503	**41,418**	**44,476**
Carrying amount of inventories pledged as security for borrowings	22,191	18,046	17,103

14 INVESTMENTS (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at fair value through profit and loss				
Equity Instruments - Non-trade investments (Quoted, fully paid up)	14a	-	-	-
Mutual Funds -Non-trade investments (Unquoted, fully paid up)	14b	5	2,142	1,991
		5	**2,142**	**1,991**

NOTES
Forming part of Financial Statements

14a Equity Instruments

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Tata Consultancy Services Limited	0	0	0
	0	**0**	**0**

14b Mutual Funds

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Birla Sunlife Floating Rate Long Term Institutional Plan -Daily Dividend	5	5	4
DWS Banking & PSU Debt Fund - Regular growth plan	-	165	159
Birla Sunlife Dynamic Bond Fund - Retail growth plan	-	456	423
DWS Treasury Fund - Regular Investment growth plan	-	231	219
IDFC Banking Debt Fund - Regular growth plan	-	653	603
IDFC Money Manager Fund Investment Plan - Regular growth plan	-	632	583
	5	**2,142**	**1,991**
Aggregate book value of quoted investments	0	0	0
Aggregate market value of quoted investments	0	0	0
Aggregate carrying value of unquoted investments	5	2,142	1,991
Aggregate amount of impairment in value of investments	-	-	-

14c Investments pledged as security for borrowings

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Investments pledged as security for borrowings	-	2,137	1,987

14d Category-wise Current Investment

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Financial assets carried at Cost	-	-	-
Financial assets measured at Fair Value through Profit and Loss	5	2,142	1,991
	5	**2,142**	**1,991**

15 TRADE RECEIVABLES (UNSECURED)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Considered good		8,194	9,907	8,040
Considered doubtful		1,132	1,126	958
Less : Provision for doubtful receivables (expected credit loss allowance)		(1,132)	(1,126)	(958)
		8,194	**9,907**	**8,040**

NOTES
Forming part of Financial Statements

15 TRADE RECEIVABLES (UNSECURED) (CONTD.)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Due from :				
Directors	54	-	174	117
Firms in which directors are partners	54	95	1	6
Companies in which directors of the Company are directors or members	54	214	301	292
Receivables pledged as security for borrowings		2,283	2,492	3,169

Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016
Balance at the beginning of the year	1,126	958
Additions during the year, net	6	168
Balance at the end of the year	**1,132**	**1,126**

16 CASH AND CASH EQUIVALENTS

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Cash on hand	-	1	3
Balances with banks			
- in current accounts	1,599	1,517	2,427
- in fixed deposits	235	783	549
	1,834	**2,301**	**2,979**

Details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December 30, 2016 are as follows:

₹ In Million

Particulars	Specified Bank Notes	Other Denomination notes	Total
Closing cash in hand as on November 8, 2016	2	2	4
Add: Permitted receipts	-	8	8
Less: Permitted payments	-	0	0
Less: Amount deposited in Banks	2	7	9
Closing cash in hand as on December 30, 2016	**-**	**3**	**3**

NOTES
Forming part of Financial Statements

17 OTHER BANK BALANCES

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
In earmarked accounts			
- Balances held as margin money	322	207	336
	322	**207**	**336**
Margin money deposits are subject to first charge as security towards borrowings	322	207	336

18 LOANS (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Carried at amortised cost				
Current account in partnership firms		7,088	6,017	2,901
Inter corporate deposits		205	360	704
Lease deposits		73	64	40
Other advances		388	61	3
		7,754	**6,502**	**3,648**
To Others - unsecured, considered good				
Carried at amortised cost				
Inter corporate deposits		351	331	209
Refundable deposits		2,021	1,939	1,609
Lease deposits		1,088	535	602
Advance paid to staff		11	4	4
Other advances		81	254	242
		3,552	**3,063**	**2,666**
		11,306	**9,565**	**6,314**
Due from related parties:				
Directors	54	49	53	19
Firms in which directors are partners	54	3,861	2,866	1129
Companies in which directors of the Company are directors or members	54	592	199	161

19 OTHER FINANCIAL ASSETS (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Carried at amortised cost				
Interest accrued but not due on deposits		67	359	321
Share/ Debenture application money		-	-	663
		67	**359**	**984**
To Others - unsecured, considered good				
Carried at amortised cost				
Interest accrued but not due on deposits		117	50	30

NOTES
Forming part of Financial Statements

19 OTHER FINANCIAL ASSETS (CURRENT) (CONTD.)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
		117	**50**	**30**
		184	**409**	**1,014**
Due from:				
Directors	54	-	-	-
Firms in which directors are partners	54	-	-	-
Companies in which directors of the Company are directors or members	54	51	121	404

20 OTHER CURRENT ASSETS

₹ In Million

Particulars	Note No.	As at 31 March 2017	As at 31 March 2016	As at April 1, 2015
To related parties - unsecured, considered good	54			
Advance paid for purchase of land		14	14	90
Advance paid to suppliers		614	853	971
		628	**867**	**1,061**
To others - unsecured, considered good				
Advance paid for purchase of land		2,096	2,050	4,234
Advance paid to suppliers		1,175	1,478	2,235
Advance VAT & Service Tax		70	60	-
Prepaid expenses		354	347	469
		3,695	**3,935**	**6,938**
		4,323	**4,802**	**7,999**
Due from:				
Directors	54	-	-	-
Firms in which directors are partners	54	64	70	96
Companies in which directors of the Company are directors or members	54	547	774	852

21 EQUITY SHARE CAPITAL

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Authorised capital			
400,000,000 (March 31, 2016 - 400,000,000, April 1, 2015 - 400,000,000) equity shares of ₹ 10 each	4,000	4,000	4,000
Issued, subscribed and fully paid up capital			
375,000,000 (March 31, 2016 - 375,000,000, April 1, 2015 - 375,000,000) equity shares of ₹ 10 each, fully paid up	3,750	3,750	3,750
	3,750	**3,750**	**3,750**

NOTES
Forming part of Financial Statements

a Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No of shares	Amount (In Million)	No of shares	Amount (In Million)	No of shares	Amount (In Million)
At the beginning of the year	37,50,00,000	3,750	37,50,00,000	3,750	35,00,00,000	3,500
Issued during the year	-	-	-	-	2,50,00,000	250
Outstanding at the end	**37,50,00,000**	**3,750**	**37,50,00,000**	**3,750**	**37,50,00,000**	**3,750**

b The Company has only one class of equity shares with voting rights having par value of ₹ 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013, the Articles of Association of the Company and relevant provisions of the listing agreement.

c. List of persons holding more than 5 percent equity shares in the Company

Name of the shareholder	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No of shares	% of holding	No of shares	% of holding	No of shares	% of holding
Razack Family Trust	22,50,00,000	60.00%	-	-	-	-
Irfan Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%
Rezwan Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%
Noaman Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%

22 OTHER EQUITY

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Securities premium reserve	22.1	19,883	19,883	19,883
Debenture redemption reserve	22.2	541	221	-
General reserve	22.3	322	322	322
Retained earnings	22.4	22,932	17,364	14,797
		43,678	**37,790**	**35,002**

22.1 Securities premium reserve

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Opening balance		19,883	19,883
Add: Additions during the year		-	-
Less : Utilised for Issue expenses		-	-
		19,883	**19,883**

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

NOTES
Forming part of Financial Statements

22.2 Debenture redemption reserve (DRR)

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Opening balance	23e	221	-
Add: Additions during the year	23e	320	221
		541	**221**

The Company has issued redeemable non-convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), require the Company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued. The Company has created debenture redemption reserve on a pro rata basis.

22.3 General reserve

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Opening balance		322	322
Add: Additions during the year		-	-
		322	**322**

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes.

22.4 Retained earnings

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Opening balance (Refer Note 55)		17,364	14,797
Add: Net profit for the year		5,891	4,007
Add: Other comprehensive income arising from remeasurements of the defined benefit liabilities / (asset) (net of tax)		(3)	(1)
	I	**23,252**	**18,803**
Less: Allocations / Appropriations			
Transfer to General Reserve		-	-
Transfer to Debenture redemption reserve	23e	320	221
Dividend distributed to equity shareholders		-	1,013
Dividend distribution tax on dividend		-	205
	II	**320**	**1,439**
	(I - II)	**22,932**	**17,364**

The amount that can be distributed by the Company as dividends to its equity shareholders is determined considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.

NOTES
Forming part of Financial Statements

Dividend made and proposed

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Dividends on equity shares declared and paid:		
Final dividend for the year ended on March 31, 2016: Nil (March 31, 2015: ₹ 1.50 per share)	-	563
Dividend distribution tax on dividend	-	113
Interim dividend for the year ended on March 31, 2017: Nil (March 31, 2016: ₹ 1.20 per share)	-	450
Dividend distribution tax on dividend	-	92
	-	**1,218**
Proposed dividends on Equity shares:		
Proposed for the year ended on March 31, 2017: ₹1.20 per share (March 31, 2016: Nil)	450	-
Dividend distribution tax on proposed dividend	92	-
	542	**-**

Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including dividend distribution tax thereon) as at March 31, 2017.

23 BORROWINGS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Term loans (Secured)	23a, 23b, 23c			
- From banks		300	2,388	1,690
- From financial institutions		825	2,953	1,657
Secured, Redeemable non convertible debentures	23e	4,983	4,976	-
		6,108	**10,317**	**3,347**

23a Aggregate amount of loans guaranteed by directors

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Aggregate amount of loans guaranteed by directors		1,214	5,359	3,320

23b Security Details :

Mortgage of certain immovable properties of the company.

Charge over the book debts, operating cash flows, revenues and receivables of the projects.

Hypothecation of equipment and vehicles.

Pledge of certain Mutual Funds held by the Company (as at March 31, 2016 and April 1, 2015)

Assignment of rent receivables from various properties.

23c Repayment and other terms :

Repayable within 98 - 120 instalments commencing from April 2015.

Personal guarantee of certain directors of the company.

These loans are subject to interest rates ranging from 9.40% to 10.65% per annum.

NOTES
Forming part of Financial Statements

23d Refer Note No.29 for current maturities of long-term debt.

23e During the year ended March 31, 2016, the Company issued 500 secured redeemable non-convertible debentures (A+ Rating) of ₹ 1,00,00,000 each in three tranches, having tenor upto five years, aggregating ₹ 5,000 Million on a private placement basis. These debenture are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in three tranches, Tranche 1 - ₹ 1,500 Million on July 24, 2018, Tranche 2 – ₹ 3,000 Million on Jul 24, 2020 and Tranche 3 – ₹ 500 Million on April 23, 2018 and carry a coupon rate of 11.35%, 11.40% and 11.35% respectively. The Company has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment i.e. July 24, 2018. The Company has created debenture redemption reserve as per Section 71 of the Companies Act, 2013, on a pro rata basis amounting to ₹ 541 Million (March 31, 2016 - 221 Million, April 1, 2015 - Nil)

24 OTHER FINANCIAL LIABILITIES (NON-CURRENT)

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost			
Lease deposits	425	610	306
	425	**610**	**306**

25 PROVISIONS (NON-CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Provision for employee benefits				
- Gratuity	45	66	43	34
- Compensated absences	45	-	-	25
		66	**43**	**59**

26 OTHER NON-CURRENT LIABILITIES

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Advance rent / maintenance charges received		62	87	54
		62	**87**	**54**

NOTES
Forming part of Financial Statements

27 BORROWINGS (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Term loans (Secured)	27a, 27b & 27c			
- From banks		8,920	8,662	8,824
- From financial institutions		11,628	12,014	10,851
Loans and advances from related parties (unsecured, repayable on demand)	27d & 54			
- Inter corporate deposits and others		5,987	4,967	196
		26,535	**25,643**	**19,871**

27a Aggregate amount of loans guaranteed by directors

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Aggregate amount of loans guaranteed by directors		**16,389**	**16,412**	**15,606**

27b Security Details :

Mortgage of certain immovable properties of the company including inventories and undivided share of land belonging to the Company.
Charge over receivables of various projects.
Pledge of certain Mutual Funds held by the Company (as at March 31, 2016 and April 1, 2015)
Lien against fixed deposits.

27c Repayment and other terms :

Repayable within 1 - 54 instalments commencing from August 2014.

Mortgage of certain immovable properties belonging to and Corporate Guarantee from two subsidiary companies, two wholly owned subsidiary companies and three firms in which the Company is a partner.

Personal guarantee of certain directors of the Company.

These secured loans are subject to interest rates ranging from 10.00 % to 13.50 % per annum.

27d Unsecured loans are subject to interest rates ranging from 10% to 15% per annum.

28 TRADE PAYABLES

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
- Dues to micro and small enterprises	28a	2	10	49
- Dues to creditors other than micro and small enterprises		6,339	5,711	4,658
		6,341	**5,721**	**4,707**

NOTES
Forming part of Financial Statements

28a Disclosure as required under Micro Small and Medium Enterprises Development Act, 2006 :

₹ In Million

Particulars		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
i.	Principal amount remaining unpaid to any supplier as at the end of the accounting year	2	10	49
ii.	Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	0	0	1
iii.	The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-	-
iv.	The amount of interest due and payable for the year	1	1	9
v.	The amount of interest accrued and remaining unpaid at the end of the accounting year	20	19	18
vi.	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	20	19	18

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the company. This has been relied upon by the Auditors.

29 OTHER FINANCIAL LIABILITIES (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Current Maturities of long-term debt (Secured)	23	91	221	365
Interest accrued but not due on borrowings		978	357	150
Creditors for capital expenditure		68	151	140
Deposits towards lease & maintenance		2,087	1,718	1,953
Advance from partnership firms		2,234	2,491	2,071
Advance received on behalf of land owners		462	326	758
		5,920	**5,264**	**5,437**

30 OTHER CURRENT LIABILITIES

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Advance from customers	13,986	9,120	11,690
Advance rent / maintenance received	68	50	43
Consideration under Joint development agreement towards purchase of land	14,364	17,252	22,084
Withholding taxes and duties	339	495	509
Other liabilities	3	1	-
	28,760	**26,918**	**34,326**

NOTES
Forming part of Financial Statements

31 PROVISIONS (CURRENT)

₹ In Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Provision for employee benefits (Compensated absences)	45	45	38	4
Other Provisions for :				
Projects	31a	1,622	1,023	318
Anticipated losses on projects	31a	3	3	3
		1,670	**1,064**	**325**

31a Details of Project Provisions

₹ In Million

Particulars	As at March 31, 2017	As at March 31, 2016
Estimated project costs to be incurred for the completed projects		
(Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	1,023	318
Add: Provision made during the year	1,711	1,278
Less: Provision utilised / reversed during the year	1,112	573
Provision outstanding at the end of the year	**1,622**	**1,023**
Anticipated losses on projects		
(Probable outflow estimated within 12 months)		
Provision outstanding at the beginning of the year	3	3
Add: Provision made during the year	-	-
Less: Provision utilised / reversed during the year	-	-
Provision outstanding at the end of the year	**3**	**3**

32 REVENUE FROM OPERATIONS

₹ In Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Sale of real estate developments			
Residential and commercial projects		13,662	24,855
Sale of services			
Facilities, rental and maintenance income	32a	700	734
Property income	32b	3,708	3,330
Other operating revenues			
Project management fees		404	478
Assignment fees		31	32
Marketing fees		150	180
Share of profit from partnership firms (Net) - Subsidiaries	32c	3,148	3,004
		21,803	**32,613**

NOTES
Forming part of Financial Statements

32a Facilities, rental and maintenance income

₹ In Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Facility and hire charges	43	626	651
Parking charges		44	47
Signages, exhibition and other receipts		30	36
		700	**734**

32b Property income

₹ In Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Rental income	43	597	403
Hire charges income	43	503	440
Sub lease rental income	43	2,435	2,406
Property maintenance income		65	2
Commission income		108	79
		3,708	**3,330**

32c Share of profit from partnership firms for the year ended March 31, 2017 includes an amount of ₹ 903 Million, being reserves in Subsidiary Companies which were credited to the Company's current account on conversion of such subsidiary Companies into limited liability partnership firms.

33 OTHER INCOME

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Interest income		
- On Bank deposits	72	91
- On loans & advances including intercorporate deposits	689	890
- Others	88	97
Profit on sale of mutual funds	52	-
Net gain on financial assets designated at FVPL	44	151
Dividend Income		
- from Mutual funds	0	0
- others	-	2
Share of profit/loss from partnership firms (net) - associate and joint ventures	(1)	62
Profit on sale of fixed assets	-	1
Miscellaneous income	72	100
	1,016	**1,394**

NOTES
Forming part of Financial Statements

34 COST OF SALES ON PROJECTS

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening units in completed projects / work in progress projects	41,418	41,187
Add: Cost of residential and commercial projects incurred during the year	15,787	22,508
Add : Stock tranferred from fixed assets	367	-
Less : Stock capitalised	-	666
Less : Closing units in completed projects / work in progress projects	45,503	41,418
	12,069	**21,611**

35 PROPERTY AND FACILITIES OPERATING EXPENSES

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Property expenses			
Sub lease rent	43	2,304	2,209
Property tax and other expenses		29	9
Facilities operating expenses			
Facilities management expenses		60	71
Security charges for parking		5	6
Sub lease rental - Malls	43	6	8
Property tax - Malls		27	27
Signages, insurance and other expenses		1	3
		2,432	**2,333**

36 EMPLOYEE BENEFITS EXPENSE

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Salaries and wages		1,462	1,102
Contribution to provident and other funds	45	70	60
Gratuity expense	45	20	16
Staff welfare expenses		63	42
		1,615	**1,220**

37 FINANCE COSTS

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Interest on borrowings	4,210	3,631
Other borrowing costs	183	136
Interest - others	228	127
Total	**4,621**	**3,894**
Less: Borrowing cost capitalised to capital work In progress	710	317
Less: Borrowing cost apportioned to projects	2,035	1,366
Costs considered as finance cost in statement of profit and loss	**1,876**	**2,211**

NOTES
Forming part of Financial Statements

38 OTHER EXPENSES

₹ In Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Selling Expenses			
Advertisement and sponsorship fee		262	364
Travelling expenses		39	37
Commission		149	465
Business promotion		235	150
Repairs and maintenance			
Building		46	41
Fitout expenses		-	6
Plant and machinery and computers		15	22
Vehicles		23	23
Power and fuel		14	11
Rent	43	67	63
Insurance		11	6
Rates and taxes		60	101
Legal and professional charges		124	77
Auditor's remuneration	38a	7	7
Director's sitting fees		2	2
Donations		1	5
Corporate social responsibility expenses	38b	38	40
Membership and subscription		2	2
Postage and courier		16	10
Telephone expenses		14	12
Printing and stationery		32	48
Bad debts/ advances written off		30	-
Expected credit loss allowance on receivables		6	168
Miscellaneous expenses		17	13
		1,210	**1,673**

38a Auditors' Remuneration

₹ In Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Payment to Auditors (net of applicable service tax) :		
For audit	6	6
For tax audit and other attestation services	1	1
	7	**7**

(i) The company avails input credit for service tax and hence no service tax expense is accrued.

38b Notes relating to Corporate Social Responsibility expenses

(a) Gross amount required to be spent by the company during the year - ₹102 Million (March 31, 2016 - ₹100 Million)

(b) Amount spent during the year on:

₹ In Million

Particulars		In cash	Yet to be paid in cash	Total
(i) Construction/acquisition of any asset	31.03.2017	-	-	-
	31.03.2016	-	-	-
(ii) On purposes other than (i) above	31.03.2017	38	64	102
	31.03.2016	(40)	(60)	(100)
	31.03.2017	**38**	**64**	**102**
	31.03.2016	**(40)**	**(60)**	**(100)**

NOTES
Forming part of Financial Statements

39 TAX EXPENSES

₹ In Million

Particulars		Year ended March 31, 2017	Year ended March 31, 2016
a Income tax recognised in statement of profit and loss			
Current tax			
In respect of the current year		545	467
In respect of prior years		-	(86)
		545	**381**
Deferred tax			
In respect of the current year		(746)	67
		(746)	**67**
		(201)	**448**
b Income tax recognised in other comprehensive income			
Deferred tax			
Remeasurement of defined benefit obligation		(2)	0
Total income tax recognised in other comprehensive income		**(2)**	**0**
c Reconciliation of tax expense and accounting profit			
Profit before tax		5,690	4,455
Applicable tax rate		34.61%	34.61%
Income tax expense calculated at applicable tax rate	**A**	**1,969**	**1,542**
Adjustment on account of :			
Tax effect of exempt operating income		(1,089)	(1,061)
Tax effect of exempt non-operating income		(1,075)	-
Tax effect of permanent non deductible expenses		49	64
Tax effect of deductible expenses		(52)	(25)
Others		(3)	14
Shortfall in tax provision for prior years recognised in current year		-	(86)
	B	**(2,170)**	**(1,094)**
Income tax expense recognised in statement of profit and loss	**(A+B)**	**(201)**	**448**

40 EARNING PER SHARE (EPS)

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Profit for the year attributable to owners of the Company and used in calculation of EPS (₹ in Million)	5,891	4,007
Weighted average number of equity shares		
Basic (in Numbers)	37,50,00,000	37,50,00,000
Diluted (in Numbers)	37,50,00,000	37,50,00,000
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	15.7	10.7
Diluted	15.7	10.7

NOTES
Forming part of Financial Statements

41 COMMITMENTS

₹ in Million

Particulars		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
1.	Capital commitments (Net of advances)	580	4,170	2,943
2.	Bank guarantees			
	Performance Guarantee (Includes guarantees of Nil (March 31, 2016- ₹ 160 Million, April 1, 2015 ₹ 47 Million) towards obligation for earnings in foreign currency of Nil (March 31, 2016 - ₹ 1,279 Million (April 1, 2015 - ₹ 365 Million), outstanding obligation to be met by 2023-24)	518	3,825	1,438
3.	The Company enters into construction contracts with its vendors. The final amounts payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.			
4.	The Company has entered into agreements with land owners under which the Company is required to make payments based on the terms/ milestones stipulated under the respective agreements.			
5.	The Company has entered into joint development agreements with owners of land for its construction and development. Under the agreements the Company is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.			
6.	The Company has made commitment to subscribe to further capital in certain of its subsidiaries, associates and jointly controlled entities based on operations of such entities.			

42 CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

₹ in Million

Particulars		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
1.	Claims against Company not acknowledged as debts			
a.	Disputed Value Added Tax	223	217	214
b.	Disputed Service Tax	525	224	223
c.	Disputed Income Tax	26	16	15
d.	Others	123	123	124
The above amounts do not include penalties, if any, that may be levied by the authorities when the disputes are settled.				
2.	Corporate guarantees given on behalf of other entities (refer note 54)	33,873	30,451	23,353

43 OPERATING LEASE ARRANGEMENTS

a As a lessee

The Company has taken commercial spaces under operating lease basis which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long term leases.

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental expense for operating leases included in the Statement of Profit and Loss	2,377	2,280

Non-cancellable operating lease commitments:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Not later than 1 year	774	720	878
Later than 1 year and not later than 5 years	357	773	542
Later than 5 years	1	-	-

NOTES
Forming part of Financial Statements

b As a lessor

The Company has given Investment properties, plant and machineries and furniture and fixtures owned by the Company under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Company's option and (c) other long-term leases. The lessee does not have an option to purchase the property at the expiry of the lease term. Further the Company has taken certain properties under lease and has also given such properties on lease under similar terms under which the Company has taken it on lease.

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental and hire charges income from operating leases included in the Statement of Profit and Loss	4,161	3,900

Non-cancellable operating lease commitments:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Rental receipts			
Not later than 1 year	483	291	289
Later than 1 year and not later than 5 years	1,026	330	536
Later than 5 years	-	-	-
Hire Charges			
Not later than 1 year	317	112	161
Later than 1 year and not later than 5 years	471	114	115
Later than 5 years	-	-	-
Sublease Receipts			
Not later than 1 year	944	825	931
Later than 1 year and not later than 5 years	782	835	707
Later than 5 years	1	-	-

44 SEGMENT INFORMATION

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development activity and letting out of developed properties, which is considered to be the only reportable segment by the Management. Further, the Company's operations are in India only.

45 EMPLOYEE BENEFIT PLANS

(i) Defined Contribution Plans : The Company contributes to provident fund and employee state insurance scheme which are defined contribution plans.

During the year, the Company has recognized the following amounts in the Statement of Profit and Loss under defined contribution plan whereby the Company is required to contribute a specified percentage of the payroll costs to fund the benefits:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Employers' contribution to provident fund	70	60
Employees' state insurance scheme	0	0
	70	**60**

Note: The Contributions payable to the above plan by the Company is at rates specified in the rules of the schemes.

NOTES
Forming part of Financial Statements

(ii) Defined Benefit Plan : The Company provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month. The Company makes contribution to Life Insurance Corporation (LIC) Gratuity trust to discharge the gratuity liability.

Risk exposure

The defined benefit plan typically expose the Company to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit. The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the company.
Interest Risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
a. Components of defined benefit cost		
Current Service cost	17	13
Interest expenses / (income) net	3	3
Components of defined benefit cost recognised in statement of profit and loss	**20**	**16**
Remeasurement (gains)/ losses in OCI:		
Return on plan assets (greater) less than discount rate	1	-
Actuarial (Gain) / loss for changes in financial assumptions	5	1
Actuarial (Gain) / loss due to experience adjustments	(1)	-
Components of defined benefit cost recognised in other comprehensive income	**5**	**1**
Total components of defined benefit cost for the year	**25**	**17**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the statement of profit and loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

b. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Present value of funded defined benefit obligation	112	88	70
Less: Fair value of plan assets	46	45	36
Net liability arising from defined benefit obligation	**66**	**43**	**34**

NOTES
Forming part of Financial Statements

c. Movements in the present value of the defined benefit obligation are as follows:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening defined benefit obligation	88	70
Current service cost	17	13
Interest cost	7	6
Actuarial (Gain) / loss (through OCI)	4	1
Benefits paid	(4)	(2)
Closing defined benefit obligation	**112**	**88**

d. Movements in fair value of plan assets are as follows:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening Fair Value of Plan Assets	45	36
Expected return on plan asset	4	3
Contributions by Employer	2	8
Benefits paid	(4)	(2)
Actuarial Gain / (loss) (through OCI)	(1)	-
Closing Fair Value of Plan Assets	**46**	**45**

e. Net asset/(liability) recognised in balance sheet

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Fair value of plan assets	46	45
Less: Present Value of Defined Benefit Obligation	112	88
Net asset/(liability) recognised in balance sheet	**(66)**	**(43)**

f. Actuarial Assumptions

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Discount Rate	7.23%	7.75%	7.80%
Rate of increase in compensation	7%	5%-7%	5%-7%
Attrition rate		Refer table below	
Retirement age	58 years	58 years	58 years

Attrition rate

Age	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Upto 30	10%	10%	10%
31-40	5%	5%	5%
41-50	3%	3%	3%
Above 50	2%	2%	2%

NOTES
Forming part of Financial Statements

g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

₹ in Million

Particulars		Year ended March 31, 2017	Year ended March 31, 2016
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(9)	(7)
	Decrease by 100 basis points	11	8
Salary escalation rate	Increase by 100 basis points	8	6
	Decrease by 100 basis points	(7)	(6)
Employee attrition rate	Increase by 250 basis points	0	0
	Decrease by 250 basis points	0	(1)

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

h. Estimated amount of Gratuity contribution over the next one year is ₹ 3 Million, one to three years is ₹ 12 Million and greater than three years is ₹ 51 Million

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the group's liability for earned leave and is not funded.

Leave encashment benefit expensed in the Statement of Profit and Loss for the year is ₹ 14 Million (March 31, 2016: ₹ 13 Million)

Leave encashment benefit outstanding is ₹ 45 Million (March 31, 2016 : ₹ 38 Million) (April 1, 2015 : ₹ 29 Million).

46 There are no foreign currency exposures as at March 31, 2017 (March 31, 2016 - Nil, 1 April 2015 - Nil) that have not been hedged by a derivative instruments or otherwise.

47 Refer Annexure I for disclosures under Regulation 34 (3) and 53(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

NOTES
Forming part of Financial Statements

48 DETAILS OF CAPITAL ACCOUNT CONTRIBUTION AND PROFIT SHARING RATIO IN PARTNERSHIP FIRMS AND LIMITED LIABILITY PARTNERSHIP FIRMS:

Name of the Firm/Partners	March 31, 2017		March 31, 2016		April 1, 2015	
	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio
Prestige Hospitality Ventures						
Prestige Estates Projects Limited	60	99.99%	-	-	-	-
Deepa Shetty	0	0.00%	-	-	-	-
Manoj Krishna J V	0	0.00%	-	-	-	-
Priti Priyanka	0	0.00%	-	-	-	-
Balaji B V	0	0.00%	-	-	-	-
Puneesh Kumar H P	0	0.00%	-	-	-	-
Dilip Kumar S	0	0.00%	-	-	-	-
Prestige Retail Ventures						
Prestige Estates Projects Limited	60	99.99%	-	-	-	-
Deepa Shetty	0	0.00%	-	-	-	-
Manoj Krishna J V	0	0.00%	-	-	-	-
Priti Priyanka	0	0.00%	-	-	-	-
Balaji B V	0	0.00%	-	-	-	-
Puneesh Kumar H P	0	0.00%	-	-	-	-
Dilip Kumar S	0	0.00%	-	-	-	-
Prestige Office Ventures						
Prestige Estates Projects Limited	5	5.00%	-	-	-	-
Prestige Exora Business Parks Limited	85	94.99%	-	-	-	-
Valdel Xtent Outsourcing Solutions Private Limited	0	0.00%	-	-	-	-
Deepa Shetty	0	0.00%	-	-	-	-
Manoj Krishna J V	0	0.00%	-	-	-	-
Priti Priyanka	0	0.00%	-	-	-	-
Balaji B V	0	0.00%	-	-	-	-
Puneesh Kumar H P	0	0.00%	-	-	-	-
Dilip Kumar S	0	0.00%	-	-	-	-
Prestige Hi-Tech Projects						
Prestige Estates Projects Limited	1	92.35%	1	92.35%	1	92.35%
Irfan Razack	0	2.50%	0	2.50%	0	2.50%
Rezwan Razack	0	2.50%	0	2.50%	0	2.50%
Noaman Razack	0	2.50%	0	2.50%	0	2.50%
Badrunissa Irfan	0	0.05%	0	0.05%	0	0.05%
Almas Rezwan	0	0.05%	0	0.05%	0	0.05%
Sameera Noaman	0	0.05%	0	0.05%	0	0.05%
Prestige Nottinghill Investments						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Avinash Amarlal	0	12.50%	0	12.50%	0	12.50%
Ekta A. Kukreja	0	11.50%	0	11.50%	0	11.50%
Kiran Amarlal	0	12.50%	0	12.50%	0	12.50%
Seth Assardas Amarlal	0	12.50%	0	12.50%	0	12.50%
Prestige Ozone Properties						
Prestige Estates Projects Limited	0	47.00%	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Atheeq Sulaiman	0	25.00%	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%	0	5.00%

NOTES

Forming part of Financial Statements

Name of the Firm/Partners	March 31, 2017		March 31, 2016		April 1, 2015	
	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio
Prestige Whitefield Developers						
Prestige Estates Projects Limited	0	47.00%	0	47.00%	0	47.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Atheeq Sulaiman	0	25.00%	0	25.00%	0	25.00%
Mohammed Nauman Naji	0	10.00%	0	10.00%	0	10.00%
Mohammed Salman Naji	0	10.00%	0	10.00%	0	10.00%
Saba Naser	0	5.00%	0	5.00%	0	5.00%
Eden Investments & Estates						
Prestige Estates Projects Limited	2	77.50%	2	77.50%	2	77.50%
Irfan Razack	0	2.00%	0	2.00%	0	2.00%
Rezwan Razack	0	2.00%	0	2.00%	0	2.00%
Noaman Razack	0	2.00%	0	2.00%	0	2.00%
Zackria Hashim	0	4.00%	0	4.00%	0	4.00%
Agnelo Braganca	0	6.25%	0	6.25%	0	6.25%
Melanie Braganca	0	6.25%	0	6.25%	0	6.25%
Prestige Property Management & Services						
Prestige Estates Projects Limited	10	97.00%	10	97.00%	10	97.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Prestige Interiors						
Prestige Estates Projects Limited	0	97.00%	0	97.00%	0	97.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Silveroak Projects						
Prestige Estates Projects Limited	0	1.00%	0	1.00%	0	1.00%
Valdel Xtent Outsourcing Solutions Private Limited	9	99.00%	9	99.00%	-	-
Prestige Exora Business Parks Limited	-	-	-	-	9	99.00%
Prestige Southcity Holdings						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Southcity Properties (India) Private Limited	1	49.00%	1	49.00%	1	49.00%
PSN Property Management & Services						
Prestige Estates Projects Limited	5	50.00%	5	50.00%	5	50.00%
Chaitanya Properties Private Limited	5	50.00%	5	50.00%	5	50.00%
Prestige Habitat Ventures						
Prestige Estates Projects Limited	10	99.00%	10	99.00%	10	99.00%
Irfan Razack	0	0.34%	0	0.34%	0	0.34%
Rezwan Razack	0	0.33%	0	0.33%	0	0.33%
Noaman Razack	0	0.33%	0	0.33%	0	0.33%
Prestige Kammanahalli Investments						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
KVPL Management Consultants LLP	0	24.00%	0	24.00%	0	24.00%
Silverline Real Estate and Investment	0	8.34%	0	8.34%	0	8.34%
Farook Mahmood	0	8.33%	0	8.33%	0	8.33%
Zahed Mahmood	0	8.33%	0	8.33%	0	8.33%
Prestige Rattha Holdings						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Estra Enterprises Private Limited	1	49.00%	1	49.00%	1	49.00%

NOTES

Forming part of Financial Statements

Name of the Firm/Partners	March 31, 2017		March 31, 2016		April 1, 2015	
	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio
Prestige Sunrise Investments						
Prestige Estates Projects Limited	1	99.00%	1	99.00%	1	99.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
The QS Company						
Prestige Estates Projects Limited	1	98.00%	1	98.00%	1	98.00%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Prestige AAA Investments						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Assardas Amarlal	0	12.50%	0	12.50%	0	12.50%
Avinash Amarlal	0	12.50%	0	12.50%	0	12.50%
Kiran Amarlal	0	12.50%	0	12.50%	0	12.50%
Ekta A. Kukreja	0	11.50%	0	11.50%	0	11.50%
Prestige Alta Vista Holdings						
Prestige Estates Projects Limited	0	60.00%	0	60.00%	0	60.00%
KVPL Management Consultants LLP	0	40.00%	0	40.00%	0	40.00%
Villaland Developers LLP						
Prestige Estates Projects Limited	0	80.00%	0	60.00%	0	60.00%
Sumanth Kumar Reddy	-	-	0	20.00%	0	20.00%
Sreenadha Reddy	0	20.00%	0	20.00%	0	20.00%
Prestige Valley View Estates LLP						
Prestige Estates Projects Limited	10	51.05%	10	51.05%	-	-
Irfan Razack	2	10.10%	2	10.10%	-	-
Rezwan Razack	2	10.15%	2	10.15%	-	-
Noaman Razack	2	10.15%	2	10.15%	-	-
Sameera Noaman	1	5.15%	1	5.15%	-	-
Badrunissa Irfan	1	5.15%	1	5.15%	-	-
Almas Rezwan	1	5.15%	1	5.15%	-	-
Uzma Irfan	0	1.55%	0	1.55%	-	-
Faiz Rezwan	0	1.55%	0	1.55%	-	-
West Palm Developments LLP						
Prestige Estates Projects Limited	7	61.00%	7	61.00%	-	-
Irfan Razack	0	1.00%	0	1.00%	-	-
Rezwan Razack	0	1.00%	0	1.00%	-	-
Noaman Razack	0	1.00%	0	1.00%	-	-
Arun Chamaria	0	2.99%	0	2.99%	-	-
Subramanyam Yadalam Adinarayana Setty	0	0.72%	0	0.72%	-	-
Shivakumar Yadalam Adinarayana Setty	0	0.72%	0	0.72%	-	-
Yadalam Adinarayan Setty Balachandra	0	0.72%	0	0.72%	-	-
Giridhar G. Yadalam	0	1.17%	0	1.17%	-	-
Y. G. Ramkumar	0	1.17%	0	1.17%	-	-
Lakshman G. Yadalam	0	1.17%	0	1.17%	-	-
Y. G. Subbaiah Setty	0	1.17%	0	1.17%	-	-
Jawahar Gopal	0	1.07%	0	1.07%	-	-
Meera Jawahar	0	2.99%	0	2.99%	-	-
Manohar Gopal	0	1.07%	0	1.07%	-	-
Nehaa Manohar	1	7.26%	1	7.26%	-	-
Dhiren Gopal	0	1.07%	0	1.07%	-	-
Neeta Dhiren	1	7.26%	1	7.26%	-	-
Lav Jawahar	0	2.14%	0	2.14%	-	-
Kush Jawahar	0	2.14%	0	2.14%	-	-
Devimookambika Holding LLP	0	1.17%	0	1.17%	-	-

NOTES

Forming part of Financial Statements

Name of the Firm/Partners	March 31, 2017		March 31, 2016		April 1, 2015	
	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio
Prestige Whitefield Investment & Developers LLP						
Prestige Estates Projects Limited	611	50.99%	611	50.99%	-	-
Prestige Alta Vista Holdings	587	49.00%	587	49.00%	-	-
Irfan Razack	0	0.00%	0	0.00%	-	-
Rezwan Razack	0	0.00%	0	0.00%	-	-
Noaman Razack	0	0.00%	0	0.00%	-	-
Sameera Noaman	0	0.00%	0	0.00%	-	-
Badrunissa Irfan	0	0.00%	0	0.00%	-	-
Almas Rezwan	0	0.00%	0	0.00%	-	-
Silverline Estates						
Prestige Estates Projects Limited	0	30.33%	0	30.33%	0	30.33%
Zakria Hashim	0	33.33%	0	33.33%	0	33.33%
Farook Mahmood	0	16.67%	0	16.67%	0	16.67%
Zahed Mahmood	0	16.67%	0	16.67%	0	16.67%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Prestige KRPL Techpark						
Prestige Estates Projects Limited	-	-	9	31.00%	9	31.00%
Atheeq Sulaiman	-	-	2	8.00%	2	8.00%
Irfan Razack	-	-	0	1.00%	0	1.00%
Rezwan Razack	-	-	0	1.00%	0	1.00%
Noaman Razack	-	-	0	1.00%	0	1.00%
Karnataka Realtors Private Limited	-	-	10	34.00%	10	34.00%
Liaquath Ali Khan	-	-	2	8.00%	2	8.00%
Sadath Ali Khan	-	-	2	8.00%	2	8.00%
Zackria Hashim	-	-	2	8.00%	2	8.00%
Prestige Realty Ventures						
Prestige Estates Projects Limited	-	-	2	21.00%	2	21.00%
Irfan Razack	-	-	2	0.84%	2	0.84%
Badrunissa Irfan	-	-	2	0.84%	2	0.84%
Almas Rezwan	-	-	2	0.84%	2	0.84%
Sameera Noaman	-	-	1	0.84%	1	0.84%
Mohammed Salman Naji	-	-	1	8.32%	1	8.32%
Mohammed Nauman Naji	-	-	1	8.32%	1	8.32%
Ameena Ahmed	-	-	0	3.00%	0	3.00%
Mehreen Ahmed	-	-	0	3.00%	0	3.00%
Zainab Ismai	-	-	0	3.00%	0	3.00%
Mineral Enterprises Limited	-	-	55	50.00%	55	50.00%
Prestige City Properties						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Millennia Realtors Private Limited	0	49.00%	0	49.00%	0	49.00%

NOTES
Forming part of Financial Statements

49 FINANCIAL INSTRUMENTS

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

₹ in Million

Particulars	March 31, 2017		March 31, 2016		April 1, 2015	
	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial asset						
Investments	79	5,201	2,218	11,013	2,013	10,549
Trade receivables	-	8,194	-	9,907	-	8,040
Cash and cash equivalents	-	1,834	-	2,301	-	2,979
Other bank balances	-	322	-	207	-	336
Loans and advances	-	38,420	-	30,660	-	19,798
Other financial assets	-	9,675	-	2,046	-	2,054
	79	**63,646**	**2,218**	**56,134**	**2,013**	**43,756**
Financial liabilities						
Borrowings	-	32,643	-	35,960	-	23,218
Trade payables	-	6,341	-	5,721	-	4,707
Other financial liabilities	-	6,345	-	5,874	-	5,743
	-	**45,329**	**-**	**47,555**	**-**	**33,668**

Fair Value Hierarchy:

₹ in Million

Particulars	March 31, 2017	March 31, 2016	April 1, 2015
Assets measured at fair value			
Investments			
Level 1	5	2,142	1,991
Level 2	-	-	-
Level 3	74	76	22

50 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Company's real estate operations. The Company's principal financial assets include investments, inventory, trade and other receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Company has no exposure to commodity prices as it does not deal in derivative instruments

NOTES
Forming part of Financial Statements

whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at March 31, 2017 and March 31, 2016. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2017 and March 31, 2016.

Interest rate risk
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

Interest rate sensitivity
The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Decrease in interest rate by 50 basis points	139	156
Increase in interest rate by 50 basis points	(139)	(156)

II Credit risk
Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade receivables
Trade receivables of the Company comprises of receivables towards sale of properties, rental receivables and other receivables.

Receivables towards sale of property - The Company is not substantially exposed to credit risk as property is delivered on payment of dues . However the Company makes provision for expected credit loss where any property developed by the Company is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Receivables towards rental receivables - The Company is not substantially exposed to credit risk as Company collects security deposits from lessee.

NOTES
Forming part of Financial Statements

Other Receivables - Credit risk is managed as per the Company's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Refundable joint development deposits
The Company is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under the JDA arrangements.

Financial Instrument and cash deposits
Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Company's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2017 and 2016 is the carrying amounts.

III Liquidity risk
The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities based on contractual payments:

₹ in Million

	On demand	< 1 year	1 to 5 years	> 5 years	Total
As at March 31, 2017					
Borrowings	5,987	4,927	21,165	564	32,643
Other financial liabilities	2,234	3,686	425	-	6,345
Trade payables	-	6,341	-	-	6,341
	8,221	**14,954**	**21,590**	**564**	**45,329**
As at March 31, 2016					
Borrowings	4,967	6,618	20,887	3,488	35,960
Other financial liabilities	2,491	2,773	610	-	5,874
Trade payables	-	5,721	-	-	5,721
	7,458	**15,112**	**21,497**	**3,488**	**47,555**
As at April 1, 2015					
Borrowings	196	4,781	16,344	1,897	23,218
Other financial liabilities	2,071	3,366	306	-	5,743
Trade payables	-	4,707	-	-	4,707
	2,267	**12,854**	**16,650**	**1,897**	**33,668**

51 CAPITAL MANAGEMENT
For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

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

NOTES
Forming part of Financial Statements

The Company monitors capital using debt equity ratio, which is net debt divided by total capital. The Company's policy is to keep the debt equity ratio below 1.00. The Company includes within net debt, interest bearing loans and borrowings (excluding borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

₹ in Million

Particulars	Note	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Borrowings - Current	27	26,535	25,643	19,871
Borrowings - Non Current	23	6,108	10,317	3,347
Current maturities of long term borrowings	29	91	221	365
Less: Borrowings from related parties	27	(5,987)	(4,967)	(196)
Less: Cash and cash equivalents	16	(1,834)	(2,301)	(2,979)
Less: Current investments	14	(5)	(2,142)	(1,991)
Less: Other bank balances	17	(322)	(207)	(336)
Less: Balances with banks to the extent held as margin money or security	10	(131)	(15)	(25)
Net debt		**24,455**	**26,549**	**18,056**
Equity		47,428	41,540	38,752
Total capital		**47,428**	**41,540**	**38,752**
Debt equity ratio		0.52	0.64	0.47

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

The Company has undertaken necessary steps to comply with the regulations. The Management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

53 CONSTRUCTION CONTRACTS :

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Contract revenue recognised as revenue for the year	10,178	22,062
Aggregate amount of contract costs incurred and recognised profit (less recognised losses) upto reporting date for contracts in progress	42,727	60,102
Amount of customer advances outstanding for contracts in progress	13,215	8,648

NOTES
Forming part of Financial Statements

54 LIST OF RELATED PARTIES
A. Subsidiaries

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Avyakth Cold Storages Private Limited	India	*	*	*
Cessna Garden Developers Private Limited	India	*	85.00%	85.00%
Dashanya Tech Parkz Private Limited (Indirect subsidiary w.e.f. March 28, 2017)	India	*	-	-
Dollars Hotel & Resorts Private Limited	India	*	*	*
Downhills Holiday Resorts Private Limited	India	100.00%	100.00%	100.00%
Foothills Resorts Private Limited	India	100.00%	100.00%	100.00%
I C B I (India) Private Limited	India	82.57%	82.57%	82.57%
K2K Infrastructure (India) Private Limited	India	75.00%	75.00%	75.00%
Northland Holding Company Private Limited	India	*	*	*
Pennar Hotels & Resorts Private Limited	India	100.00%	100.00%	100.00%
Prestige Amusements Private Limited	India	51.02%	51.02%	51.02%
Prestige Bidadi Holdings Private Limited	India	99.94%	99.94%	99.94%
Prestige Construction Ventures Private Limited	India	*	100.00%	100.00%
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f December 21, 2015) (formerly known as Exora Business Parks Limited)	India	100.00%	32.46%*	-
Prestige Falcon Retail Ventures Private Limited (Indirect subsidiary w.e.f March 28, 2017)	India	*	-	-
Prestige Garden Resorts Private Limited	India	*	100.00%	100.00%
Prestige Leisure Resorts Private Limited	India	57.45%	57.45%	57.45%
Prestige Shantiniketan Leisures Private Limited	India	*	98.41%	98.41%
Prestige Valley View Estates Private Limited (converted into LLP w.e.f March 31, 2016)	India	-	-	51.05%
Sai Chakra Hotels Private Limited	India	*	50%	50%
Valdel Xtent Outsourcing Solutions Private Limited	India	100.00%	100.00%	100.00%
Village-De-Nandi Private Limited	India	100.00%	100.00%	100.00%
West Palm Developments Private Limited (converted into LLP w.e.f March 31, 2016)	India	-	-	61.00%

* represents indirect subsidiary

NOTES
Forming part of Financial Statements

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Albert Properties	India	*	*	*
Eden Investments & Estates	India	77.50%	77.50%	77.50%
Prestige AAA Investments	India	51.00%	51.00%	51.00%
Prestige Alta Vista Holdings	India	60.00%	60.00%	60.00%
Prestige Habitat Ventures	India	99.00%	99.00%	99.00%
Prestige Hi-Tech Projects	India	92.35%	92.35%	92.35%
Prestige Hospitality Ventures	India	99.99%	-	-
Prestige Interiors	India	97.00%	97.00%	97.00%
Prestige Kammanahalli Investments	India	51.00%	51.00%	51.00%
Prestige Property Management & Services	India	97.00%	97.00%	97.00%
Prestige Rattha Holdings	India	51.00%	51.00%	51.00%
Prestige Nottinghill Investments	India	51.00%	51.00%	51.00%
Prestige Office Ventures	India	5.00%*	-	-
Prestige Ozone Properties	India	47.00%	47.00%	47.00%
Prestige Retail Ventures	India	99.99%	-	-
Prestige Southcity Holdings	India	51.00%	51.00%	51.00%
Prestige Sunrise Investments	India	99.00%	99.00%	99.00%
Prestige Whitefield Developers	India	47.00%	47.00%	47.00%
PSN Property Management & Services	India	50.00%	50.00%	50.00%
Silver Oak Projects (Indirect subsidiary w.e.f October 1, 2015)	India	1% *	1% *	-
The QS Company	India	98.00%	98.00%	98.00%

* represents indirect subsidiary

iii) Limited Liability Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Villaland Developers LLP (converted into LLP on January 23, 2015)	India	80.00%	60.00%	60.00%
West Palm Developments LLP (converted into LLP on March 31, 2016)	India	61.00%	61.00%	-
Prestige Valley View Estates LLP (converted into LLP on March 31, 2016)	India	51.05%	51.05%	-
Prestige Whitefield Investment & Developers LLP (converted into LLP on March 31, 2016)	India	50.99%	50.99%	-

NOTES
Forming part of Financial Statements

B Joint ventures - Jointly Controlled Entities

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Babji Realtors Private Limited	India	*	24.50%	24.50%
CapitaLand Retail Prestige Mall Management Private Limited	India	50.00%	50.00%	50.00%
Prestige Garden Constructions Private Limited (w.e.f January 20, 2015)	India	*	50.00%	50.00%
Prestige Whitefield Investment & Developers Private Limited (converted into LLP w.e.f March 31, 2016)	India	-	-	50.99%
Prestige Mangalore Retail Ventures Private Limited	India	*	50.38%	50.38%
Prestige Mysore Retail Ventures Private Limited	India	*	50.99%	50.99%
Prestige Projects Private Limited	India	32.68%	32.68%	32.68%
Thomsun Realtors Private Limited	India	0.00%	0.00%	0.00%
Vijaya Productions Private Limited	India	*	50.00%	50.00%

*represents indirect joint venture

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Realty Ventures	India	*	21.00%	21.00%
Prestige City Properties	India	51.00%	51.00%	51.00%
Silverline Estates	India	30.33%	30.33%	30.33%

*represents indirect joint venture

C Associates

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
City Properties Maintenance Company Bangalore Limited	India	45.00%	45.00%	45.00%
Prestige Exora Business Parks Limited (Indirect subsidiary w.e.f December 21, 2015)	India	-	-	32.46%

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige KRPL Techpark (Dissolved on September 19, 2016)	India	-	31%	31%
Silver Oak Projects (Indirect subsidiary w.e.f October 1, 2015)	India	-	-	1%

NOTES
Forming part of Financial Statements

D. Other parties

(i) Company in which the directors are interested

Dollar Constructions & Engineers Private Limited
Prestige Fashions Private Limited
Prestige Garden Estates Private Limited
Prestige Golf Resorts Private Limited
Dashanya Tech Parkz Private Limited (Indirect subsidiary w.e.f. 28 March 2017)
Prestige Falcon Retail Ventures Private Limited (Indirect subsidiary w.e.f 28 March 2017)

(ii) Partnership firms and Trusts in which some of the directors and relatives are interested:

23 Carat
Brunton Developers
Castlewood Investments
Colonial Estates
Educate India Foundation
Educate India Trust
Razack Family Trust
Morph
Morph Design Company
Nebulla Investments
Prestige Constructions
Prestige Cuisine
Prestige Foundation
Spring Green
Sublime
The Good Food Co.
Window Care

(iii) Key management personnel:

Irfan Razack, Chairman & Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Uzma Irfan, Director

(iv) Relative of key management personnel:

Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Mohammed Zaid Sadiq
Rabia Razack
Anjum Jung
Omer Bin Jung
Matheen Irfan
Sana Rezwan
Danya Noaman
Zayd Noaman

Note: The related party relationships are as identified by management which has been relied upon by the auditors.
Details of related party transactions during the year and balances outstanding at the year end are given in Annexure - II

NOTES
Forming part of Financial Statements

55 FIRST TIME IND AS ADOPTION RECONCILIATION

a Reconciliation of total equity as at March 31, 2016 and April 1, 2015

₹ in Million

Particulars	As at March 31, 2016	As at April 1, 2015
Equity (shareholders' fund) under previous GAAP	41,954	38,945
Adjustments:		
Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)	434	284
Impact of carrying financial liabilities at amortised cost	59	8
Net impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	572	479
Share of profit from partnership firms arising due to accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	365	39
Impact of reversal of revaluation of land (done in earlier years in partnership firms)	(704)	(770)
Expected Credit loss allowances on receivables	(1,122)	(954)
Other adjustments (net)	(57)	(26)
Proposed dividend and tax on proposed dividend	-	675
Tax expense impact of above adjustments	39	72
Equity as reported under Ind AS	**41,540**	**38,752**

b Reconciliation of total comprehensive income for the year ended March 31, 2016

₹ in Million

Particulars	Year ended March 31, 2016
Net Profit as reported under previous GAAP	**3,618**
Adjustments:	
Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)	150
Impact of carrying financial liabilities at amortised cost	51
Net impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	93
Share of profit from partnership firms arising due to accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	326
Employee benefit expenses [Actuarial gain]	1
Other adjustments (net)	(199)
Tax expense impact of above adjustments	(33)
Net Profit as per Ind AS (A)	**4,007**
Other comprehensive income: Actuarial gain on defined benefit obligation (net of tax expenses) (B)	(1)
Total comprehensive income (A+B)	**4,006**

NOTES TO FIRST TIME IND AS ADOPTION RECONCILIATION :

Items relating to total equity and Other comprehensive income

Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)

Under Indian GAAP, current investments were measured at lower of cost or fair value. Under Ind AS, these financial assets have been classified as FVTPL on the date of transition. The fair value changes are recognised in the statement of profit and loss.

Under Indian GAAP, there are certain security deposits and refundable deposits which are carried at nominal value. Ind AS requires to measure these assets at fair value at inception and subsequently these assets are measured at amortized cost. At inception date, Company recognises difference between deposit fair value and nominal value as deferred lease expenses and same is being recognised as lease expenses on straight line basis over the lease period. Further, Company recognises notional interest income on

NOTES
Forming part of Financial Statements

these deposit over the lease term. In case of refundable deposits for joint development arrangement, difference between nominal value and fair value of deposit is treated as land cost at inception. Subsequent to intial recognition ,interest income recognised over the period of deposit is reduced from land cost.

Financial liabilities at amortized cost
Under Indian GAAP, there are certain security deposits received from tenants which are carried at nominal value. Ind AS requires to measure these payables at fair value on inception. At inception date, Company recognises difference between fair value and nominal value as deferred income (shown under advance rent) and same is being recognised as rental income on straight line basis over the period. Further, Company also recognises notional interest expense on payables over the term.

Gross accounting for joint development arrangements
The Company has entered into certain joint development arrangements. Since the goods exchanged under joint development arrangement i.e. land with constructed area are dissimilar in nature, as per para 12 of Ind AS 18, the exchange is regarded as a transaction which generates revenue. The Company has measured revenue and cost on this exchange in accordance with accounting policy stated in Note 2.5 (a)

Share of profit from partnership firms/ LLP arising due to accounting for real estates projects income
Certain partnership firms/ LLP in which the Company has interest have entered into certain joint development arrangements. Such joint development arrangements have been accounted on gross basis accounted as stated above which has resulted in increase in share of profit from such partnership firms/ LLP.

Expected Credit loss allowances on receivables
Under Ind-AS, the Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.

Deferred tax
Indian GAAP required deferred tax accounting using the income statement approach, which focusses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focusses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences, which was not required under Indian GAAP. In addition, the various transitional adjustments lead to different temporary differences. According to the accounting policies, the Company has to account for such differences. Deferred tax adjustments are recognised in correlation to the underlying transaction either in retained earnings or a separate component of equity.

Items relating to total equity

Revaluation of land (done in earlier years in partnership firms)
Certain partnership firms in which the Company has investments, had revalued land relating to projects under development in earlier years. The Company had accounted this revaluation gain credited by the partnership firm to its current account as Capital reserve under Other Equity. Under Ind-AS this revaluation has been reversed.

Proposed dividend
Under Indian GAAP, dividends proposed by the board of directors after the balance sheet date but before the approval of financial statements were considered as adjusting events. Accordingly provision for proposed dividend was recognised as a liability. Under Ind AS such dividends are recognised when the same is approved by the shareholders in the general meeting. Accordingly, the liability for proposed dividend has been reversed with corresponding adjustment to retained earnings. Consequently the total equity increased by an equivalent amount.

Items relating to total comprehensive income
Defined benefit liabilities
Both under Indian GAAP and Ind AS, the Company has recognised costs related to its post-employment defined benefit plan on an actuarial basis. Under Indian GAAP, the entire cost, including actuarial gains and losses, are charged to profit or loss. Under Ind AS, remeasurements [comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets excluding amounts included in net interest on the net defined benefit liability] are recognised immediately in

NOTES
Forming part of Financial Statements

the balance sheet with a corresponding debit or credit to retained earnings through OCI.

56 The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a residential project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company identified developed units with a certain specified built-up area (the "Land Owner Company's share"). The Company had also incurred Transferrable Development Rights (TDR's) of ₹ 881 Million (March 31, 2016 - ₹ 881 Million) which are recoverable from the Land Owner Company along with an interest of 12% per annum, from the sale of units from the residential project belonging to the Land Owner Company.

As at March 31, 2017, gross receivables due from the Land Owner Company towards TDR's aggregate to ₹ 888 Million (March 31, 2016 - ₹ 895 Million). During the year, the Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the plans for completion of the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the Company needs to be a confirming party for registering the sale deed for the underlying units of the Land Owner Company; and that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's and has accordingly classified them as good and recoverable in the financial statements.

57 During the year ended March 31, 2017, the Company, as part of the restructuring of its business into separate verticals, has transferred certain investments, assets and related liabilities held by the Company to Prestige Retail Ventures, Prestige Exora Business Parks Limited, Prestige Hospitality Ventures and Prestige Office Ventures. Consequent to transfer of investments, assets and liabilities to separate entities, the Company has recorded gain on transfer amounting to ₹ 2,568 Million which has been disclosed as exceptional item. The operations transferred pursuant to restructuring referred to above did not represent a separate major line of business for the Company.

58 The Board of Directors of the Company at its meeting held on March 31, 2016 has inter alia considered and approved the Scheme of Amalgamation between Prestige Estates Projects Limited and its wholly owned subsidiaries, Downhills Holiday Resorts Private Limited, Foothills Resorts Private Limited, Pennar Hotels and Resorts Private Limited and Valdel Xtent Outsourcing Solutions Private Limited, under section 391 to 394 and other applicable provisions of the Companies Act, 1956 and the provisions of Companies Act, 2013, as may be applicable. The appointed date of the Scheme is April 1, 2015. The said scheme has been reviewed by Securities and Exchange Board of India. The effect of the aforesaid scheme will be given on obtaining requisite statutory approvals from National Company Law Tribunal.

Signatures to Notes 1 to 58

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

NOTES

Forming part of Financial Statements

Annexure I- Disclosures under Regulation 34 (3) and 53(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (referred to in Note 47)

Loans and advances in the nature of loans given to subsidiaries, associates, firms / companies in which directors are interested:

₹ in Million

Particulars	Relationship	As at March 31, 2017	Maximum O/S during 2016-17
a) Debenture Application Money which are not subject to interest (Non-Current)			
Prestige Mangalore Retail Ventures Private Limited	Subsidiary *	-	25
Prestige Mysore Retail Ventures Private Limited	Subsidiary *	-	26
		-	**51**
b) Inter Corporate Deposits (Non-Current)			
K2K Infrastructure (India) Private Limited	Subsidiary	171	171
Northland Holding Company Private Limited	Subsidiary	664	664
Prestige Construction Ventures Private Limited	Subsidiary	349	391
Prestige Bidadi Holdings Private Limited	Subsidiary	355	355
Prestige Shantiniketan Leisures Private Limited	Subsidiary	801	801
Sai Chakra Hotels Private Limited	Subsidiary	771	771
Valdel Xtent Outsourcing Solutions Private Limited	Subsidiary	5,843	8,377
Village-De-Nandi Private Limited	Subsidiary	11	11
Dollars Hotel & Resorts Private Limited	Subsidiary	162	162
Dashanya Tech Parkz Private Limited	Associate *	278	413
Prestige Garden Constructions Private Limited	Joint Venture	-	50
Avyakth Cold Storages Private Limited	Subsidiary	136	136
Babji Realtors Private Limited	Associate *	74	74
Prestige Projects Private Limited	Associate *	184	184
Vijaya Productions Private Limited	Joint Venture	-	107
		9,799	**12,667**
c) Inter Corporate Deposits (Current)			
Prestige Leisure Resorts Private Limited	Subsidiary	147	147
Villaland Developers LLP	Subsidiary	-	139
Prestige Mangalore Retail Ventures Private Limited	Subsidiary *	28	28
Prestige Mysore Retail Ventures Private Limited	Subsidiary *	30	30
		205	**344**
(d) Other Advances which are not subject to interest (non current)			
Sai Chakra Hotels Private Limited	Subsidiary	313	313
Prestige Bidadi Holdings Private Limited	Subsidiary	7,190	7,190
Prestige Exora Business Parks Limited	Subsidiary	7,378	7,378
Prestige Projects Private Limited	Associate *	1,054	1,054
Prestige Mangalore Retail Ventures Private Limited	Subsidiary *	5	5
Prestige Mysore Retail Ventures Private Limited	Subsidiary *	2	2
Thomsun Realtors Private Limited	Company in which directors are interested *	2	2
		15,944	**15,944**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Relationship	As at March 31, 2017	Maximum O/S during 2016-17
(e) Other Advances which are not subject to interest (current)			
Prestige Exora Business Parks Limited	Subsidiary	303	303
Prestige Shantiniketan Leisures Private Limited	Subsidiary	8	10
Prestige Amusements Private Limited	Subsidiary	8	8
Prestige Garden Estates Private Limited	Company in which directors are interested	-	2
Prestige Garden Constructions Private Limited	Joint Venture	-	4
Prestige Whitefield Investment & Developers LLP	Subsidiary	-	14
Northland Holding Company Private Limited	Subsidiary	-	2
Prestige Golf Resorts Private Limited	Company in which directors are interested	61	62
City Properties Maintenance Company Bangalore Limited	Associate	5	5
Sai Chakra Hotels Private Limited	Subsidiary	3	5
		388	**415**

*Relationship determined based on provisions of Companies Act, 2013

NOTES

Forming part of Financial Statements

Annexure-II to Note 54 - Details of Related Party Transactions and Balances

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Amounts outstanding as at Balance Sheet Date			
Amounts Due to			
Inter Corporate Deposit payable			
Subsidiaries			
Cessna Garden Developers Private Limited	1,014	794	-
Prestige Exora Business Parks Limited	3,995	4,120	-
Prestige Amusements Private Limited	80	-	-
Prestige Garden Resorts Private Limited	38	40	47
Sub Total	**5,127**	**4,954**	**47**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Exora Business Parks Limited	-	-	120
Vijaya Productions Private Limited	860	-	-
Sub Total	**860**	**-**	**120**
Total	**5,987**	**4,954**	**167**
Interest accrued but not due on Inter corporate deposits			
Subsidiaries			
Cessna Garden Developers Private Limited	137	-	-
Prestige Exora Business Parks Limited	613	140	-
Prestige Amusements Private Limited	2	-	2
Prestige Garden Resorts Private Limited	29	23	17
Sub Total	**781**	**163**	**19**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Exora Business Parks Limited	-	-	47
Prestige Projects Private Limited	-	-	7
Vijaya Productions Private Limited	26	-	-
Sub Total	**26**	**-**	**54**
Total	**807**	**163**	**73**
Unsecured Loans Other than ICD payable			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Property Management & Services	-	13	29
Total	**-**	**13**	**29**
Trade Payables			
Subsidiaries			
Cessna Garden Developers Private Limited	-	1	0
ICBI (India) Private Limited	57	45	45
K2K Infrastructure (India) Private Limited	97	239	154
Northland Holding Company Private Limited	12	0	-
Prestige Valley View Estates Private Limited	-	-	26
Prestige Whitefield Investment & Developers Private Limited	-	-	4
Prestige Amusements Private Limited	26	21	36
Prestige Leisure Resorts Private Limited	5	1	0
Prestige Exora Business Parks Limited	-	7	-

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Valdel Xtent Outsourcing Solutions Private Limited	6	1	1
Prestige Construction Ventures Private Limited	-	-	6
Sub Total	**203**	**315**	**272**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
City Properties Maintenance Company Bangalore Limited	5	1	2
Prestige Exora Business Parks Limited	-	-	21
Morph	23	28	33
Prestige Golf Resorts Private Limited	54	-	-
Prestige Valley View Estates LLP	44	42	-
Prestige Whitefield Investment & Developers LLP	-	4	-
Morph Design Company	28	22	16
Prestige Garden Constructions Private Limited	-	-	1
Prestige Property Management & Services	235	8	39
PSN Property Management & Services	3	3	6
Sublime	29	53	2
Spring Green	21	17	7
Window Care	2	1	3
Vijaya Productions Private Limited	0	0	0
Sub Total	**444**	**179**	**130**
Key Management Personnel & their relative			
Almas Rezwan	-	-	1
Badrunissa Irfan	1	-	1
Faiz Rezwan	-	-	0
Irfan Razack	2	6	1
Noaman Razack	1	5	-
Rezwan Razack	2	7	1
Sameera Noaman	0	0	1
Sana Rezwan	0	0	1
Uzma Irfan	0	-	2
Zayd Noaman	-	0	1
Danya Noaman	0	0	3
Sub Total	**6**	**18**	**12**
Total	**653**	**512**	**414**
Remuneration Payable			
Key Management Personnel & their relative			
Irfan Razack	1	34	51
Anjum Jung	0	-	-
Rezwan Razack	1	34	51
Noaman Razack	0	0	0
Uzma Irfan	0	0	0
Mohammed Zaid Sadiq	0	0	0
Faiz Rezwan	0	0	0
Omer Bin Jung	0	2	-
Zayd Noaman	0	1	-
Total	**2**	**71**	**102**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Lease Deposits Received			
Subsidiaries			
K2K Infrastructure (India) Private Limited	0	0	0
Prestige Leisure Resorts Private Limited	1	91	91
Prestige Amusements Private Limited	1	1	1
Sub Total	**2**	**92**	**92**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
City Properties Maintenance Company Bangalore Limited	0	0	0
Morph Design Company	1	1	1
Prestige Fashions Private Limited	2	0	3
Prestige Property Management & Services	5	5	2
Sub Total	**8**	**6**	**6**
Total	**10**	**98**	**98**
Advance from partnership firms			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Nottinghill Investments	79	690	353
Silver Oak Projects	671	496	725
Prestige KRPL Techpark	-	7	7
Prestige Sunrise Investments	793	777	986
Prestige Whitefield Investment & Developers LLP	691	521	-
Total	**2,234**	**2,491**	**2,071**
Advances Held			
Subsidiaries			
ICBI (India) Private Limited	-	-	10
K2K Infrastructure (India) Private Limited	-	-	8
Prestige Shantiniketan Leisures Private Limited	-	1	-
Prestige Exora Business Parks Limited	92	92	-
Valdel Xtent Outsourcing Solutions Private Limited	16	33	-
Sub Total	**108**	**126**	**18**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Vijaya Productions Private Limited	-	-	78
Prestige Property Management & Services	1	-	-
Prestige Whitefield Investment & Developers LLP	1	-	-
Villaland Developers LLP	-	-	2
Prestige Fashions Private Limited	-	-	0
Prestige Golf Resorts Private Limited	-	24	-
Sub Total	**2**	**24**	**80**
Key Management Personnel & their relative			
Irfan Razack	23	5	12
Noaman Razack	23	5	12
Rezwan Razack	23	5	12
Faiz Rezwan	30	38	-
Anjum Jung	7	8	-

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Omer Bin Jung	-	10	10
Sameera Noaman	10	10	10
Sub Total	**116**	**81**	**56**
Total	**226**	**231**	**154**
Amounts Due From			
Inter Corporate Deposit receivable			
Subsidiaries			
Cessna Garden Developers Private Limited	-	-	358
K2K Infrastructure (India) Private Limited	171	171	90
Northland Holding Company Private Limited	664	386	293
Prestige Construction Ventures Private Limited	349	376	280
Prestige Leisure Resorts Private Limited	147	147	147
Prestige Bidadi Holdings Private Limited	355	348	330
Prestige Shantiniketan Leisures Private Limited	801	663	630
Sai Chakra Hotels Private Limited	771	266	156
Valdel Xtent Outsourcing Solutions Private Limited	5,843	8,377	1,990
Village-De-Nandi Private Limited	11	11	10
Dollars Hotel & Resorts Private Limited	162	161	32
Dashanya Tech Parkz Private Limited	278	-	-
Avyakth Cold Storages Private Limited	136	14	16
Sub Total	**9,688**	**10,920**	**4,332**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Golf Resorts Private Limited	-	-	5
Babji Realtors Private Limited	74	74	71
Dashanya Tech Parkz Private Limited	-	403	155
Prestige Garden Estates Private Limited	6	3	3
Villaland Developers LLP	-	139	199
Prestige Garden Constructions Private Limited	-	50	-
Prestige Projects Private Limited	184	76	-
Vijaya Productions Private Limited	-	107	-
Prestige Mangalore Retail Ventures Private Limited	28	-	-
Prestige Mysore Retail Ventures Private Limited	30	-	-
Sub Total	**322**	**852**	**433**
Total	**10,010**	**11,772**	**4,765**
Interest accrued but not due Inter Corporate Deposit given			
Subsidiaries			
Cessna Garden Developers Private Limited	-	-	32
K2K Infrastructure (India) Private Limited	38	26	14
Northland Holding Company Private Limited	158	83	37
Prestige Construction Ventures Private Limited	294	242	197
Prestige Leisure Resorts Private Limited	52	121	102
Sai Chakra Hotels Private Limited	89	31	10
Prestige Bidadi Holdings Private Limited	213	166	120
Prestige Shantiniketan Leisures Private Limited	395	300	214
Valdel Xtent Outsourcing Solutions Private Limited	257	257	60
Village-De-Nandi Private Limited	7	6	4
Dashanya Tech Parkz Private Limited	47	-	-
Dollars Hotel & Resorts Private Limited	14	5	-

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Avyakth Cold Storages Private Limited	11	2	-
Sub Total	**1,575**	**1,239**	**790**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Golf Resorts Private Limited	-	-	4
Dashanya Tech Parkz Private Limited	-	22	-
Prestige Garden Estates Private Limited	1	-	-
Prestige Projects Private Limited	23	3	-
Vijaya Productions Private Limited	-	9	-
Villaland Developers LLP	-	228	187
Prestige Southcity Holdings	15	10	-
Babji Realtors Private Limited	35	23	-
Sub Total	**74**	**295**	**191**
Total	**1,649**	**1,534**	**981**
Lease Deposits given			
Subsidiaries			
ICBI (India) Private Limited	4	4	4
Prestige Valley View Estates Private Limited	-	-	9
Valdel Xtent Outsourcing Solutions Private Limited	4	4	4
Sub Total	**8**	**8**	**17**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Valley View Estates LLP	9	9	-
Sub Total	**9**	**9**	**-**
Key Management Personnel & their relative			
Badrunissa Irfan	3	3	3
Faiz Rezwan	0	0	-
Irfan Razack	27	22	16
Noaman Razack	8	8	2
Matheen Irfan	0	0	-
Rezwan Razack	12	8	2
Sana Rezwan	2	2	2
Uzma Irfan	2	2	2
Danya Noaman	1	1	1
Sameera Noaman	1	1	1
Zayd Noaman	-	-	-
Sub Total	**56**	**47**	**29**
Total	**73**	**64**	**46**
Trade Receivables			
Subsidiaries			
Cessna Garden Developers Private Limited	-	-	2
ICBI (India) Private Limited	-	-	0
K2K Infrastructure (India) Private Limited	36	35	41
Prestige Leisure Resorts Private Limited	90	158	79
Sai Chakra Hotels Private Limited	53	-	-
Prestige Amusements Private Limited	1	-	-
Prestige Construction Ventures Private Limited	80	80	80

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Shantiniketan Leisures Private Limited	-	-	0
West Palm Developments Private Limited	-	-	0
Prestige Garden Resorts Private Limited	-	-	0
Dashanya Tech Parkz Private Limited	0	-	-
Dollars Hotel & Resorts Private Limited	-	0	-
Prestige Bidadi Holdings Private Limited	-	-	0
Sub Total	**260**	**273**	**202**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
CapitaLand Retail Prestige Mall Management Private Limited	1	22	1
City Properties Maintenance Company Bangalore Limited	20	23	28
Babji Realtors Private Limited	3	5	129
Prestige Exora Business Parks Limited	-	-	85
Morph Design Company	4	4	4
Prestige Habitat Ventures	94	-	-
Prestige Property Management & Services	-	-	5
Prestige Fashions Private Limited	-	0	-
Prestige Garden Constructions Private Limited	6	6	6
The Good Food Co.	-	0	0
Sublime	1	1	1
Vijaya Productions Private Limited	-	26	4
Villaland Developers LLP	7	10	-
Prestige Southcity Holdings	181	-	-
Prestige Garden Estates Private Limited	-	-	0
Prestige Nottinghill Investments	250	210	5
Prestige Golf Resorts Private Limited	-	-	0
Dashanya Tech Parkz Private Limited	-	0	0
Prestige Falcon Retail Ventures Private Limited	-	-	0
Sub Total	**567**	**307**	**268**
Key Management Personnel & their relative			
Omer Bin Jung	-	2	2
Anjum Jung	-	-	45
Faiz Rezwan	-	-	25
Irfan Razack	-	58	39
Rezwan Razack	-	58	39
Noaman Razack	-	58	39
Sub Total	**-**	**176**	**189**
Total	**827**	**756**	**659**
Loans & Advances recoverable			
Subsidiaries			
K2K Infrastructure (India) Private Limited	547	774	852
Northland Holding Company Private Limited	496	496	496
Sai Chakra Hotels Private Limited	316	2	4
Prestige Whitefield Investment & Developers LLP	-	14	-
Prestige Bidadi Holdings Private Limited	7,190	-	-
Prestige Exora Business Parks Limited	7,681	-	-
Prestige Shantiniketan Leisures Private Limited	8	-	0
Valdel Xtent Outsourcing Solutions Private Limited	-	-	16
Prestige Amusements Private Limited	8	6	3

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Sub Total	**16,246**	**1,292**	**1,371**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Babji Realtors Private Limited	-	0	0
Colonial Estates	2	2	2
Castlewood Investments	12	12	12
Educate India Foundation	-	-	100
Educate India Trust	-	-	35
Prestige Mangalore Retail Ventures Private Limited	5	5	2
Prestige Mysore Retail Ventures Private Limited	2	2	4
Prestige Whitefield Investment & Developers Private Limited	-	-	9
City Properties Maintenance Company Bangalore Limited	5	-	-
Morph	51	53	77
Morph Design Company	12	19	28
Prestige Projects Private Limited	1,054	1,054	1,054
Prestige Golf Resorts Private Limited	61	33	0
Prestige Garden Constructions Private Limited	0	4	-
Sublime	-	3	5
Spring Green	3	6	8
Thomsun Realtors Private Limited	2	2	2
Window Care	1	1	1
Prestige Garden Estates Private Limited	0	2	0
Sub Total	**1,210**	**1,198**	**1,339**
Key Management Personnel & their relative			
Anjum Jung	-	-	76
Irfan Razack	0	4	-
Rezwan Razack	0	4	-
Noaman Razack	0	5	-
Almas Rezwan	0	-	-
Sameera Noaman	0	-	-
Uzma Irfan	-	5	4
Sub Total	**-**	**18**	**80**
Total	**17,456**	**2,508**	**2,790**
Share Application Money			
Subsidiaries			
K2K Infrastructure (India) Private Limited	-	-	81
Sai Chakra Hotels Private Limited	-	-	103
Dollars Hotel & Resorts Private Limited	-	-	98
Sub Total	**-**	**-**	**282**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Exora Business Parks Limited	-	-	184
Prestige Garden Estates Private Limited	71	71	71
Thomsun Realtors Private Limited	320	320	-
Dashanya Tech Parkz Private Limited	-	-	233
Sub Total	**391**	**391**	**488**
Total	**391**	**391**	**770**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Debenture Application Money			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Babji Realtors Private Limited	-	-	74
Prestige Mangalore Retail Ventures Private Limited	-	-	40
Prestige Whitefield Investment & Developers Private Limited	-	-	20
Prestige Mysore Retail Ventures Private Limited	-	-	2
Prestige Garden Constructions Private Limited	-	-	10
Vijaya Productions Private Limited	-	-	57
Total	**-**	**-**	**203**
Current account in partnership firms			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige AAA Investments	62	63	65
Prestige Alta Vista Holdings	1,293	1,115	735
Prestige City Properties	1,019	1,014	838
Prestige Office Ventures	218	-	-
Prestige Ozone Properties	35	38	43
Prestige Rattha Holdings	1,015	784	559
Prestige Whitefield Developers	74	56	55
Silverline Estates	46	47	47
The QS Company	24	13	-
West Palm Developments LLP	492	-	-
Prestige Valley View Estates LLP	107	-	-
Eden Investments & Estates	503	501	493
Prestige Habitat Ventures	3,282	2,536	798
Prestige Hi-Tech Projects	62	122	126
Prestige Southcity Holdings	965	786	727
Prestige Kammanahalli Investments	453	452	507
Prestige Realty Ventures	-	253	229
Prestige Interiors	10	16	18
Prestige Property Management & Services	498	193	187
PSN Property Management & Services	27	55	27
Villaland Developers LLP	436	679	511
Total	**10,621**	**8,723**	**5,965**
Guarantees & Collaterals Provided			
Subsidiaries			
Cessna Garden Developers Private Limited	11,125	9,555	6,846
K2K Infrastructure (India) Private Limited	-	6	53
Prestige Construction Ventures Private Limited	1,047	1,120	1,185
Prestige Leisure Resorts Private Limited	-	20	152
Exora Business Parks Limited	8,744	9,033	-
Sai Chakra Hotels Private Limited	2,046	955	240
Northland Holding Company Private Limited	-	128	-
Sub Total	**22,962**	**20,817**	**8,476**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Exora Business Parks Limited	-	-	4,862
Prestige Garden Constructions Private Limited	552	768	920
Prestige City Properties	2,697	2,411	2,461
Prestige Mangalore Retail Ventures Private Limited	910	963	986
Prestige Mysore Retail Ventures Private Limited	485	447	259
Prestige Habitat Ventures	-	-	489
Babji Realtors Private Limited	2,837	3,026	2,592
Vijaya Productions Private Limited	3,430	2,019	2,308
Sub Total	**10,911**	**9,634**	**14,877**
Total	**33,873**	**30,451**	**23,353**
Guarantees & Collaterals Received			
Subsidiaries			
Cessna Garden Developers Private Limited	139	472	1,462
Northland Holding Company Private Limited	3,852	3,442	2,880
Prestige Garden Resorts Private Limited	139	472	806
Village-De-Nandi Private Limited	100	700	1,000
Sub Total	**4,230**	**5,086**	**6,148**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested			
Prestige Realty Ventures	139	472	886
Silver Oak Projects	1,434	1,650	-
Prestige Nottinghill Investments	-	-	165
Prestige Sunrise Investments	1,901	2,236	2,250
Sub Total	**3,474**	**4,358**	**3,301**
Key Management Personnel & their relative			
Directors	18,604	23,241	20,770
Sub Total	**18,604**	**23,241**	**20,770**
Total	**26,308**	**32,685**	**30,219**

NOTES
Forming part of Financial Statements

Annexure-II to Note 54 - Details of Related Party Transactions and Balances

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Transactions during the year		
Dividend Paid		
Key Management Personnel & their relative		
Irfan Razack	-	79
Noaman Razack	-	79
Rezwan Razack	-	79
Total	**-**	**237**
Inter Corporate Deposits taken		
Subsidiaries		
Cessna Garden Developers Private Limited	1,400	794
Prestige Amusements Private Limited	80	-
Sub Total	**1,480**	**794**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Exora Business Parks Limited	-	4,120
Vijaya Productions Private Limited	860	-
Sub Total	**860**	**4,120**
Total	**2,340**	**4,914**
Repayment of Inter-Corporate Deposits taken		
Subsidiaries		
Cessna Garden Developers Private Limited	1,180	-
Prestige Exora Business Parks Limited	125	-
Prestige Garden Resorts Private Limited	2	7
Sub Total	**1,307**	**7**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Exora Business Parks Limited	-	120
Sub Total	**-**	**120**
Total	**1,307**	**127**
Unsecured Loans taken repaid		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Property Management & Services	13	16
Total	**13**	**16**
Repayment of Lease Deposits taken		
Subsidiaries		
Prestige Leisure Resorts Private Limited	90	
Valdel Xtent Outsourcing Solutions Private Limited	-	-
Sub Total	**90**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Fashions Private Limited	-	2
Sub Total	**-**	**2**
Total	**90**	**2**
Lease Deposits Given		
Key Management Personnel & their relative		
Irfan Razack	5	6
Noaman Razack	-	6
Rezwan Razack	4	6
Danya Noaman	-	0
Zayd Noaman	-	0
Total	**9**	**18**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Inter-Corporate Deposits given		
Subsidiaries		
Cessna Garden Developers Private Limited	-	38
K2K Infrastructure (India) Private Limited	-	81
Northland Holding Company Private Limited	282	103
Prestige Bidadi Holdings Private Limited	7	18
Prestige Construction Ventures Private Limited	15	99
Valdel Xtent Outsourcing Solutions Private Limited	12	6,536
Village-De-Nandi Private Limited	-	1
Prestige Shantiniketan Leisures Private Limited	138	33
Prestige Whitefield Investment & Developers Private Limited	-	12
Avyakth Cold Storages Private Limited	122	19
Sai Chakra Hotels Private Limited	505	110
Dollars Hotel & Resorts Private Limited	1	129
Sub Total	**1,082**	**7,179**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	-	74
Villaland Developers LLP	436	1,324
Prestige Whitefield Investment & Developers LLP	640	-
Dashanya Tech Parkz Private Limited	10	248
Prestige Garden Estates Private Limited	3	2
Vijaya Productions Private Limited	-	107
Prestige Projects Private Limited	108	76
Prestige Garden Constructions Private Limited	-	50
Prestige Mangalore Retail Ventures Private Limited	28	-
Prestige Mysore Retail Ventures Private Limited	30	-
Sub Total	**1,255**	**1,881**
Total	**2,337**	**9,060**
Inter-Corporate Deposits given recovered		
Subsidiaries		
Cessna Garden Developers Private Limited	-	396
Northland Holding Company Private Limited	4	10
Valdel Xtent Outsourcing Solutions Private Limited	2,546	149
Prestige Construction Ventures Private Limited	42	3
Prestige Whitefield Investment & Developers Private Limited	-	12
Avyakth Cold Storages Private Limited	-	21
Sub Total	**2,592**	**591**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	-	71
Prestige Whitefield Investment & Developers LLP	640	-
Vijaya Productions Private Limited	107	-
Prestige Garden Constructions Private Limited	50	-
Dashanya Tech Parkz Private Limited	135	-
Prestige Garden Estates Private Limited	-	2
Prestige Golf Resorts Private Limited	-	5
Villaland Developers LLP	575	1,384
Sub Total	**1,507**	**1,462**
Total	**4,099**	**2,053**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Share/Debentures Application money given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	238
Prestige Mangalore Retail Ventures Private Limited	41	94
Prestige Mysore Retail Ventures Private Limited	94	81
Thomsun Realtors Private Limited	-	320
Total	**135**	**733**
Share/Debentures Application money received back		
Subsidiaries		
K2K Infrastructure (India) Private Limited	-	81
Sai Chakra Hotels Private Limited	-	103
Prestige Whitefield Investment & Developers Private Limited	-	7
Dollars Hotel & Resorts Private Limited	-	98
Sub Total	**-**	**289**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Exora Business Parks Limited	-	184
Dashanya Tech Parkz Private Limited	-	233
Babji Realtors Private Limited	-	74
Vijaya Productions Private Limited	-	57
Sub Total	**-**	**548**
Total	**-**	**837**
Investments made in		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	248
Prestige Whitefield Investment & Developers Private Limited	-	13
Prestige Mysore Retail Ventures Private Limited	94	83
Prestige Mangalore Retail Ventures Private Limited	41	134
Prestige Hospitality Ventures	60	-
Prestige Office Ventures	5	-
Prestige Retail Ventures	60	-
Educate India Foundation	-	38
Educate India Trust	-	15
Total	**260**	**531**
Contribution/ assignment of asset/ liabilities (net)		
Subsidiaries		
Prestige Exora Business Parks Limited	960	-
Prestige Bidadi Holdings Private Limited	7,190	-
Sub Total	**8,150**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Office Ventures	617	-
Prestige Retail Ventures	(1,656)	-
Prestige Hospitality Ventures	4,539	-
Sub Total	**3,500**	**-**
Total	**11,650**	**-**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Purchase of investments from		
Subsidiaries		
Valdel Xtent Outsourcing Solutions Private Limited	782	-
Total	**782**	**-**
Sale of investments to		
Subsidiaries		
Prestige Exora Business Parks Limited	5,411	-
Sub Total	**5,411**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Retail Ventures	4,384	-
Prestige Hospitality Ventures	1	-
Sub Total	**4,385**	**-**
Total	**9,796**	**-**
Sale of land/Units/Fitouts/Goods		
Key Management Personnel & their relative		
Irfan Razack	12	25
Rezwan Razack	12	25
Noaman Razack	12	25
Faiz Rezwan	9	16
Anjum Jung	1	(2)
Omer Bin Jung	10	-
Total	**56**	**89**
Purchase of Goods		
Subsidiaries		
K2K Infrastructure (India) Private Limited	815	1,047
Northland Holding Company Private Limited	-	9
Sub Total	**815**	**1,056**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Morph	63	139
Morph Design Company	86	113
Prestige Fashions Private Limited	-	1
Sublime	119	4
Spring Green	60	49
23 Carat	-	1
Window Care	5	9
Sub Total	**333**	**316**
Total	**1,148**	**1,372**
Receiving of Services		
Subsidiaries		
Cessna Garden Developers Private Limited	3	5
Northland Holding Company Private Limited	15	4
Prestige Amusements Private Limited	19	34
Prestige Leisure Resorts Private Limited	3	2
Sub Total	**40**	**45**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	12	12
Prestige Garden Constructions Private Limited	0	-

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Prestige Fashions Private Limited	1	-
Prestige Property Management & Services	382	158
PSN Property Management & Services	0	10
Sublime	22	129
Vijaya Productions Private Limited	-	1
Sub Total	**417**	**310**
Total	**457**	**355**
Interest Expenses		
Subsidiaries		
Prestige Garden Resorts Private Limited	6	7
Prestige Exora Business Parks Limited	526	150
Cessna Garden Developers Private Limited	152	-
Prestige Amusements Private Limited	3	-
Sub Total	**687**	**157**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Exora Business Parks Limited	-	9
Vijaya Productions Private Limited	29	-
Prestige Property Management & Services	-	2
Sub Total	**29**	**11**
Total	**716**	**168**
Remuneration		
Key Management Personnel & their relative		
Faiz Rezwan	3	3
Irfan Razack	56	24
Noaman Razack	4	3
Rezwan Razack	56	24
Uzma Irfan	3	3
Mohammed Zaid Sadiq	3	3
Anjum Jung	2	3
Omer Bin Jung	2	2
Zayd Noaman	3	1
Total	**132**	**66**
Rental Expense		
Subsidiaries		
ICBI (India) Private Limited	12	43
Prestige Valley View Estates Private Limited	-	16
Valdel Xtent Outsourcing Solutions Private Limited	15	14
Sub Total	**27**	**73**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Valley View Estates LLP	5	-
Sub Total	**5**	**-**
Key Management Personnel & their relative		
Almas Rezwan	2	3
Badrunissa Irfan	8	8
Faiz Rezwan	1	1
Irfan Razack	34	62
Noaman Razack	23	60
Rezwan Razack	34	62

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Sameera Noaman	4	3
Sana Rezwan	3	4
Uzma Irfan	3	3
Zayd Noaman	1	1
Mohammed Zaid Sadiq	-	-
Danya Noaman	2	3
Sub Total	**115**	**210**
Total	**147**	**283**
Share of Loss		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Eden Investments & Estates	0	1
Silverline Estates	1	-
Villaland Developers LLP	30	-
Prestige KRPL Techpark	-	0
Prestige Whitefield Developers	-	0
Prestige Rattha Holdings	0	0
Prestige AAA Investments	1	2
Prestige Interiors	2	-
Prestige City Properties	0	-
Prestige Realty Ventures	0	-
Prestige Hi-Tech Projects	12	23
The QS Company	37	28
Total	**83**	**54**
Share of Profit from Firms & Dividends from Companies		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Habitat Ventures	552	1,218
Prestige Property Management & Services	306	280
Prestige Nottinghill Investments	611	4
Prestige Ozone Properties	1	1
Prestige Realty Ventures	-	0
Prestige Sunrise Investments	115	1,121
Prestige Interiors	-	8
Silverline Estates	-	0
Silver Oak Projects	81	64
Prestige Whitefield Developers	0	-
PSN Property Management & Services	73	55
Prestige Southcity Holdings	139	107
Prestige Valley View Estates LLP	109	-
Prestige Whitefield Investment & Developers LLP	327	-
West Palm Developments LLP	549	-
Prestige Hospitality Ventures	5	-
Prestige Retail Ventures	12	-
Prestige Office Ventures	0	-
Prestige KRPL Techpark	0	-
Prestige City Properties	-	2
Prestige Alta Vista Holdings	349	-
Prestige Kammanahalli Investments	1	1
Villaland Developers LLP	-	259
Total	**3,230**	**3,120**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Donation Paid		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Foundation	10	34
Total	**10**	**34**
Management Contract		
Subsidiaries		
Sai Chakra Hotels Private Limited	50	-
Sub Total	**50**	**-**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Garden Constructions Private Limited	-	6
Babji Realtors Private Limited	-	2
Prestige Nottinghill Investments	208	139
Capitaland Retail Prestige Mall Management Private Limited	22	20
Prestige Habitat Ventures	92	-
Prestige Alta Vista Holdings	11	-
Prestige Southcity Holdings	70	-
Villaland Developers LLP	40	-
Vijaya Productions Private Limited	-	7
Sub Total	**443**	**174**
Total	**493**	**174**
Rent Income		
Subsidiaries		
ICBI (India) Private Limited	0	0
K2K Infrastructure (India) Private Limited	1	1
Prestige Amusements Private Limited	0	0
Prestige Leisure Resorts Private Limited	139	138
Sub Total	**140**	**139**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	0	1
Morph Design Company	2	4
Prestige Property Management & Services	8	6
Prestige Fashions Private Limited	8	7
The Good Food Co.	1	1
Sub Total	**19**	**19**
Total	**159**	**158**
Interest Income		
Subsidiaries		
Cessna Garden Developers Private Limited	-	32
K2K Infrastructure (India) Private Limited	13	13
Northland Holding Company Private Limited	84	51
Prestige Construction Ventures Private Limited	58	49
Prestige Leisure Resorts Private Limited	22	22
Prestige Bidadi Holdings Private Limited	53	50
Prestige Shantiniketan Leisures Private Limited	105	96
Valdel Xtent Outsourcing Solutions Private Limited	-	223
Village-De-Nandi Private Limited	2	2
Sai Chakra Hotels Private Limited	64	24
Dollars Hotel & Resorts Private Limited	10	6
Avyakth Cold Storages Private Limited	10	2
Sub Total	**421**	**570**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Golf Resorts Private Limited	-	1
Dashanya Tech Parkz Private Limited	27	25
Prestige Whitefield Investment & Developers LLP	10	-
Prestige Whitefield Investment & Developers Private Limited	-	1
Prestige Garden Estates Private Limited	1	-
Prestige Garden Constructions Private Limited	1	-
Prestige Projects Private Limited	22	3
Vijaya Productions Private Limited	10	10
Villaland Developers LLP	13	45
Prestige Southcity Holdings	5	11
Babji Realtors Private Limited	13	25
Sub Total	**102**	**121**
Total	**523**	**691**
Rendering of services		
Subsidiaries		
Cessna Garden Developers Private Limited	-	1
ICBI (India) Private Limited	-	3
Sub Total	**-**	**4**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Nottinghill Investments	8	58
Sub Total	**8**	**58**
Total	**8**	**62**
Guarantees & Collaterals Provided		
Subsidiaries		
Cessna Garden Developers Private Limited	1,837	4,825
Sai Chakra Hotels Private Limited	1,091	715
Northland Holding Company Private Limited	-	128
Sub Total	**2,928**	**5,668**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Prestige Exora Business Parks Limited	-	5,644
Prestige City Properties	286	-
Prestige Mysore Retail Ventures Private Limited	38	188
Vijaya Productions Private Limited	3,430	-
Babji Realtors Private Limited	-	434
Sub Total	**3,754**	**6,266**
Total	**6,682**	**11,934**
Release of Guarantees & Collaterals provided		
Subsidiaries		
Cessna Garden Developers Private Limited	267	2,116
Prestige Construction Ventures Private Limited	73	65
Prestige Leisure Resorts Private Limited	20	132
K2K Infrastructure (India) Private Limited	6	47
Prestige Exora Business Parks Limited	289	-
Northland Holding Company Private Limited	128	-
Sub Total	**783**	**2,360**

NOTES

Forming part of Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Babji Realtors Private Limited	189	-
Prestige Exora Business Parks Limited	-	1,473
Prestige Garden Constructions Private Limited	216	152
Prestige Mangalore Retail Ventures Private Limited	53	23
Prestige City Properties	-	50
Vijaya Productions Private Limited	2,019	289
Prestige Habitat Ventures	-	489
Sub Total	**2,477**	**2,476**
Total	**3,260**	**4,836**
Guarantees & Collaterals Received		
Subsidiaries		
Northland Holding Company Private Limited	410	562
Sub Total	**410**	**562**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Silver Oak Projects	-	1,650
Prestige Sunrise Investments	296	174
Sub Total	**296**	**1,824**
Key Management Personnel & their relative		
Directors	6,880	8,275
Sub Total	**6,880**	**8,275**
Total	**7,586**	**10,661**
Release of Guarantees & Collaterals received		
Subsidiaries		
Cessna Garden Developers Private Limited	333	990
Village-De-Nandi Private Limited	600	300
Prestige Garden Resorts Private Limited	333	334
Sub Total	**1,266**	**1,624**
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner)& trusts in which the directors are interested		
Silver Oak Projects	216	-
Prestige Nottinghill Investments	-	165
Prestige Sunrise Investments	631	188
Prestige Realty Ventures	333	414
Sub Total	**1,180**	**767**
Key Management Personnel & their relative		
Directors	11,517	5,804
Sub Total	**11,517**	**5,804**
Total	**13,963**	**8,195**

(A) Related party relationships are as identified by the Company on the basis of information available with them and relied upon by the auditors.

(B) The above amounts exclude reimbursement of expenses.

(C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

(D) The closing balances given above under the head Guarantees and Collaterals represent the closing balances of the facilities availed by the recipient of the Guarantee at the year end. The undrawn amounts of the facilities in respect of which the Company or other entities as the case may be are contingently liable are as follows:
Undrawn amount in respect of facilities guaranteed by the Company mentioned above - ₹ 2,717 Million (March 31, 2016 - ₹ 6,233 Million, April 1, 2015 - ₹ 3,109 Million)
Undrawn amount in respect of facilities availed by the Company which are guaranteed by other entities mentioned above - ₹ 5,799 Million (March 31, 2016 - ₹ 6,299 Million, April 1, 2015 - ₹ 4,621 Million)

INDEPENDENT AUDITOR'S REPORT

To The Members of
Prestige Estates Projects Limited

REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

We have audited the accompanying consolidated financial statements of Prestige Estates Projects Limited (hereinafter referred to as "the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), its associate and its jointly controlled entities, comprising the Consolidated Balance Sheet as at March 31, 2017, the Consolidated Statement of Profit and Loss (including other comprehensive income), the Consolidated Cash Flow Statement, the Consolidated Statement of Changes in Equity, for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Parent's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and statement of changes in equity of the Group including its Associate and Jointly controlled entities in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its associate and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associate and its jointly controlled entities and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Parent, as aforesaid.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. In conducting 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Parent's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Parent's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-paragraphs (a) and (b) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

OPINION

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of the other auditors on separate financial statements of the subsidiaries, an associate and jointly controlled entities referred to below in the Other Matters paragraph, the aforesaid consolidated 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 consolidated state of affairs of the Group, its associate and jointly controlled entities as at March 31, 2017, and its consolidated profit, consolidated total comprehensive income, its consolidated cash flows and consolidated statement of changes in equity for the year ended on that date.

INDEPENDENT AUDITOR'S REPORT

EMPHASIS OF MATTER

We draw attention to Note 58 to the consolidated financial statements. As stated therein, the Parent has gross receivables aggregating to ₹ 888 Million from a land owner (the "Land Owner Company") under a Joint Development Agreement towards sale of Transferable Development Rights (TDR's). The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Parent under the Joint Development Agreement and the other reasons stated in the said Note, the receivables from the Land Owner Company have been classified as recoverable.

Our opinion is not modified in respect of this matter.

OTHER MATTERS

(a) We did not audit the financial statements of 37 subsidiaries, whose financial statements reflect total assets of ₹ 51,159 Million as at March 31, 2017, total revenues of ₹ 18,615 Million and net cash outflows amounting to ₹ 329 Million for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit of ₹ 6 Million for the year ended March 31, 2017, as considered in the consolidated financial statements, in respect of an associate and 4 jointly controlled entities, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associate and jointly controlled entities, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, associate and jointly controlled entities is based solely on the reports of the other auditors.

(b) The consolidated financial statements also include the Group's share of net profit of ₹ 119 Million for the year ended March 31, 2017, as considered in the consolidated financial statements, in respect of 3 jointly controlled entities, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these jointly controlled entities, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group.

(c) The corresponding financial information for the year ended March 31, 2016 and the transition date opening Balance Sheet as at April 1, 2015 in respect of 37 subsidiaries, an associate and 4 jointly controlled entities included in these consolidated financial statements have been audited by other auditors and have been relied upon by us.

Our opinion on the consolidated financial statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements certified by the Management.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by Section 143(3) of the Act, based on our audit and on the consideration of the report of the other auditors on separate financial statements and the other financial information of subsidiaries, an associate and jointly controlled entities incorporated in India, referred in the Other Matters paragraph above, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books, returns and the reports of the other auditors.

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.

(d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.

(e) On the basis of the written representations received from the directors of the Parent as on March 31, 2017 taken on record by the Board of Directors of the Parent and the reports of the statutory auditors of its subsidiary companies, associate company and jointly controlled

companies incorporated in India, none of the directors of the Group companies, its associate company and jointly controlled companies incorporated in India is disqualified as on March 31, 2017 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure A", which is based on the auditors' reports of the Parent, subsidiary companies, associate company and jointly controlled companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial controls over financial reporting, to the extent applicable.

(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 Auditor's) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associate and jointly controlled entities.

ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses on long-term contracts. The Group did not have any derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Parent and its subsidiary companies, associate company and jointly controlled companies incorporated in India.

iv. The Parent has provided requisite disclosures in the consolidated financial statements as regards the holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the November 8, 2016 of the Ministry of Finance, during the period from November 8, 2016 to December 30, 2016 of the Group entities as applicable. Based on audit procedures performed, the report of the other auditors and the representations provided to us by the Management, we report that the disclosures are in accordance with the relevant books of accounts maintained by those respective entities, to the extent applicable.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

V. Balaji
(Partner)
(Membership No. 203685)

Bengaluru, May 30, 2017

"ANNEXURE A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

REPORT ON THE INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT")

In conjunction with our audit of the consolidated financial statements of Prestige Estates Projects Limited (hereinafter referred to as "Parent") as of and for the year ended March 31, 2017, we have audited the internal financial controls over financial reporting of the Parent, its subsidiary companies, its associate company and its jointly controlled companies, which are companies incorporated in India, as of that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Board of Directors of the Parent, its subsidiary companies, its associate company and jointly controlled companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Parent, its subsidiary companies, its associate company and its jointly controlled companies, which are companies incorporated in India, 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors of the subsidiary companies, associate company and jointly controlled companies, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Parent, its subsidiary companies, its associate company and its jointly controlled companies, which are companies incorporated in India.

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, to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors referred to in the Other Matters paragraph below, the Parent, its subsidiary companies, its associate company and jointly controlled companies, which are companies incorporated in India, have, 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, 2017, based on the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

OTHER MATTERS

(a) Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to 16 subsidiary companies, an associate company and a jointly controlled company, which are companies incorporated in India, is based solely on the corresponding reports of the auditors of such companies incorporated in India.

(b) The consolidated financial statements also include 3 jointly controlled entities, which are companies incorporated in India, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management. In our opinion and according to the information and explanations given to us by the Management, the results of operations of these 3 jointly controlled entities are not material to the Group.

Our opinion is not modified in respect of the above matters.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

V. Balaji
(Partner)
(Membership No. 203685)

Bengaluru, May 30, 2017

CONSOLIDATED BALANCE SHEET

as at March 31, 2017

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
A. ASSETS				
(1) Non-current assets				
(a) Property, plant and equipment	6	6,077	6,208	5,921
(b) Capital work-in-progress (including Investment property under construction)		17,952	9,819	8,038
(c) Investment property	7	27,030	27,826	12,649
(d) Goodwill	9	3,069	3,069	3,043
(e) Other intangible assets	8	47	42	27
(f) Financial assets				
(i) Investments	10	3,448	2,898	3,354
(ii) Loans	11	9,121	9,820	8,861
(iii) Other financial assets	12	1,396	1,238	656
(g) Deferred tax assets (net)	27	1,014	92	104
(h) Income tax assets (net)		3,200	1,952	509
(i) Other non-current assets	13	3,220	2,285	1,595
		75,574	**65,249**	**44,757**
(2) Current assets				
(a) Inventories	14	66,919	67,148	68,263
(b) Financial assets				
(i) Investments	15	103	2,231	1,991
(ii) Trade receivables	16	10,057	11,426	9,445
(iii) Cash and cash equivalents	17	3,864	4,604	5,035
(iv) Loans	18	5,948	5,922	4,854
(v) Other financial assets	19	449	465	851
(c) Other current assets	20	7,567	7,643	11,541
		94,907	**99,439**	**1,01,980**
Total		**1,70,481**	**1,64,688**	**1,46,737**
B. EQUITY AND LIABILITIES				
(1) Equity				
(a) Equity share capital	21	3,750	3,750	3,750
(b) Other Equity	22	40,890	38,249	33,375
Equity Attributable to owners of the Company		**44,640**	**41,999**	**37,125**
Non controlling interest	23	2,114	2,266	2,036
Total Equity		**46,754**	**44,265**	**39,161**
(2) Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	24	35,002	31,123	12,008
(ii) Other financial liabilities	25	1,650	2,104	972
(b) Provisions	26	121	62	92
(c) Deferred tax liabilities (Net)	27	2,124	1,906	44
		38,897	**35,195**	**13,116**
(3) Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	28	21,408	21,241	20,758
(ii) Trade payables	29	9,230	9,126	6,951
(iii) Other financial liabilities	30	7,241	5,785	7,112
(b) Other current liabilities	31	43,415	46,492	58,160
(c) Provisions	32	2,003	1,360	484
(d) Income tax liabilities (net)		1,533	1,224	995
		84,830	**85,228**	**94,460**
Total		**1,70,481**	**1,64,688**	**1,46,737**

See accompanying notes to the Consolidated Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

for the year ended March 31, 2017

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Revenue from Operations	33	47,745	55,310
Other Income	34	872	2,831
Total Income (I)		**48,617**	**58,141**
EXPENSES			
Cost of sales on projects	35	28,284	35,131
Property and facilities operating expenses	36	5,257	4,956
Employee benefits expense	37	2,933	2,030
Finance costs	38	3,160	3,462
Depreciation and amortisation expense	6,7,8	1,637	1,274
Other expenses	39	2,073	2,531
Total Expenses (II)		**43,344**	**49,384**
Profit before share of profit/(loss) from associate and jointly controlled entities and tax expense (III = I-II)		**5,273**	**8,757**
Share of profit / (loss) from associates/ jointly controlled entities (Net) (IV)		121	67
Profit before tax (V= III+IV)		**5,394**	**8,824**
Tax expense :	40		
Current tax		2,299	2,130
Deferred tax		(699)	161
Total Tax expense (VI)		**1,600**	**2,291**
Profit for the year (VII= V-VI)		**3,794**	**6,533**
Other Comprehensive Income			
Items that will not be recycled to profit or loss			
Remeasurements of the defined benefit liabilities / (asset)		(15)	(9)
Tax impact		5	3
Total other comprehensive income (VIII)		**(10)**	**(6)**
Total Comprehensive Income for the year (VII+VIII)		**3,784**	**6,527**
Profit for the year attributable to:			
Owners of the Company		2,699	6,098
Non-controlling interests		1,095	435
Other comprehensive income for the year attributable to:			
Owners of the Company		(10)	(6)
Non-controlling interests		-	-
Total comprehensive income for the year attributable to:			
Owners of the Company		2,689	6,092
Non-controlling interests		1,095	435
Earning per Equity Share (par value of ₹ 10 each)	41		
Basic and diluted EPS (in ₹)		7.2	16.3

See accompanying notes to the Consolidated Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended March 31, 2017

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
CASH FLOW FROM OPERATING ACTIVITIES :		
Profit before tax	**5,394**	**8,824**
Add: Adjustments for:		
Depreciation and amortisation	1,637	1,274
Share of profit / (loss) from associates/ jointly controlled entities (Net)	(121)	(67)
Bad debts/ advances written off	30	-
Expected Credit loss allowance on receivables	11	183
	1,557	**1,390**
Less: Incomes / credits considered separately		
Interest income	660	721
Dividend income	-	2
Profit on sale of fixed assets	-	1
Profit on sale of mutual funds	52	-
Gain arising on fair valuation of investment due to business combination	-	1,827
Net gain on financial assets designated at FVPL	53	158
Share of profit from partnership firms/ LLP	-	-
	765	**2,709**
Add: Expenses / debits considered separately		
Finance costs	3,160	3,462
Loss on sale of fixed assets	-	13
	3,160	**3,475**
Operating profit before changes in working capital	**9,346**	**10,980**
Adjustments for:		
(Increase) / decrease in trade receivables	1,358	(1,931)
(Increase) / decrease in inventories	306	3,112
(Increase) / decrease in loans and advances	(629)	1,141
(Increase) / decrease in other financial assets	(292)	48
(Increase) / decrease in other assets	(929)	3,550
Increase / (decrease) in trade payables	104	2,175
Increase / (decrease) in other financial liabilities	1,213	(629)
Increase / (decrease) in provisions	687	837
Increase / (decrease) in other liabilities	(3,077)	(11,668)
	(1,259)	**(3,365)**
Cash generated from / (used in) operations	**8,087**	**7,615**
Direct taxes (paid)/refund	(3,238)	(3,264)
Net cash generated from / (used in) operations - A	**4,849**	**4,351**
CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on investment property, property plant and equipment and intangible assets (including capital work-in-progress)	(8,672)	(9,219)
Sale proceeds of fixed assets	1	7
Decrease / (Increase) in long-term inter corporate deposits - net	454	232
Decrease / (Increase) in other intercorporate deposits - net	878	3,786
(Increase) / decrease in partnership current account	(37)	(929)
Current and non-current Investments made	(441)	(1,743)
Proceeds from sale of current and non-current investments	2,234	-
Interest received	657	497
Dividend received	-	2
Net cash from / (used in) investing activities - B	**(4,926)**	**(7,367)**

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended March 31, 2017

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Cash flow from financing activities		
Secured loans availed	18,222	18,358
Secured loans repaid	(15,115)	(8,105)
Repayment of unsecured loans	(313)	(6)
Inter corporate deposits taken	960	98
Inter corporate deposits repaid	(100)	(218)
Dividend payout including tax	-	(1,218)
Finance costs paid	(3,156)	(3,432)
Contribution by/ (payment to) non controlling interest holders	(1,295)	(3,226)
Net cash from / (used in) financing activities - C	**(797)**	**2,251**
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**(874)**	**(765)**
Cash and cash equivalents opening balance	4,145	4,646
Add: Cash acquired on acquisition of subsidiaries during the year	-	264
Cash and cash equivalents closing balance	**3,271**	**4,145**
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 17)	3,271	4,145
Cash and cash equivalents at the end of the year as per cash flow statement above	**3,271**	**4,145**
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	2	4
Balances with banks		
- in current accounts	2,783	2,766
- in fixed deposits	486	1,375
	3,271	**4,145**

See accompanying notes to the Consolidated Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

₹ in Million

Particulars	Equity share capital	Other equity						Equity Attributable to owners of the Company	Non controlling interest	Total equity
		Securities Premium Reserve	Capital Reserve	Debenture redemption reserve	General Reserve	Retained Earnings	Total			
As at April 1, 2015 (Refer Note 56)	**3,750**	**19,883**	**157**	**-**	**396**	**12,939**	**33,375**	**37,125**	**2,036**	**39,161**
Profit for the period	-	-	-	-	-	6,098	6,098	6,098	435	6,533
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	(6)	(6)	(6)	-	(6)
Dividend paid on Equity Shares	-	-	-	-	-	(1,013)	(1,013)	(1,013)	-	(1,013)
Dividend Distribution Tax	-	-	-	-	-	(205)	(205)	(205)	-	(205)
Net infusion by / (repayment) to NCI	-	-	-	-	-	-	-	-	(551)	(551)
Non-controlling interests arising on the acquisition of Subsidiaries	-	-	-	-	-	-	-	-	346	346
Transfers to Debenture redemption reserve	-	-	-	221	-	(221)	-	-	-	-
As at March 31, 2016	**3,750**	**19,883**	**157**	**221**	**396**	**17,592**	**38,249**	**41,999**	**2,266**	**44,265**
Profit for the period	-	-	-	-	-	2,699	2,699	2,699	1,095	3,794
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-	-	(10)	(10)	(10)	-	(10)
Net infusion by / (repayment) to NCI	-	-	-	-	-	-	-	-	(1,247)	(1,247)
Transfer to partner's current account on conversion of Subsidiary Company into LLP	-	-	-	-	(8)	-	(8)	(8)	-	(8)
Adjustments consequent to acquisition of non controlling interest	-	-	-	-	-	(40)	(40)	(40)	-	(40)
Transfers to Debenture redemption reserve	-	-	-	320	-	(320)	-	-	-	-
As at March 31, 2017	**3,750**	**19,883**	**157**	**541**	**388**	**19,921**	**40,890**	**44,640**	**2,114**	**46,754**

See accompanying notes to the Consolidated Financial Statements

In terms of our report attached

for **Deloitte Haskins & Sells**
Chartered Accountants

V. Balaji
Partner

Place: Bengaluru
Date: May 30, 2017

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

NOTES

Forming part of Consolidated Financial Statements

1 CORPORATE INFORMATION

Prestige Estates Projects Limited (the "Company") and its subsidiaries (together the "Group") are engaged in the business of Real Estate, Hospitality and allied services.

The Company is a public limited company incorporated and domiciled in India and has its registered office at Bengaluru, Karnataka, India. Its shares are listed on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).

The consolidated financial statements have been authorised for issuance by the Company's Board of Directors on May 30, 2017.

2 SIGNIFICANT ACCOUNTING POLICIES

2.1 Statement of compliance

The consolidated financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Group has adopted all the applicable Ind AS and the adoption was carried out in accordance with Ind AS 101 - First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Sec 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. These are the Group's first Ind AS Consolidated financial statements. The date of transition to Ind AS is April 1, 2015. Refer Note 4 for the details of first-time adoption exemptions availed by the Group.

2.2 Basis of preparation and presentation

The consolidated financial statements have been prepared on the historical cost and accrual basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the consolidated financial statements and notes have been rounded off to the nearest Million Indian Rupees as per the requirement of Schedule III, unless otherwise stated (0 represents amounts less than Rupees 0.5 Million due to rounding off).

2.3 Use of Estimates

The preparation of the consolidated financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the Consolidated financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Significant accounting judgements, estimates and assumptions used by management are as below:

- Useful lives of Investment Property, Property Plant and Equipment and Intangible Assets.

- Accounting for revenue and land cost for projects executed through joint development arrangement.

-Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates.

- Assessment of control, joint control and significant influence.

- Fair value measurements.

2.4 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the

NOTES
Forming part of Consolidated Financial Statements

asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

2.5 Basis of consolidation

a. Subsidiaries

The consolidated financial statements include Prestige Estates Projects Limited and its subsidiaries. Subsidiaries are entities controlled by the Company. Control exists when the Company

(a) has power over the investee,

(b) it is exposed, or has rights, to variable returns from its involvement with the investee and

(c) has the ability to affect those returns through its power over the investee.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements listed above. In assessing control, potential voting rights that currently are exercisable are taken into account. The results of subsidiaries acquired or disposed off during the year are included in the consolidated financial statements from the effective date of acquisition and up to the effective date of disposal, as appropriate.

The financial statements of the subsidiaries are consolidated on a line-by-line basis and intra-group balances and transactions including unrealized gain / loss from such transactions are eliminated upon consolidation. These financial statements are prepared by applying uniform accounting policies in use at the Group.

Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if it results in the non-controlling interest having a deficit balance.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for transactions between equity holders. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their

NOTES
Forming part of Consolidated Financial Statements

relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to owners of the Company.

When the Company loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. Amounts previously recognized in other comprehensive income in relation to the subsidiary are accounted for (i.e., reclassified to profit or loss) in the same manner as would be required if the relevant assets or liabilities were disposed off. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109 Financial Instruments or, when applicable, the cost on initial recognition of an investment in an associate or jointly controlled entity.

b. Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these Consolidated financial statements using the equity method of accounting as described below.

c. Associates

Associates are those entities in which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control those policies. Significant influence is presumed to exist when the Company holds between 20 to 50 percent of the voting power of another entity. The results are incorporated in these Consolidated financial statements using the equity method of accounting as described below.

Equity method of accounting (equity accounted investees)

An interest in an associate or joint venture is accounted for using the equity method from the date in which the investee becomes an associate or a joint venture and are recognized initially at cost. The Company's investment includes goodwill identified on acquisition, net of any accumulated impairment losses. The consolidated financial statements include the Company's share of profits or losses and equity movements of equity accounted investees, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. When the Company's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments in the nature of net investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Company has an obligation or has made payments on behalf of the investee.

2.6 Business Combination

Acquisitions of subsidiaries and businesses are accounted for using the acquisition method. Acquisition related costs are recognized in Consolidated Statement of Profit and Loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition are recognized at their fair value at the acquisition date, except certain assets and liabilities required to be measured as per the applicable standard.

NOTES
Forming part of Consolidated Financial Statements

The excess of the

a) consideration transferred;

b) amount of any non-controlling interest in the acquired entity, and

c) acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financer under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in Consolidated Statement of Profit and Loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in Consolidated Statement of Profit and Loss or other comprehensive income, as appropriate.

2.7 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

Cash generating units to which goodwill is allocated are tested for impairment annually at each Balance Sheet date, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than the carrying amount of the unit, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to that unit and then to the other assets of the unit pro rata on the basis of carrying amount of each asset in the unit.

2.8 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. The group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Group's activities as described below:

a. Recognition of Revenue from Real Estate Developmental Projects:

Revenue from real estate developmental projects under development is recognised based on 'Percentage Completion Method'.

The Percentage Completion Method is applied when the stage of completion of the project reaches a reasonable level of development. Reasonable level of development is achieved when the following criteria specified in the Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India are met:

i. All critical approvals necessary for commencement of the project have been obtained.

ii. The expenditure incurred on construction and development costs is not less than 25% of the construction and development costs.

iii. Atleast 25% of the saleable project area is secured by contracts or agreements with buyers.

iv. Atleast 10 % of the total revenue as per the agreements of sale or any other legally enforceable documents

NOTES
Forming part of Consolidated Financial Statements

are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

For computation of revenue, the stage of completion is arrived at with reference to the entire project costs incurred including land costs, borrowing costs and construction and development costs as compared to the estimated total costs of the project. The percentage completion method is applied on a cumulative basis in each reporting period and the estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined. The changes to estimates also include changes arising out of cancellation of contracts. In such cases any revenues attributable to such contracts previously recognised are reversed.

When it is probable that total project costs will exceed total eligible project revenues, the expected loss is recognised as an expense immediately when such probability is determined.

Further, for projects executed through joint development arrangements, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and revenue from the development and transfer of constructed area/revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

b. Recognition of revenue from sale of plots and completed units

Revenue from sale of plots and completed units is recognised upon transfer of all significant risks and rewards of ownership in the property to the buyer and are net of adjustments on account of cancellation.

c. Recognition of revenue from contractual projects

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, measured based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

The stage of completion on a project is measured on the basis of proportion of the contract work/ based upon the contracts/ agreements entered into by the Group with its customers.

NOTES
Forming part of Consolidated Financial Statements

d. Recognition of Revenue from facilities, rental, maintenance income and allied services

Facility and hire charges, property maintenance income and other related services are recognised on accrual basis as per the terms and conditions of relevant agreements.

The group's policy for recognition of revenue from operating leases is described in note 2.9 (a) below.

Revenues from the room rentals during a guest's stay at the hotel is recognised based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.

Membership fee is recognised on a straight line basis over the period of membership.

e. Share in profit/ loss of Limited Liability Partnership (LLP) and partnership firms

Share of profit / loss from partnership firm and LLP is recognised based on the financial information provided and confirmed by the respective firms.

f. Dividend income

Revenue is recognised when the shareholders' or unit holders' right to receive payment is established, which is generally when shareholder approve the dividend.

g. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

2.9 Leases

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

a. The Group as lessor

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the Group's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

b. The Group as lessee

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease except where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue.

2.10 Borrowing Cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Consolidated Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Group.

2.11 Foreign Currency Transactions

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Consolidated Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Consolidated Statement of Profit and Loss.

NOTES
Forming part of Consolidated Financial Statements

2.12 Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

a. Short-term obligations

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.

b. Long-term employee benefit obligations

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in the Consolidated Statement of Profit and Loss.

The obligations are presented as current liabilities in the Consolidated Balance Sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

c. Post-employment obligations

The Group operates the following post-employment schemes:

i. Defined Contribution Plan:

The Group's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The group has no further payment obligations once the contributions have been paid.

ii. Defined Benefit Plan:

The liability or assets recognised in the Consolidated Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Consolidated Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Consolidated Statement of Changes in Equity and in the Consolidated Balance Sheet.

NOTES
Forming part of Consolidated Financial Statements

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Consolidated Statement of Profit and Loss as past service cost.

d. Other Defined Contribution Plan

The Group's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Group has no further payment obligations once the contributions have been paid.

2.13 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Consolidated Statement of Profit and Loss is recognised outside Consolidated Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where the group is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets are not recognised for temporary differences between the carrying amount and tax bases of investments in subsidiaries, branches and associates and interest in joint arrangements where it is not probable that the differences will reverse in the foreseeable future and taxable profit will not be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current tax and deferred tax is recognised in Consolidated Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

NOTES
Forming part of Consolidated Financial Statements

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset under Deferred tax asset/ liability in the Consolidated Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

2.14 Property, plant and equipments

Transition to Ind AS

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

Subsequent cost are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group and the cost of the item can be measured reliably. Cost of the asset includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment's up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Depreciation method, estimated useful lives and residual values

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on property, plant and equipment's is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the fixed assets as follows:

Particulars	Useful lives estimated by the management
Building *	58 Years
Plant and machinery *	20 Years
Office Equipment*	20 Years
Furniture and fixtures *	15 Years
Vehicles*	10 Years
Computers and Accessories*	6 Years

* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in Consolidated Statement of Profit and Loss.

In respect of leasehold building, leasehold improvement- plant and machinery and leasehold improvement - furniture and fixtures, depreciation has been provided over lower of useful lives or leasable period.

2.15 Capital work-in-progress

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable borrowing costs.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

2.16 Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

NOTES
Forming part of Consolidated Financial Statements

Investment properties are depreciated using written-down value method over the useful lives. Investment properties generally have a useful life of 58-60 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuer, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

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

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in Consolidated Statement of Profit and Loss in the period in which the property is derecognised.

2.17 Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset.

2.18 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in Consolidated Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in Consolidated Statement of Profit and Loss.

2.19 Inventories

Stock of units in completed projects and work-in-progress are valued at lower of cost and net realisable value. Cost is aggregate of land cost, materials, contract works, direct expenses, provisions and apportioned borrowing costs and is net of material's scrap receipts.

NOTES
Forming part of Consolidated Financial Statements

Inventory also comprises stock of food and beverages and operating supplies and is carried at the lower of cost and net realisable value. Cost includes all expenses incurred in bringing the goods to the point of sale and is determined on a Weighted Average basis. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and to make the sale.

2.20 Provisions and contingencies
A provision is recognised when the Group has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the consolidated financial statements but are disclosed.

2.21 Financial Instruments

2.21 a Initial recognition
The Group recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

2.21 b Subsequent measurement
a. Non-derivative financial instruments

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

Financial assets at fair value through other comprehensive income
A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Group has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss (FVPL)
A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities
Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit or loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

b. Share Capital

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

2.21 c Derecognition of financial instruments
The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Group's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

NOTES
Forming part of Consolidated Financial Statements

2.21 d Impairment of financial assets

The Group recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognised as an impairment gain or loss in Consolidated Statement of Profit and Loss.

2.22 Operating cycle and basis of classification of assets and liabilities

a. The real estate development projects undertaken by the Group is generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of 5 years. Borrowings in connection with such projects are classified as current since they form part of working capital of the respective projects. Refer Note 51 (III) for the maturity profile for such financial liabilities.

b. Assets and liabilities, other than those discussed in paragraph (a) above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

Current versus non-current classification

The Group presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

2.23 Cash and cash equivalents

Cash and cash equivalent in the Consolidated Balance Sheet comprise of cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the Consolidated Statement of Cash Flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

2.24 Earnings per share

Basic earnings per share has been computed by dividing profit attributable to owners of the Company by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

2.25 Dividends

Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the company's Board of Directors.

NOTES
Forming part of Consolidated Financial Statements

2.26 Consolidated Statement of Cash Flows
Consolidated Statement of Cash Flows is prepared under Ind AS 7 'Statement of Cash Flows' specified under Section 133 of the Act. 'Cash Flows are reported using the indirect method, whereby profit / (loss) before tax and is adjusted for the effects of transactions of non-cash nature.

3 RECENT ACCOUNTING PRONOUNCEMENTS
Standards issued but not yet effective
In March 2017, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2017, notifying amendments to Ind AS 7, 'Statement of cash flows' and Ind AS 102, 'Share-based payment.' These amendments are in accordance with the recent amendments made by International Accounting Standards Board (IASB) to IAS 7, 'Statement of cash flows' and IFRS 2, 'Share-based payment,' respectively. The amendments are applicable to the group from April 1, 2017.

Amendment to Ind AS 7:
The amendment to Ind AS 7 requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the Consolidated Balance Sheet for liabilities arising from financing activities, to meet the disclosure requirement.

The Group is evaluating the requirements of the amendment and the effect on the consolidated financial statements.

Amendment to Ind AS 102:
The amendment to Ind AS 102 provides specific guidance to measurement of cash-settled awards, modification of cash-settled awards and awards that include a net settlement feature in respect of withholding taxes.

Ind AS 102 Share based payment is not applicable to the group, hence the amendment has no impact on the group.

4 FIRST-TIME ADOPTION - MANDATORY EXEMPTIONS, OPTIONAL EXEMPTIONS
These are the group's first consolidated financial statements prepared in accordance with Ind AS.

The accounting policies set out in note have been applied in preparing the consolidated financial statements for the year ended March 31, 2017, the comparative information presented in these consolidated financial statements for the year ended March 31, 2016 and in the preparation of an opening Ind AS Consolidated Balance Sheet at April 1, 2015 (the Group's date of transition). In preparing its opening Ind AS Consolidated Balance Sheet, the Group has adjusted the amounts reported previously in consolidated financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (previous GAAP or Indian GAAP).

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exemptions applied in the transition for previous GAAP to Ind AS.

Ind AS optional exemptions

4.1 Business combinations
Ind AS 101 provides the option to apply Ind AS 103 prospectively from the transition date or from a specific date prior to the transition date. This provides relief from full retrospective application that would require restatement of all business combinations prior to the transition date.

The Group elected to apply Ind As 103 prospectively to business combinations occurring after its transition date. Business combinations occurring prior to the transition date have not been restated. The Group has applied the same exemption for investment in associates and joint ventures.

4.2 Deemed Cost
Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment's covered by Ind AS 16 *Property, plant and equipment's* as recognised in the consolidated financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 *Intangible Assets* and Investment property covered by Ind AS 40 *Investment property*.

NOTES
Forming part of Consolidated Financial Statements

The Group has elected to measure all of its property, plant and equipment, intangible assets and investment property on the transition date at their previous GAAP carrying value.

4.3 Leases
Appendix C to Ind AS 17 requires an entity to assess whether a contract or arrangement contains a lease. In accordance with Ind AS 17, this assessment should be carried out at the inception of the contract or arrangement. Ind AS 101 provides an option to make this assessment on the basis of facts and circumstances existing at the date of transition to Ind AS, except where the effect is expected to be not material.

The Group has elected to apply this exemption for such contracts/ arrangements.

Ind AS Mandatory exemptions

4.4 Estimates
As 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), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at April 1, 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP. The group made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP.

a. Investment in equity instruments carried at FVPL;

b. Investment in debt instruments carried at FVPL; and

c. Impairment of financial assets based on expected credit loss method.

4.5 Non-controlling interests
Ind AS 11 requires entities to attribute the profit or loss and each component of other comprehensive income to the owners of the parent and to the non-controlling interests. This requirement needs to be followed even if this results in the non-controlling interests having a deficit balance. Ind AS 101 requires the above requirement to be followed prospectively from the date of transition.

The Group has applied the above requirement prospectively.

4.6 De-recognition of financial assets and liabilities
Ind AS 101 requires a first-time adopter to apply the de-recognition provisions of Ind AS prospectively for transactions occurring on or after the date of transition to Ind AS. However, Ind AS 101 allows a first-time adopter to apply the de-recognition requirements in Ind AS 109 retrospectively from a date of the entity's choosing, provided that the information needed to apply Ind AS 109 to financial assets and financial liabilities derecognised as a result of past transactions was obtained at the time of initial accounting for those transactions.

The Group has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.

NOTES

Forming part of Consolidated Financial Statements

5 GROUP INFORMATION

The companies / entities considered in the consolidated financial statements are as follows :

A. Subsidiaries

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Avyakth Cold Storages Private Limited	India	100.00%	100.00%	100.00%
Cessna Garden Developers Private Limited	India	85.00%	85.00%	85.00%
Dashanya Tech Parkz Private Limited (subsidiary w.e.f. March 28, 2017)	India	49.00%	-	-
Dollars Hotel & Resorts Private Limited	India	65.92%	65.92%	65.92%
Downhills Holiday Resorts Private Limited	India	100.00%	100.00%	100.00%
Foothills Resorts Private Limited	India	100.00%	100.00%	100.00%
ICBI (India) Private Limited	India	82.57%	82.57%	82.57%
K2K Infrastructure (India) Private Limited	India	75.00%	75.00%	75.00%
Northland Holding Company Private Limited	India	100.00%	100.00%	100.00%
Pennar Hotels & Resorts Private Limited	India	100.00%	100.00%	100.00%
Prestige Amusements Private Limited	India	51.02%	51.02%	51.02%
Prestige Bidadi Holdings Private Limited	India	99.94%	99.94%	99.94%
Prestige Construction Ventures Private Limited	India	100.00%	100.00%	100.00%
Prestige Exora Business Parks Limited (subsidiary w.e.f December 21, 2015) (formerly known as Exora Business Parks Limited)	India	100.00%	91.46%	-
Prestige Falcon Retail Ventures Private Limited (subsidiary w.e.f March 28, 2017)	India	100.00%	-	-
Prestige Garden Resorts Private Limited	India	100.00%	100.00%	100.00%
Prestige Leisure Resorts Private Limited	India	57.45%	57.45%	57.45%
Prestige Shantiniketan Leisures Private Limited	India	100.00%	98.41%	98.41%
Prestige Valley View Estates Private Limited (converted into LLP w.e.f March 31, 2016)	India	-	-	51.05%
Sai Chakra Hotels Private Limited	India	100.00%	50.00%	50.00%
Valdel Xtent Outsourcing Solutions Private Limited	India	100.00%	100.00%	100.00%
Village-De-Nandi Private Limited	India	100.00%	100.00%	100.00%
West Palm Developments Private Limited (converted into LLP w.e.f March 31, 2016)	India	-	-	61.00%

NOTES
Forming part of Consolidated Financial Statements

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Albert Properties	India	88.00%	88.00%	88.00%
Eden Investments & Estates	India	77.50%	77.50%	77.50%
Prestige AAA Investments	India	51.00%	51.00%	51.00%
Prestige Altavista Holdings	India	60.00%	60.00%	60.00%
Prestige Habitat Ventures	India	99.00%	99.00%	99.00%
Prestige Hi-Tech Projects	India	92.35%	92.35%	92.35%
Prestige Hospitality Ventures	India	99.99%	-	-
Prestige Interiors	India	97.00%	97.00%	97.00%
Prestige Kammanahalli Investments	India	51.00%	51.00%	51.00%
Prestige Property Management & Services	India	97.00%	97.00%	97.00%
Prestige Rattha Holdings	India	51.00%	51.00%	51.00%
Prestige Nottinghill Investments	India	51.00%	51.00%	51.00%
Prestige Office Ventures	India	99.99%	-	-
Prestige Ozone Properties	India	47.00%	47.00%	47.00%
Prestige Retail Ventures	India	99.99%	-	-
Prestige Southcity Holdings	India	51.00%	51.00%	51.00%
Prestige Sunrise Investments	India	99.00%	99.00%	99.00%
Prestige Whitefield Developers	India	47.00%	47.00%	47.00%
PSN Property Management and Services	India	50.00%	50.00%	50.00%
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	India	100.00%	100.00%	-
The QS Company	India	98.00%	98.00%	98.00%

iii) Limited Liability Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Villaland Developers LLP (converted into LLP on January 23, 2015)	India	80.00%	60.00%	60.00%
West Palm Developments LLP (converted into LLP on March 31, 2016)	India	61.00%	61.00%	-
Prestige Valley View Estates LLP (converted into LLP on March 31, 2016)	India	51.05%	51.05%	-
Prestige Whitefield Investment and Developers LLP (converted into LLP on March 31, 2016)	India	99.99%	99.99%	-

NOTES
Forming part of Consolidated Financial Statements

B Joint ventures - Jointly controlled entities

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Babji Realtors Private Limited	India	24.50%	24.50%	24.50%
CapitaLand Retail Prestige Mall Management Private Limited	India	50.00%	50.00%	50.00%
Prestige Garden Constructions Private Limited	India	50.00%	50.00%	50.00%
Prestige Whitefield Investment and Developers Private Limited (converted into LLP w.e.f. March 31, 2016)	India	-	-	50.99%
Prestige Mangalore Retail Ventures Private Limited	India	51.00%	50.38%	50.38%
Prestige Mysore Retail Ventures Private Limited	India	51.00%	50.99%	50.99%
Prestige Projects Private Limited	India	32.68%	32.68%	32.68%
Thomsun Realtors Private Limited	India	0.00%	0.00%	0.00%
Vijaya Productions Private Limited	India	50.00%	50.00%	50.00%

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Realty Ventures	India	49.90%	21.00%	21.00%
Prestige City Properties	India	51.00%	51.00%	51.00%
Silverline Estates	India	30.33%	30.33%	30.33%

C Associates

i) Companies

Name of investee	Principal place of business	Percentage of ownership interest		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
City Properties Maintenance Company Bangalore Limited	India	45.00%	45.00%	45.00%
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	India	-	-	32.46%

ii) Partnership firms

Name of investee	Principal place of business	Profit sharing ratio		
		As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige KRPL Techpark (Dissolved on September 19, 2016)	India	-	31%	31%
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	India	-	-	1%

6 PROPERTY, PLANT AND EQUIPMENT

₹ in Million

Particulars	Land	Buildings	Leasehold building	Plant and machinery	Office Equipment	Leasehold improvements - plant and machinery	Leasehold improvements - furniture and fixtures	Furniture and fixtures	Vehicles	Computers and Accessories	Total
Deemed Cost											
Balance as at April 1, 2015	**943**	**2,164**	**24**	**517**	**35**	**214**	**1,021**	**810**	**139**	**54**	**5,921**
Additions	-	164	-	26	13	4	41	95	33	18	394
Acquired on Acquisition of subsidiary	-	-	-	323	-	-	-	296	-	-	619
Deletions/ transfer	-	-	-	9	-	-	8	1	5	-	23
Balance as at March 31, 2016	**943**	**2,328**	**24**	**857**	**48**	**218**	**1,054**	**1,200**	**167**	**72**	**6,911**
Additions	20	4	-	18	6	83	329	6	9	15	490
Deletions/ transfer	-	-	-	2	3	-	1	-	-	-	6
Balance as at March 31, 2017	**963**	**2,332**	**24**	**873**	**51**	**301**	**1,382**	**1,206**	**176**	**87**	**7,395**
Accumulated depreciation											
Balance as at April 1, 2015	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Depreciation charge during the year	**-**	**111**	**1**	**85**	**5**	**30**	**171**	**169**	**38**	**26**	**636**
Acquired on Acquisition of subsidiary	-	-	-	32	-	-	1	39	-	-	72
Deletions/ transfer	-	-	-	1	-	-	1	-	3	-	5
Balance as at March 31, 2016	**-**	**111**	**1**	**116**	**5**	**30**	**171**	**208**	**35**	**26**	**703**
Depreciation charge during the year	-	53	1	109	7	30	176	186	35	21	618
Deletions/ transfer	-	-	-	1	2	-	-	-	-	-	3
Balance as at March 31, 2017	**-**	**164**	**2**	**224**	**10**	**60**	**347**	**394**	**70**	**47**	**1,318**
Net carrying amount											
Balance as at April 1, 2015	943	2,164	24	517	35	214	1,021	810	139	54	5,921
Balance as at March 31, 2016	943	2,217	23	741	43	188	883	992	132	46	6,208
Balance as at March 31, 2017	963	2,168	22	649	41	241	1,035	812	106	40	6,077

Assets pledged as security and restriction on titles

Property, plant and equipment with carrying amount of ₹ 768 Million (March 31, 2016: ₹ 801 Million; April 1, 2015: ₹ 851 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28).

NOTES
Forming part of Consolidated Financial Statements

Owned Assets given under lease:

₹ in Million

Particulars	Buildings	Plant and machinery	Furniture and fixtures	Total
Deemed Cost				
Balance as at April 1, 2015	**24**	**311**	**919**	**1,254**
Additions	-	7	73	80
Acquired on Acquisition of subsidiary	-	327	296	623
Deletions	-	-	-	-
Balance as at March 31, 2016	**24**	**645**	**1,288**	**1,957**
Additions	-	84	342	426
Deletions	-	-	-	-
Balance as at March 31, 2017	**24**	**729**	**1,630**	**2,383**
Accumulated depreciation				
Balance as at April 1, 2015	**-**	**-**	**-**	**-**
Depreciation charge during the year	1	43	171	215
Acquired on Acquisition of subsidiary	-	45	54	99
Deletions	-	-	-	-
Balance as at March 31, 2016	**1**	**88**	**225**	**314**
Depreciation charge during the year	1	80	221	302
Deletions	-	-	-	-
Balance as at March 31, 2017	**2**	**168**	**446**	**616**
Net carrying amount				
Balance as at April 1, 2015	24	311	919	1,254
Balance as at March 31, 2016	23	557	1,063	1,643
Balance as at March 31, 2017	22	561	1,184	1,767

7 INVESTMENT PROPERTY

₹ in Million

Particulars	Land	Buildings	Total
Deemed Cost			
Balance as at April 1, 2015	**1,712**	**10,937**	**12,649**
Additions	-	2,347	2,347
Acquired on Acquisition of subsidiary	440	13,204	13,644
Deletions/ transfer	-	-	-
Balance as at March 31, 2016	**2,152**	**26,488**	**28,640**
Additions	212	65	277
Deletions/ transfer	0	77	77
Balance as at March 31, 2017	**2,364**	**26,476**	**28,840**
Accumulated depreciation			
Balance as at April 1, 2015	-	-	-
Depreciation charge during the year	**-**	**617**	**617**
Acquired on Acquisition of subsidiary	**-**	**197**	**197**
Deletions	-	-	-
Balance as at March 31, 2016	**-**	**814**	**814**
Depreciation charge during the year	-	996	996
Deletions/ transfer	-	-	-
Balance as at March 31, 2017	**-**	**1,810**	**1,810**
Net carrying amount			
Balance as at April 1, 2015	**1,712**	**10,937**	**12,649**
Balance as at March 31, 2016	**2,152**	**25,674**	**27,826**
Balance as at March 31, 2017	**2,364**	**24,666**	**27,030**

NOTES
Forming part of Consolidated Financial Statements

Note:

(i) The Group's investment properties consists of commercial properties in India. The Management has determined that the investment properties consist of two classes of assets – office and retail – based on the nature, characteristics and risks of each property.

(ii) As at March 31, 2017 and March 31, 2016, the fair values of the properties are ₹ 47,093 Million and ₹ 42,868 Million respectively. These valuations are based on valuations performed by Jones Lang Lasalle Property Consultants India Private Limited, an accredited independent valuer. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The fair valuation has been carried out by the Management for material investment properties.

(iii) The Group has no contractual obligations to either purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Investment property with carrying amount of ₹ 24,230 Million (March 31, 2016: ₹ 22,798 Million; April 1, 2015: ₹ 9,311 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28). The investment property have been pledged as security for bank loans under a mortgage.

(iv) The fair value of the Company's investment properties have been arrived at using discounted cash flow method. Under discounted cash flow method, cash flow projections based on reliable estimates of cash flow are discounted. The main inputs used are rental growth rate, expected vacancy rates, terminal yeilds and discount rates which are based on comparable transactions and industry data.

Details of the Company's investment properties and information about the fair value hierarchy as at March 31, 2017 and March 31, 2016, are as follows:

₹ in Million

	As at March 31, 2017	As at March 31, 2016
Assets for which fair values are disclosed		
Investment property		
Level 1	-	-
Level 2	-	-
Level 3	47,093	42,868

(v) Amounts recognised in consolidated statement of profit and loss related to investment properties (excluding depreciation and finance costs)

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental income from investment property	4,055	3,712
Direct operating expenses arising from investment property that generated rental income during the year	181	158
Direct operating expenses arising from investment property that did not generate rental income during the year	-	-

NOTES
Forming part of Consolidated Financial Statements

(vi) Investment properties under construction

Capital work-in progress includes investment properties under construction amounting to ₹ 6,126 Million as at March 31, 2017 (March 31, 2016 - ₹ 2,806 Million , April 1, 2015 - ₹ 2,723 Million). The Management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence fair value disclosures pertaining to investment properties under construction have not been provided.

Capital work-in progress with carrying amount of ₹ 16,063 Million (March 31, 2016: ₹ 9,164 Million; April 1, 2015: ₹ 6,711 Million) have been pledged to secure borrowings of the Group (See Note 24 & 28). The Capital work-in progress have been pledged as security for bank loans under a mortgage.

8 OTHER INTANGIBLE ASSETS

₹ in Million

Particulars	Software
Deemed cost	
Balance as at April 1, 2015	27
Additions	36
Deletions	-
Balance as at March 31, 2016	**63**
Additions	28
Deletions	0
Balance as at March 31, 2017	**91**
Accumulated amortisation	
Balance as at April 1, 2015	**-**
Amortisation charge during the year	21
Deletions	-
Balance as at March 31, 2016	**21**
Amortisation charge during the year	23
Deletions	-
Balance as at March 31, 2017	**44**
Net carrying amount	**-**
Balance as at April 1, 2015	27
Balance as at March 31, 2016	42
Balance as at March 31, 2017	47

9 GOODWILL

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Cost or deemed cost			
Balance at the beginning of the year	3,069	3,043	3,043
Additional amounts recognised from business combinations occurred during the year	-	26	-
Balance at the end of the year	**3,069**	**3,069**	**3,043**

NOTES
Forming part of Consolidated Financial Statements

On December 21, 2015 the Group acquired 59 % of issued share capital of Prestige Exora Business Parks Limited, thereby increasing the Group's stake in the entity from 32.46 % to 91.46%. The consideration paid for the acquisition amounted to ₹ 5,992 Million. The aforesaid acquisition has been accounted as Business Combination under Ind AS 103 Business Combination. On acquisition, the Group recognised a gain of ₹ 1,827 Million on disposal of previously held interest in Prestige Exora Business Parks Limited and recorded the acquired assets/ liabilities initially at fair values. Goodwill arising on acquisition is as follows:

₹ in Million

	Prestige Exora Business Parks Limited
Consideration paid/ payable	5,992
Non Controlling interest in the acquired entity	346
Acquisition date fair value of previously held equity interest	2,225
Less: Net identifiable assets acquired (Net of deferred tax liability of ₹ 1,714 Million, being deferred tax liability created on difference between fair value of acquired assets/ liability and tax base)	(8,589)
Goodwill	**26**

10 INVESTMENTS (NON-CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Investment in associates	10a	42	44	425
Investment in joint ventures - Jointly Controlled Entities	10b	3,319	2,777	2,907
Other investments	10c	87	77	22
		3,448	**2,898**	**3,354**

10a Investment in associates

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)			
Carrying amount determined using the equity method of accounting			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	388
- Nil (March 31, 2016 - Nil, April 1, 2015 - 9,350) equity shares of ₹ 10 each			
City Properties Maintenance Company Bangalore Limited	42	35	28
- 40,909 (March 31, 2016 - 40,909, April 1, 2015 - 40,909) equity shares of ₹ 10 each			
Sub-total	**42**	**35**	**416**
Preference Shares (Unquoted, Fully paid up unless otherwise stated)			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	0
- Nil (March 31, 2016 - Nil, April 1, 2015 - 21,860) 0.01% Optionally, convertible, redeemable preference shares of ₹ 10 each			
Sub-total	**-**	**-**	**0**

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Debentures (Unquoted, Fully paid up unless otherwise stated)			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	0
- Nil (March 31, 2016 - Nil, April 1, 2015 - 26,152) 0.01% Compulsorily Convertible Debentures of ₹ 10 each			
Sub-total	**-**	**-**	**0**
Partnership Firms (Unquoted)			
Carrying amount determined using the equity method of accounting			
Prestige KRPL Techpark (Dissolved on September 19, 2016)	-	9	9
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	-	0
Sub-total	**-**	**9**	**9**
Total	**42**	**44**	**425**

10b Investment in Joint Ventures - Jointly Controlled Entities

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)			
Carrying amount determined using the equity method of accounting			
Vijaya Productions Private Limited	1,005	884	888
-5,993,500 (March 31, 2016 - 5,993,500, April 1, 2015 - 5,993,500) equity shares of ₹ 10 each			
Prestige Mangalore Retail Ventures Private Limited	-	-	-
- 4,559,504 (March 31, 2016 - 4,503,835, April 1, 2015 - 4503,835) equity shares of ₹ 10 each			
Prestige Mysore Retail Ventures Private Limited	212	214	216
- 22,026,994 (March 31, 2016 - 22,023,995, April 1, 2015 - 22,023,995) equity shares of ₹ 10 each			
Prestige Garden Constructions Private Limited	-	-	-
- 4,208,670 (March 31, 2016 -4,208,670, April 1, 2015 -4,208,670) equity shares of ₹ 10 each			
Prestige Projects Private Limited	13	13	13
-1,100,000 (March 31, 2016 -1,100,000, April 1, 2015 - 1,100,000) equity shares of ₹ 10 each			
Babji Realtors Private Limited	-	-	-
- 1,039,500 (March 31, 2016 - 1,039,500, April 1, 2015 - 1,039,500) equity shares of ₹ 10 each			
Thomsun Realtors Private Limited	0	0	0
-100 (March 31, 2016 - 100, April 1, 2015 - 100) equity shares of ₹ 10 each			
Prestige Whitefield Investment & Developers Private Limited (converted to Prestige Whitefield Investment & Developers LLP w.e.f March 31, 2016)	-	-	609
- Nil (March 31, 2016 - Nil, April 1, 2015 - 61,124,970) equity shares of ₹ 10 each			
CapitaLand Retail Prestige Mall Management Private Limited	43	44	23
- 2,500,000 (March 31, 2016 - 2,500,000, April 1, 2015 - 2,500,000) equity shares of ₹ 10 each			
Sub-total	**1,273**	**1,155**	**1,749**

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Debentures (Unquoted, Fully paid up unless otherwise stated)			
Carrying amount determined using the equity method of accounting			
Prestige Garden Constructions Private Limited	414	414	167
- 41,450,000 (March 31, 2016 - 41,450,000, April 1, 2015 -16,700,000) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each			
Prestige Mangalore Retail Ventures Private Limited	716	675	541
-71,587,118 (March 31, 2016 - 67,462,763, April 1, 2015 -54,092,763) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each			
Prestige Mysore Retail Ventures Private Limited	306	211	128
-30,576,347 (March 31, 2016 - 21,148,847, April 1, 2015 -12,829,547) 0% Fully Compulsorily Convertible Debentures of ₹ 10 each			
Babji Realtors Private Limited	194	194	194
- 17,230,603 (March 31, 2016 - 17,230,603, April 1, 2015 - 17,230,603) 0% Compulsorily Convertible Debentures of ₹ 10 each			
Sub-total	**1,630**	**1,494**	**1,030**
Partnership firms (Unquoted)			
Carrying amount determined using the equity method of accounting			
Prestige City Properties	1	1	1
Prestige Realty Ventures	290	2	2
Silverline Estates	0	0	0
Sub-total	**291**	**3**	**3**
Share Warrants (Unquoted)			
Carrying amount determined using the equity method of accounting			
Thomsun Realtors Private Limited	125	125	125
Sub-total	**125**	**125**	**125**
Total	**3,319**	**2,777**	**2,907**

10c Other investments

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Equity Instruments (Unquoted, Fully paid up unless otherwise stated)			
Prestige Garden Estates Private Limited	0	0	0
-8,007 (March 31, 2016 - 8,007, April 1, 2015 - 8,007) equity shares of ₹ 10 each			
Geotrix Building Envelope Private Limited	0	0	0
-17,000 (March 31, 2016 - 17,000, April 1, 2015 - 17,000) equity shares of ₹ 10 each			
Prathyusha Power Gen Private Limited	3	3	-
- 4,097,010 (March 31, 2016 - 4,097,010, April 1, 2015 - Nil) equity shares of ₹ 10 each			
Clover Energy Private Limited	3	-	-
- 345,313 (March 31, 2016 - Nil, April 1, 2015 - Nil) equity shares of ₹ 10 each			
Lotus Clean Power Venture Private Limited	1	-	-

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
- 117,713 (March 31, 2016 - Nil, April 1, 2015 - Nil) equity shares of ₹ 10 each			
Propmart Technologies Limited	-	-	-
- 335,000 (March 31, 2016 - 335,000, April 1, 2015 - 335,000) equity shares of ₹ 10 each			
Amanath Co-operative Bank Limited	-	-	-
Shares in KSFC	0	0	0
Sub-total	**7**	**3**	**0**
Limited Liability Partnership firms (Unquoted)			
Rustomjee Prestige Vocational Education and Training Centre LLP	10	-	-
Sub-total	**10**	**-**	**-**
Investment in trusts (Unquoted)			
Educate India Foundation	38	38	0
Educate India Trust	15	15	0
Sub-total	**53**	**53**	**0**
Investment in Venture Capital Fund (Unquoted)			
-250 (March 31, 2016 – 250, April 1, 2015 - 250) units in Urban Infrastructure Opportunities Fund	17	21	22
Sub-total	**17**	**21**	**22**
Investment - Others (Unquoted)			
National Savings Certificates	0	0	0
Sub-total	**0**	**0**	**0**
Total	**87**	**77**	**22**

10d Category-wise Non-Current Investments

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Financial assets measured at Cost (based on equity method)	3,361	2,821	3,332
Financial assets carried at Amortised Cost	0	0	0
Financial assets measured at Fair Value through Profit and Loss	87	77	22
	3,448	**2,898**	**3,354**
Aggregate book value of quoted investments	-	-	-
Aggregate market value of quoted investments	-	-	-
Aggregate carrying value of unquoted investments	3,448	2,898	3,354

10e Refer Note 49 for details of capital account contribution and profit sharing ratio in partnership firms/ limited liability partnership firms

11 LOANS (NON-CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Carried at amortised cost				
Lease deposits		7	7	11
Inter Corporate Deposits		264	639	235
Current account in partnership firms		1,343	1,313	1,114
Other Loans & Advances		1,063	1,061	1,192

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
		2,677	**3,020**	**2,552**
To others - unsecured, considered good				
Carried at amortised cost				
Security deposits		142	134	118
Lease deposits		362	637	381
Refundable deposits		5,671	5,621	5,407
Inter Corporate Deposits		47	126	47
Other Loans & Advances		222	282	356
		6,444	**6,800**	**6,309**
		9,121	**9,820**	**8,861**
Due from:				
Directors	55	-	-	4
Firms in which directors are partners	55	324	300	276
Companies in which directors of the Company are directors or members	55	1,254	1,194	1,083

12 OTHER FINANCIAL ASSETS (NON-CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Carried at amortised cost				
Share application money		391	391	-
Debenture application money		-	-	126
Interest accrued but not due on deposits		59	57	4
		450	**448**	**130**
To others - unsecured, considered good				
Carried at amortised cost				
Advance paid for purchase of shares		16	35	35
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments		755	597	362
Interest accrued but not due on deposits		175	158	129
		946	**790**	**526**
		1,396	**1,238**	**656**
Due from:				
Directors	55	-	-	-
Firms in which directors are partners	55	-	-	-
Companies in which directors of the Company are directors or members	55	343	323	57

NOTES

Forming part of Consolidated Financial Statements

13 OTHER NON-CURRENT ASSETS

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Capital advances		-	5	4
		-	**5**	**4**
To Others - unsecured, considered good				
Capital advances		723	788	447
Prepaid expenses		371	161	198
Leasehold land		17	17	18
Advance VAT & Service Tax		2,109	1,314	928
		3,220	**2,280**	**1,591**
To Others - Unsecured, considered doubtful				
Advance VAT & Service Tax		211	211	211
Less: Provision for doubtful advances		(211)	(211)	(211)
		-	**-**	**-**
		3,220	**2,285**	**1,595**
Due from:				
Directors	55	-	-	-
Firms in which directors are partners	55	-	-	-
Companies in which directors of the Company are directors or members	55	-	-	-

14 INVENTORIES (LOWER OF COST AND NET REALISABLE VALUE)

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Work in progress - projects	58,233	61,456	65,267
Stock of units in completed projects			
Purchased	-	58	86
Others	8,621	5,573	2,839
Stores and operating supplies	65	61	71
	66,919	**67,148**	**68,263**
Carrying amount of inventories pledged as security for borrowings	24,972	20,371	28,187

15 INVESTMENTS (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at fair value through profit and loss				
Equity Instruments Non-trade investments (Quoted, fully paid up)	15a	0	0	0
Mutual Funds Non-trade investments (Unquoted, fully paid up)	15b	103	2,231	1,991
		103	**2,231**	**1,991**

NOTES
Forming part of Consolidated Financial Statements

15a Equity Instruments

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Tata Consultancy Services Limited	0	0	0
	0	**0**	**0**

15b Mutual Funds

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Birla Sunlife Floating Rate Long Term Institutional Plan -Daily Dividend	5	5	4
DWS Banking & PSU Debt Fund - Regular growth plan	-	165	159
Birla Sunlife Dynamic Bond Fund - Retail growth plan	-	456	423
DWS Treasury Fund - Regular Investment growth plan	-	231	219
IDFC Banking Debt Fund - Regular growth plan	-	653	603
IDFC Money Manager Fund Investment Plan - Regular growth plan	-	632	583
Reliance Fixed Horizon Fund - XXVIII - Series 18 - Direct Growth Plan	98	89	-
Total Mutual funds investments	**103**	**2,231**	**1,991**
Total Current Investments	**103**	**2,231**	**1,991**
Aggregate book value of quoted investments	0	0	0
Aggregate market value of quoted investments	0	0	0
Aggregate carrying value of unquoted investments	103	2,231	1,991
Aggregate amount of impairment in value of investments	-	-	-
Category-wise current investment			
Financial assets carried at Amortised Cost	-	-	-
Financial assets measured at Fair Value through Profit and Loss	103	2,231	1,991
Total Current Investments	**103**	**2,231**	**1,991**

15c Investments pledged as security for borrowings	-	2,137	1,987

16 TRADE RECEIVABLES (UNSECURED)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Considered good		10,057	11,426	9,445
Considered doubtful		1,144	1,133	962
Less : Provision for doubtful receivables (expected credit loss allowance)		(1,144)	(1,133)	(962)
		10,057	**11,426**	**9,445**
Due from:				
Directors	55	6	174	117
Firms in which directors are partners	55	5	1	1
Companies in which directors of the Company are directors or members	55	10	29	97
Receivables pledged as security for borrowings		3,277	2,750	3,191

NOTES
Forming part of Consolidated Financial Statements

Movement in provision for doubtful receivables (expected credit loss allowance) is given below:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year	1,133	962
Add: Additions during the year, net	11	183
Less: Uncollectable receivables charged against allowance	-	12
Balance at the end of the year	**1,144**	**1,133**

17 CASH AND CASH EQUIVALENTS

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Cash on hand	2	4	5
Cheques, drafts on hand	-	-	1
Balances with banks			
- in current accounts	2,783	2,766	3,658
- in fixed deposits	486	1,375	982
Cash and cash equivalents for the purpose of cashflow statement	**3,271**	**4,145**	**4,646**
In earmarked accounts			
- Balances held as margin money	593	459	389
	593	**459**	**389**
	3,864	**4,604**	**5,035**

17.1 Margin money deposits are subject to first charge to secure the Group's borrowings. 593 459 389

17.2 Details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December 30, 2016 are as follows:

₹ in Million

Particulars	Specified Bank Notes	Other Denomination notes	Total
Closing cash in hand as on November 8, 2016	3	2	5
Add: Permitted receipts	-	16	16
Less: Permitted payments	-	2	2
Less: Amount deposited in Banks	3	13	16
Closing cash in hand as on December 30, 2016	**-**	**3**	**3**

NOTES

Forming part of Consolidated Financial Statements

18 LOANS (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Carried at amortised cost				
Lease deposits		56	47	26
Inter corporate deposits		102	219	145
Other advances		114	68	19
		272	**334**	**190**
To Others - unsecured, considered good				
Carried at amortised cost				
Lease deposits		1,129	540	602
Refundable deposits		3,109	2,956	2,561
Inter corporate deposits		518	1,279	1,019
Advances paid to staff		17	8	8
Other advances		903	805	474
		5,676	**5,588**	**4,664**
		5,948	**5,922**	**4,854**
Due from:				
Directors	55	49	53	19
Firms in which directors are partners	55	-	-	-
Companies in which directors of the Company are directors or members	55	145	61	15

19 OTHER FINANCIAL ASSETS (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Carried at amortised cost				
Share / debenture application money		-	-	565
Interest accrued but not due on deposits		42	36	14
		42	**36**	**579**
To others - unsecured, considered good				
Carried at amortised cost				
Interest accrued but not due on deposits		407	429	272
		407	**429**	**272**
		449	**465**	**851**
Due from:				
Directors	55	-	-	-
Firms in which directors are partners	55	-	-	-
Companies in which directors of the Company are directors or members	55	-	-	205

NOTES

Forming part of Consolidated Financial Statements

20 OTHER CURRENT ASSETS

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
To related parties - unsecured, considered good	55			
Advances paid for purchase of land		13	13	90
Advance paid to suppliers		68	85	134
		81	**98**	**224**
To others - unsecured, considered good				
Advance paid to suppliers		2,782	2,893	3,667
Prepaid expenses		553	516	495
Advances paid for purchase of land		2,639	2,614	5,613
Advance VAT & Service tax		1,258	1,132	853
Unbilled revenue		254	390	689
		7,486	**7,545**	**11,317**
		7,567	**7,643**	**11,541**
Due from:				
Directors	55	-	-	-
Firms in which directors are partners	55	51	57	82
Companies in which directors of the Company are directors or members	55	-	-	-

21 EQUITY SHARE CAPITAL

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Authorised capital			
400,000,000 (March 31, 2016: 400,000,000, April 1, 2015: 400,000,000) equity shares of ₹ 10 each	4,000	4,000	4,000
Issued, subscribed and fully paid up capital			
375,000,000 (March 31, 2016: 375,000,000, April 1, 2015: 375,000,000) equity shares of ₹ 10 each, fully paid up	3,750	3,750	3,750
	3,750	**3,750**	**3,750**

21.1 Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No of shares	Amount (₹ in Million)	No of shares	Amount (₹ in Million)	No of shares	Amount (₹ in Million)
At the beginning of the year	37,50,00,000	3,750	37,50,00,000	3,750	35,00,00,000	3,500
Issued during the year	-	-	-	-	2,50,00,000	250
Outstanding at the end	**37,50,00,000**	**3,750**	**37,50,00,000**	**3,750**	**37,50,00,000**	**3,750**

NOTES

Forming part of Consolidated Financial Statements

21.2 The Company has only one class of equity shares with voting rights having par value of ₹ 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013, the Articles of Association of the Company and relevant provisions of the listing agreement.

21.3 List of persons holding more than 5 percent equity shares in the Company

Name of the share holder	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	No of shares	% of holding	No of shares	% of holding	No of shares	% of holding
Razack Family Trust	22,50,00,000	60.00%	-	-	-	-
Irfan Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%
Rezwan Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%
Noaman Razack	-	-	6,56,25,000	17.50%	6,56,25,000	17.50%

22 OTHER EQUITY

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
General reserve	22.1	388	396	396
Capital reserve	22.2	157	157	157
Securities premium reserve	22.3	19,883	19,883	19,883
Debenture redemption reserve	22.4	541	221	-
Retained earnings	22.5	19,921	17,592	12,939
		40,890	**38,249**	**33,375**

22.1 General reserve

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year	396	396
Less: Transfer to partner's current account on conversion of Subsidiary Company into LLP	8	-
Less: Deletions during the year	-	-
Balance at the end of the year	**388**	**396**

The general reserve is used from time to time to transfer profits from retained earnings for appropriation purposes.

22.2 Capital reserve

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year	157	157
Add: Additions during the year	-	-
Less: Deletions for the year	-	-
Balance at the end of the year	**157**	**157**

NOTES

Forming part of Consolidated Financial Statements

22.3 Securities premium reserve

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year	19,883	19,883
Add: Additions during the year	-	-
Less : Utilised for Issue expenses	-	-
Balance at the end of the year	**19,883**	**19,883**

Securities premium reserve is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Act.

22.4 Debenture redemption reserve

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year		221	-
Add: Transfer from Statement of Profit and Loss	24e	320	221
Balance at the end of the year		541	221

The Group has issued redeemable non-convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), require the company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued. The Group has created debenture redemption reserve on a pro rata basis.

22.5 Retained earnings

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Balance at the beginning of the year (Refer Note 56)		17,592	12,939
Add: Profit attributable to owners of the Company		2,699	6,098
Add: Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax		(10)	(6)
Adjustments consequent to change in proportion of non controlling interest		(40)	-
		20,241	**19,031**
Less: Allocations/ Appropriations			
Transfer to Debenture redemption reserve	24e	320	221
Dividend distributed to equity shareholders		-	1,013
Dividend distribution tax on dividend		-	205
		320	**1,439**
		19,921	**17,592**

The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the separate financial statements of the Company and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.

NOTES
Forming part of Consolidated Financial Statements

22.6 Dividend made and proposed

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Dividends on equity shares declared and paid:		
Final dividend for the year ended on March 31, 2016: Nil (March 31, 2015: ₹ 1.50 per share)	-	563
Dividend distribution tax on dividend	-	113
Interim dividend for the year ended on March 31, 2017: Nil (March 31, 2016: ₹ 1.20 per share)	-	450
Dividend distribution tax on dividend	-	92
	-	**1,218**
Proposed dividends on Equity shares:		
Proposed for the year ended on March 31, 2017: ₹ 1.20 per share (March 31, 2016: Nil)	450	-
Dividend distribution tax on proposed dividend	92	-
	542	**-**

Proposed dividends on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including dividend distribution tax thereon) as at March 31, 2017.

23 NON-CONTROLLING INTERESTS

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Balance at beginning of year	2,266	2,036
Share of profit for the year (net)	1,095	435
Net infusion by / (repayment) to NCI	(1,247)	(551)
Non-controlling interests arising on the acquisition of Subsidiaries	-	346
Balance at end of year	**2,114**	**2,266**

23.1 Details of non-wholly owned subsidiaries that have material non-controlling interests

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

₹ in Million

Name of subsidiary	Status	Principal place of business	Proportion of ownership interests held by non-controlling interests		
			As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Southcity Holdings	Partnership Firm	India	49.00%	49.00%	49.00%

₹ in Million

Name of subsidiary	Profit / (loss) allocated to non-controlling interests		Accumulated non-controlling interests		
	Year ended March 31, 2017	Year ended March 31, 2016	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Subsidiaries with material non-controlling interests					
Prestige Southcity Holdings	133	102	1,573	1,349	1,247
Individually immaterial subsidiaries with non-controlling interests	962	333	541	917	789
	1,095	**435**	**2,114**	**2,266**	**2,036**

NOTES

Forming part of Consolidated Financial Statements

23.2 Summarised financial information in respect of each of the Group's subsidiaries that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

a. Prestige Southcity Holdings

i. Summarised financial Information about the assets and liabilities

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Non-current assets	540	385	363
Current assets	3,715	3,872	3,489
Non-current liabilities	13	9	5
Current liabilities	1,703	2,112	1,871
Equity attributable to owners of the Company	966	787	729
Non-controlling interests	1,573	1,349	1,247

ii. Summarised financial Information about profit or loss

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Revenue	2,544	2,206
Expenses	2,125	1,885
Profit before tax	**419**	**321**
Tax expense	147	112
Profit after tax	272	209
Other comprehensive income	-	-
Total comprehensive income for the year	**272**	**209**
Total comprehensive income attributable to owners of the Company	139	107
Total comprehensive income attributable to the non-controlling interests	133	102

iii. Dividends paid to non-controlling interests

Not applicable | Not applicable

iv. Summarised financial Information about the cash flow

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Net cash inflow (outflow) from operating activities	(248)	193
Net cash inflow (outflow) from investing activities	(0)	(0)
Net cash inflow (outflow) from financing activities	127	(48)
Net cash inflow (outflow)	**(121)**	**145**

NOTES
Forming part of Consolidated Financial Statements

24 BORROWINGS (NON-CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Term loans (Secured)	24a,24b,24c			
- From banks		27,353	22,152	9,311
- From financial institutions		2,666	3,682	2,384
Secured, Redeemable non convertible debentures	24e	4,983	4,976	-
Others (Unsecured)				
- Other loans		-	313	313
Total Non-current borrowings		**35,002**	**31,123**	**12,008**

24a Aggregate amount of loans guaranteed by directors

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Aggregate amount of loans guaranteed by directors		7,219	7,479	6,094

24b Security Details :

Mortgage of certain immovable properties of the Group.

Charge over the book debts, operating cash flows, revenues and receivables of the projects.

Hypothecation of equipment & vehicles.

Pledge of certain Mutual Funds held by the Group (as at March 31, 2016 and April 1, 2015)

Assignment of rent receivables from various properties.

24c Repayment and other terms :

(i) From banks and financial institutions

Repayable within 24 - 180 instalments commencing from March 2013.

Personal guarantee of certain directors of the company

These loans are subject to interest rates ranging from 8.80% to 12.25% per annum.

24d Refer Note No. 30 for current maturities of long-term debt.

24e During the year ended March 31, 2016, the Company issued 500 secured redeemable non-convertible debentures (A+ Rating) of ₹ 1,00,00,000 each in three tranches, having tenor upto five years, aggregating ₹ 5,000 Million on a private placement basis. These debenture are secured by exclusive charge by way of mortgage over certain projects of the Company (hereinafter referred to as "mortgaged property"), exclusive charge over receivables from sale of mortgaged property and exclusive charge over debt service reserve account and escrow accounts of mortgaged property. The debentures are repayable in three tranches, Tranche 1 - ₹ 1,500 Million on July 24, 2018, Tranche 2 – ₹ 3,000 Million on July 24, 2020 and Tranche 3 – ₹ 500 Million on April 23, 2018 and carry a coupon rate of 11.35%, 11.40% and 11.35% respectively. The Company has a call option to redeem Tranche 2 debenture at the end of 3rd year from the date of allotment i.e. July 24, 2018. The Company has created debenture redemption reserve as per Section 71 of the Companies Act, 2013, on a pro rata basis amounting to ₹ 541 Million (March 31, 2016 - 221 Million, April 1, 2015 - Nil)

25 OTHER FINANCIAL LIABILITIES (NON-CURRENT)

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost			
Lease deposits	1,175	1,535	696
Advance rent / maintenance	475	569	276
	1,650	**2,104**	**972**

NOTES

Forming part of Consolidated Financial Statements

26 PROVISIONS (NON-CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Provision for employee benefits				
- Gratuity	47	107	46	54
- Compensated absences		14	16	38
		121	**62**	**92**

27 DEFERRED TAX ASSET/ LIABILITY

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
A. Deferred Tax Asset			
Tax effect of :			
Impact of fair valuation of financial assets (net)	9	-	1
Provision for employee benefit expenses	49	35	27
Minimum alternate tax credit entitlement	461	12	12
Provision for doubtful advances/ debts	77	75	75
Provision for impairment of investments	2	2	2
Provision created for Expected Credit Loss (ECL)	400	391	330
Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books.	45	39	28
Tax on comprehensive income	5	-	-
Carried forward losses	207	65	-
Others	4	3	2
	1,259	**622**	**477**
B. Deferred Tax Liability			
Impact of carrying financial liabilities at amortised cost	30	41	13
Impact of fair valuation of financial assets (net)	7	166	128
Impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	491	357	164
Impact of difference in carrying amount of Property, plant and equipment, Investment property and Intangible assets as per tax accounts and books *	1,836	1,872	112
Tax on comprehensive income	-	-	-
Others	5	-	-
	2,369	**2,436**	**417**
Net Deferred Tax Liability/ (Asset)	**1,110**	**1,814**	**(60)**
Presented in balance sheet as			
- Deferred Tax Asset (Net)	**1,014**	**92**	**104**
- Deferred tax liabilities (Net)	**2,124**	**1,906**	**44**

* Includes ₹ 1,714 million of deferred tax liability recognised on business combination during 2015-16

NOTES
Forming part of Consolidated Financial Statements

28 BORROWINGS (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Secured (Carried at amortised cost)				
Term loans	28a &28b & 28c			
From banks		8,920	9,137	9,787
From financial institutions		11,628	12,104	10,851
Unsecured (Carried at amortised cost)				
Loans from related parties	28d & 55	860	-	120
		21,408	**21,241**	**20,758**

28a Aggregate amount of loans guaranteed by directors

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Aggregate amount of loans guaranteed by directors		**16,389**	**16,412**	**15,606**

28b Security Details :

Mortgage of certain immovable properties of the group including inventories and undivided share of land belonging to the group.
Charge over receivables of various projects.
Pledge of certain Mutual Funds held by the Group (as at March 31, 2016 and April 1, 2015)
Lien against fixed deposits.

28c Repayment and other terms :

Repayable within 1 - 54 instalments commencing from August 2014.
Personal guarantee of certain directors of the Company.
These secured loans are subject to interest rates ranging from 10.00 % to 13.50 % per annum.

28d Unsecured loans are subject to interest at the rate of 10% per annum.

29 TRADE PAYABLES

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost			
Trade Payables	9,230	9,126	6,951
	9,230	**9,126**	**6,951**

NOTES

Forming part of Consolidated Financial Statements

30 OTHER FINANCIAL LIABILITIES (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Carried at amortised cost				
Current maturities of long-term debt (secured)	24	984	1,376	1,764
Interest accrued but not due on borrowings		263	259	178
Advances received on behalf of land owners		463	343	763
Deposits towards lease, interiors and maintenance		3,956	2,866	2,649
Share /debenture application money received for allotment of securities and due for refund and interest accrued thereon		-	-	33
Creditors for capital expenditure		731	547	601
Advances from partnership firms		-	7	732
Other liabilities		844	387	392
		7,241	**5,785**	**7,112**

31 OTHER CURRENT LIABILITIES

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Advance from customers	21,489	19,238	23,312
Advance rent / maintenance	100	76	56
Withholding taxes and duties	581	748	708
Consideration under Joint development agreement towards purchase of land	21,245	26,430	34,084
	43,415	**46,492**	**58,160**

32 PROVISIONS (CURRENT)

₹ in Million

Particulars	Note No.	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Provision for employee benefits	47			
- Gratuity		-	17	1
- Compensated absences		48	36	2
Other Provisions for :				
Projects	32a	1,919	1,296	475
Anticipated losses on projects	32b	36	11	6
		2,003	**1,360**	**484**

NOTES
Forming part of Consolidated Financial Statements

32a Details of Project Provisions

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Estimated project cost to be incurred for the completed projects		
(Probable outflow estimated with in 12 months)		
Provision outstanding at the beginning of the year	1,296	475
Add: Provision acquired on acquisition of subsidiaries	-	220
Add: Provision made during the year	1,945	1,504
Less: Provision utilised /reversed during the year	1,322	903
Provision outstanding at the end of the year	**1,919**	**1,296**

32b Anticipated losses on projects

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Provision outstanding at the beginning of the year	11	6
Add: Provision made during the year	25	8
Less: Provision utilised /reversed during the year	-	3
Provision outstanding at the end of the year	**36**	**11**

33 REVENUE FROM OPERATIONS

₹ in Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Sale of real estate developments			
Residential and commercial projects		34,762	43,819
Sale of Services			
Contractual Projects		15	92
Facilities, rental, food, beverages and maintenance income	33a	5,168	5,060
Property income	33b	7,492	5,720
Other operating revenues		308	619
		47,745	**55,310**

33a Facilities, rental, food, beverages and maintenance income

₹ in Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Facility and hire charges	44	4,025	3,955
Parking charges		54	53
Signages, exhibition and other receipts		42	45
Room revenues		681	675
Food and beverages		302	262
Spa services		17	25
Income from club operations		16	22
Other services		31	23
		5,168	**5,060**

NOTES
Forming part of Consolidated Financial Statements

33b Property Income

₹ in Million

Particulars	Note No	Year ended March 31, 2017	Year ended March 31, 2016
Rental income	44	4,074	2,758
Hire charges income	44	672	459
Sub lease rental income	44	2,545	2,414
Property maintenance income		76	10
Commission income		125	79
		7,492	**5,720**

34 OTHER INCOME

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Interest income		
- On Bank deposits	171	180
- On loans & advances including intercorporate deposits	388	442
- Others	101	99
Dividend income - from others	-	2
Profit on sale of fixed assets	-	1
Profit on sale of Investments (mutual funds)	52	-
Net gain on financial assets designated at FVPL	53	158
Excess provision for property tax written back	-	1
Gain on disposal of associate on business combination	-	1,827
Miscellaneous income	107	121
	872	**2,831**

35 COST OF SALES ON PROJECTS

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening units in completed projects / work in progress projects	67,087	68,192
Opening stock of materials	61	71
Add: Cost of residential and commercial projects / purchase of materials incurred during the year	28,132	34,682
Less : Stock capitalised	77	666
Less : Closing units in completed projects / work in progress projects	66,854	67,087
Less : Closing stock of materials	65	61
	28,284	**35,131**

NOTES

Forming part of Consolidated Financial Statements

36 PROPERTY AND FACILITIES OPERATING EXPENSES

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Property expenses			
Sub lease rent	44	2,369	2,205
Property tax and other expenses		155	82
Facilities operating expenses			
Facilities management expenses		2,125	2,081
Security charges for parking		6	6
Electricity and other expenses		320	306
Sub lease rental - Malls	44	6	8
Property tax - Malls		27	27
Signages, insurance and other expenses		1	3
Food and beverages consumed		172	158
Operating fees		28	34
Contractors and franchise cost		24	23
Crockery, cutlery and silverware		2	1
Linen		1	1
Spares and supplies		12	12
Banquet and security expenses		9	9
		5,257	**4,956**

37 EMPLOYEE BENEFITS EXPENSE

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Salaries and wages		2,596	1,779
Contribution to Provident and other funds	47	165	122
Gratuity expense	47	53	36
Staff welfare expenses		119	93
		2,933	**2,030**

38 FINANCE COSTS

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Interest on borrowings	5,495	4,692
Interest on delayed payment of income tax	69	80
Interest - Others	262	182
Other borrowing costs	357	276
	6,183	**5,230**
Less: Borrowing cost capitalised to fixed assets including Capital Work In Progress	896	386
Less: Borrowing cost apportioned to projects	2,127	1,382
Costs considered as finance cost in Consolidated Statement of Profit & Loss	**3,160**	**3,462**

NOTES

Forming part of Consolidated Financial Statements

39 OTHER EXPENSES

₹ in Million

Particulars	Note No.	Year ended March 31, 2017	Year ended March 31, 2016
Selling Expenses			
Advertisement and sponsorship fee		366	602
Travelling expenses		55	52
Commission		417	660
Business promotion		267	187
Repairs and maintenance			
Building		69	37
Fitout expenses		21	28
Plant & Machinery and Computers		69	48
Vehicles		26	25
Others		17	9
Power and fuel		108	101
Rent	44	97	109
Insurance		29	23
Rates and taxes		103	116
Legal and professional charges		157	100
Auditors remuneration	39a	12	12
Books and periodicals		-	-
Director's sitting fees		2	2
Bad debts/ advances written off		30	-
Donations		52	54
Loss on sale of fixed assets		-	13
Membership and subscriptions		2	3
Postage and courier		17	11
Telephone charges		27	22
Printing and stationery		45	66
Expected credit loss allowance on receivables		11	183
Miscellaneous expenses		74	68
		2,073	**2,531**

39a Auditors Remuneration

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Payment to Auditors (net of applicable service tax) :		
For audit	11	11
For tax audit and other attestation services	1	1
	12	**12**

(i) The Group avails input credit for service tax and hence no service tax expense is accrued.

NOTES
Forming part of Consolidated Financial Statements

40 TAX EXPENSES

₹ in Million

Particulars		Year ended March 31, 2017	Year ended March 31, 2016
a Income tax recognised in consolidated statement of profit and loss			
Current tax			
In respect of the current year		2,296	2,236
In respect of prior years		3	(106)
		2,299	**2,130**
Deferred tax			
In respect of the current year		(699)	161
		(699)	**161**
Total income tax expense recognised in the current year		**1,600**	**2,291**
b Income tax recognised in other comprehensive income			
Deferred tax			
Arising on income and expenses recognised in other comprehensive income:			
Remeasurement of defined benefit obligation		5	3
Total income tax recognised in other comprehensive income		**5**	**3**
Items that will not be reclassified to consolidated statement of profit and loss		**5**	**3**
c Reconciliation of tax expense and accounting profit			
Profit before tax from continuing operations		5,273	8,757
Applicable tax rate		34.61%	34.61%
Income tax expense calculated at applicable tax rate	**A**	**1,825**	**3,031**
Adjustment on account of :			
Tax effect of exempt operating income		(18)	(31)
Tax effect of exempt non-operating income		(163)	(694)
Tax effect of permanent non deductible expenses		380	204
Tax effect of deductible expenses		(423)	(274)
Shortfall in tax provision for prior years recognised in current year		3	(106)
Unabsorbed losses		(15)	20
Difference in tax rates		7	8
Others		4	133
	B	**(225)**	**(740)**
Income tax expense recognised in profit or loss	**(A+B)**	**1,600**	**2,291**

41 EARNING PER SHARE (EPS)

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Profit for the year attributable to owners of the Company and used in calculation of EPS (₹ in Million)	2,699	6,098
Weighted average number of equity shares		
Basic (in Numbers)	37,50,00,000	37,50,00,000
Diluted (in Numbers)	37,50,00,000	37,50,00,000
Nominal value of shares (in Rupees)	10	10
Earning per share (in Rupees)		
Basic	7.2	16.3
Diluted	7.2	16.3

NOTES

Forming part of Consolidated Financial Statements

42 COMMITMENTS

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
1. Capital commitments (Net of advances)	3,416	7,736	5,468
2. Bank guarantees			
Performance guarantees (Includes guarantees of ₹ 487 Million (March 31, 2016 - ₹ 160 Million, April 1, 2015 - ₹ 46 Million) towards the obligation for earnings in foreign currency of ₹ 3,895 Million (March 31, 2016 - ₹ 1,327 Million, April 1, 2015 - ₹ 477 Million) outstanding obligation to be met by 2024 - 25)	1,005	3,825	1,438
3. The Group enters into construction contracts with its vendors. The final amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.			
4. The Group has entered into agreements with land owners under which the group is required to make payments based on the terms/ milestones stipulated under the respective agreements.			
5. The Group has entered into joint development agreements with owners of land for its construction and development. Under the agreements the group is required to pay certain payments/ deposits to the owners of the land and share in built up area/ revenue from such developments in exchange of undivided share in land as stipulated under the agreements.			
6. The Group has made commitment to subscribe to further capital in certain of its associates and jointly controlled entities based on operations of such entities.			

43 CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Contingent liabilities			
1. Claims against the Group not acknowledged as debts			
a. Disputed Value Added Tax	235	224	222
b. Disputed Service Tax	540	238	228
c. Disputed Income Tax	55	31	20
d. Others	123	123	124
The above amount does not include penalties, if any, that may be levied by the authorities when the disputes are settled			
2. Corporate guarantees given on behalf of other entities (refer note 55)	10,911	9,634	14,388

44 OPERATING LEASE ARRANGEMENTS

a As a lessee

The Group has taken certain commercial spaces under operating lease basis which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Group's option and (c) other long-term leases.

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental expense for operating leases included in the Consolidated Statement of Profit and Loss	2,472	2,322

Non-cancellable operating lease commitments:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Not later than 1 year	803	786	1,007
Later than 1 year and not later than 5 years	387	907	1,480
Later than 5 years	20	19	-

NOTES
Forming part of Consolidated Financial Statements

b As a lessor

The Group has given Investment properties, plant and machineries and furniture and fixtures owned by the Group under operating lease, which include (a) leases that are renewable on a yearly basis, (b) cancellable at the Group's option and (c) other long-term leases. The lessee does not have an option to purchase the property at the expiry of the lease term. Further the Group has taken certain properties under lease and has given such properties on lease under similar terms under which the group has taken it on lease.

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Rental and hire charges income from operating leases included in the Consolidated Statement of Profit and Loss	7,291	5,631

Non-cancellable operating lease commitments:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Rental receipts			
Not later than 1 year	2,345	1,706	1,126
Later than 1 year and not later than 5 years	3,415	2,835	2,342
Later than 5 years	675	780	-
Hire Charges			
Not later than 1 year	317	112	161
Later than 1 year and not later than 5 years	471	114	115
Later than 5 years	-	-	-
Sublease Receipts			
Not later than 1 year	944	830	931
Later than 1 year and not later than 5 years	782	835	707
Later than 5 years	1	-	-

45 FINANCIAL INFORMATION IN RESPECT OF ASSOCIATES AND JOINT VENTURES

Management has concluded that there are no material associates and joint ventures. Information with respect to immaterial associates and joint ventures is provided below:

a. Aggregate carrying amount of the Group's interests in these associates and joint ventures:

₹ in Million

Particulars	As at March 31, 2017		As at March 31, 2016		As at April 1, 2015	
	Associates	Joint Ventures	Associates	Joint Ventures	Associates	Joint Ventures
Aggregate carrying amount of investments in individually immaterial associates/ joint ventures	**42**	**1,564**	**44**	**1,158**	**425**	**1,752**

NOTES

Forming part of Consolidated Financial Statements

b. Aggregate information of associates and joint ventures that are not individually material:

₹ in Million

Particulars	Year ended March 31, 2017		Year ended March 31, 2016	
	Associates	Joint Ventures	Associates	Joint Ventures
Aggregate amounts of group's share of				
- profit	7	114	50	17
- other comprehensive income	0	0	0	0
Total comprehensive income	**7**	**114**	**50**	**17**

46 SEGMENT INFORMATION

The chief operating decision maker reviews the operations of the Group as a real estate development activity and letting out of developed properties, which is considered to be the only reportable segment by the management. Further, the Group's operations are in India only.

47 EMPLOYEE BENEFIT PLANS

(i) Defined Contribution Plans : The Group contributes to provident fund and employee state insurance scheme which are defined contribution plans.

During the year, the Group has recognized the following amounts in the Consolidated Statement of Profit and Loss under defined contribution plan whereby the Group is required to contribute a specified percentage of the payroll costs to fund the benefits:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Employers' contribution to provident fund	163	121
Employers' contribution to employee state insurance scheme	2	1
	165	**122**

Note: The contributions payable to the above plan by the Group is at rates specified in the rules of the scheme.

(ii) Defined Benefit Plan : The Group provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basic salary per month. The group makes contribution to Life Insurance Corporation (LIC) Gratuity trust to discharge the gratuity liability, except for Prestige Leisure Resorts Private Limited, Cessna Garden Developers Private Limited, and The QS Company.

Risk exposure

The defined benefit plan typically expose the Group to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit. The fund's investments are managed by Life Insurance Corporation of India (LIC), the fund manager. The details of composition of plan assets managed by the fund manager is not available with the Group.
Interest Risk	A decrease in the bond's interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's investments.

NOTES
Forming part of Consolidated Financial Statements

Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

₹ in Million

	Particulars	Year ended March 31, 2017	Year ended March 31, 2016
a.	**Components of defined benefit cost**		
	Current Service cost	47	32
	Interest expense / (income) net	6	4
	Components of defined benefit cost recognised in consolidated statement of profit and loss	**53**	**36**
	Remeasurement (gains)/ losses in OCI		
	Actuarial (Gain) / loss for changes in financial assumptions	11	13
	Actuarial (Gain) / loss due to experience adjustments	3	(4)
	Return on plan assets (greater) less than discount rate	1	-
	Components of defined benefit cost recognised in other comprehensive income	**15**	**9**
	Total components of defined benefit cost for the year	**68**	**45**

The current service cost and the net interest expense for the year are included in the 'Employee benefits expense' line item in the consolidated statement of profit and loss. The remeasurement of the net defined benefit liability is included in other comprehensive income.

b. The amount included in the consolidated balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Present value of funded defined benefit obligation	237	174	132
Less: Fair value of plan assets	139	121	83
Funded Status	**98**	**53**	**49**
Present value of unfunded defined benefit obligation	9	10	6
Unfunded Status	**9**	**10**	**6**
Net liability arising from defined benefit obligation	**107**	**63**	**55**

c. Movements in the present value of the defined benefit obligation are as follows:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening defined benefit obligation	184	138
Current service cost	47	32
Interest cost	13	11
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	11	13
Actuarial (Gain) / loss due to experience adjustments	3	(4)
Benefits paid	(12)	(6)
Closing defined benefit obligation	**246**	**184**

NOTES

Forming part of Consolidated Financial Statements

d. Movements in fair value of plan assets are as follows:

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Opening Fair Value of Plan Assets	121	83
Expected return on plan asset	7	7
Contributions by Employer	24	36
Benefits paid	(12)	(5)
Actuarial gains/(losses) through OCI	(1)	-
Closing Fair Value of Plan Assets	**139**	**121**

e. Net asset/(liability) recognised in consolidated balance sheet

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Fair value of plan assets	139	121
Less: Present value of defined benefit obligation	246	184
Net asset/(liability) recognised in consolidated balance sheet - Non current portion	**(107)**	**(46)**
Net asset/(liability) recognised in consolidated balance sheet - Current portion	**-**	**(17)**

f. Actuarial Assumptions

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Discount rate	7.20%-7.30%	7.75%	7.80%
Rate of increase in compensation	5%-7%	5%-7%	5%-7%
Attrition rate		Refer table below	
Retirement age	58 years	58 years	58 years

Attrition rate

Age	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Upto 30	10%	10%	10%
31-40	5%	5%	5%
41-50	3%	3%	3%
Above 50	2%	2%	2%

g. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected salary increase and mortality. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

NOTES
Forming part of Consolidated Financial Statements

₹ in Million

Particulars		Year ended March 31, 2017	Year ended March 31, 2016
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(20)	(21)
	Decrease by 100 basis points	24	25
Salary escalation rate	Increase by 100 basis points	21	23
	Decrease by 100 basis points	(18)	(20)
Employee attrition rate	Increase by 250 basis points	(1)	(1)
	Decrease by 250 basis points	1	0

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

h. Estimated amount of Gratuity contribution over the next one year is ₹ 3 Million, one to three years is ₹ 12 Million and greater than three years is ₹ 92 Million.

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the group's liability for earned leave and is not funded.

Leave encashment benefit expensed in the Consolidated Statement of Profit and Loss for the year is ₹ 28 Million (March 31, 2016: ₹ 22 Million)

Leave encashment benefit outstanding is ₹ 62 Million (March 31, 2016 : ₹ 52 Million) (April 1, 2015 : ₹ 40 Million).

48 There are no foreign currency exposures as at March 31, 2017 (March 31, 2016 - Nil, April 1, 2015 - Nil) that have not been hedged by derivative instruments or otherwise.

NOTES

Forming part of Consolidated Financial Statements

49 DETAILS OF CAPITAL ACCOUNT CONTRIBUTION AND PROFIT SHARING RATIO IN PARTNERSHIP FIRMS/ LIMITED LIABILITY PARTNERSHIP FIRMS :

Name of the firm/Partners	March 31, 2017		March 31, 2016		April 1, 2015	
	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio	Capital ₹ in Million	Profit Sharing Ratio
Silveroak Projects						
Prestige Estates Projects Limited	-	-	-	-	0	1.00%
Prestige Exora Business Parks Limited	-	-	-	-	9	99.00%
Silverline Estates						
Prestige Estates Projects Limited	3	30.33%	3	30.33%	3	30.33%
Zakria Hashim	3	33.33%	3	33.33%	3	33.33%
Farook Mahmood	2	16.67%	2	16.67%	2	16.67%
Zahed Mahmood	2	16.67%	2	16.67%	2	16.67%
Irfan Razack	0	1.00%	0	1.00%	0	1.00%
Rezwan Razack	0	1.00%	0	1.00%	0	1.00%
Noaman Razack	0	1.00%	0	1.00%	0	1.00%
Prestige KRPL Techpark						
Prestige Estates Projects Limited	-	-	9	31.00%	9	31.00%
Atheeq Sulaiman	-	-	2	8.00%	2	8.00%
Irfan Razack	-	-	0	1.00%	0	1.00%
Rezwan Razack	-	-	0	1.00%	0	1.00%
Noaman Razack	-	-	0	1.00%	0	1.00%
Karnataka Realtors Private Limited	-	-	10	34.00%	10	34.00%
Liaquath Ali Khan	-	-	2	8.00%	2	8.00%
Sadath Ali Khan	-	-	2	8.00%	2	8.00%
Zackria Hashim	-	-	2	8.00%	2	8.00%
Prestige Realty Ventures						
Prestige Estates Projects Limited	-	-	2	21.00%	2	21.00%
Prestige Exora Business Parks Limited	11	49.90%	-	-	-	-
Irfan Razack	0	0.02%	2	0.84%	2	0.84%
Badrunissa Irfan	0	0.01%	2	0.84%	2	0.84%
Almas Rezwan	0	0.01%	2	0.84%	2	0.84%
Sameera Noaman	0	0.01%	1	0.84%	1	0.84%
Mohammed Salman Naji	0	0.01%	1	8.32%	1	8.32%
Mohammed Nauman Naji	0	0.01%	1	8.32%	1	8.32%
Ameena Ahmed	0	0.01%	0	3.00%	0	3.00%
Mehreen Ahmed	0	0.01%	0	3.00%	0	3.00%
Zainab Ismai	0	0.01%	0	3.00%	0	3.00%
Mineral Enterprises Limited	55	50.00%	55	50.00%	55	50.00%
Prestige City Properties						
Prestige Estates Projects Limited	1	51.00%	1	51.00%	1	51.00%
Millennia Realtors Private Limited	0	49.00%	0	49.00%	0	49.00%
Rustomjee Prestige Vocational Educational and Training Center LLP						
Prestige Exora Business Parks Limited	10	49%	-	-	-	-
Rustomjee Academy for Global Careers Private Limited	10	51%	-	-	-	-

NOTES
Forming part of Consolidated Financial Statements

50 FINANCIAL INSTRUMENTS

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

₹ in Million

Particulars	March 31, 2017		March 31, 2016		April 1, 2015	
	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost	Fair Value through profit and loss	Cost/ Amortised Cost
Financial asset						
Investments	190	3,361	2,308	2,821	2,013	3,332
Trade receivables	-	10,057	-	11,426	-	9,445
Cash and cash equivalents	-	3,864	-	4,604	-	5,035
Loans and advances	-	15,069	-	15,742	-	13,715
Other financial assets	-	1,845	-	1,703	-	1,507
	190	**34,196**	**2,308**	**36,296**	**2,013**	**33,034**
Financial liabilities						
Borrowings	-	56,410	-	52,364	-	32,766
Trade payables	-	9,230	-	9,126	-	6,951
Other financial liabilities	-	8,891	-	7,889	-	8,084
	-	**74,531**	**-**	**69,379**	**-**	**47,801**

Fair Value Hierarchy

₹ in Million

Particulars	March 31, 2017	March 31, 2016	April 1, 2015
Assets measured at fair value			
Investments			
Level 1	103	2,231	1,991
Level 2	-	-	-
Level 3	87	77	22

51 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the acquisition and Group's real estate operations. The Group's principal financial assets include investments, inventory, trade and other receivables, cash and cash equivalents, land advances and refundable deposits that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The senior management ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. It is the Group's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

I Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. The Group has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

NOTES
Forming part of Consolidated Financial Statements

The sensitivity analysis in the following sections relate to the position as at March 31, 2017 and March 31, 2016. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2017 and March 31, 2016.

Interest rate risk
Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term and short-term debt obligations with floating interest rates.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Group does not have any interest rate swaps.

Interest rate sensitivity
The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Group's profit before tax is affected through the impact on floating rate borrowings, as follows:

Effect on profit before tax

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Decrease in interest rate by 50 basis points	287	269
Increase in interest rate by 50 basis points	(287)	(269)

II Credit risk
Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including refundable joint development deposits, security deposits, loans to employees and other financial instruments.

Trade receivables
Trade receivables of the Group comprises of receivables towards sale of properties, rental receivables and other receivables.

Receivables towards sale of properties - The Group is not substantially exposed to credit risk as property is delivered on payment of dues . However, the Group makes provision for expected credit loss where any property developed by the Group is delayed due to litigation as further collection from customers is expected to be realised only on final outcome of such litigation.

Receivables towards rental receivables - The Group is not substantially exposed to credit risk as Group collects security deposits from lessee.

Other Receivables - Credit risk is managed as per Group's established policy, procedures and control relating to customer credit risk management. Outstanding customer receivables are regularly monitored. The impairment

NOTES
Forming part of Consolidated Financial Statements

analysis is performed at each reporting date on an individual basis for major customers. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Refundable joint development deposits
The Group is subject to credit risk in relation to refundable deposits given under joint development arrangements. The management considers that the risk is low as it is in the possession of the land and the property share that is to be delivered to the land owner under the JDA arrangements.

Financial Instrument and cash deposits
Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Group's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Group's maximum exposure to credit risk for the components of the statement of financial position at March 31, 2017 and 2016 is the carrying amounts.

III Liquidity risk
The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Group's financial liabilities based on contractual payments:

₹ in Million

	On demand	< 1 year	1 to 5 years	> 5 years	Total
As at March 31, 2017					
Borrowings	860	5,109	34,630	15,811	56,410
Other financial liabilities	-	7,716	1,046	129	8,891
Trade payables	-	9,230	-	-	9,230
	860	**22,055**	**35,676**	**15,940**	**74,531**
As at 31 March, 2016					
Borrowings	878	6,738	27,202	17,546	52,364
Other financial liabilities	7	6,347	1,420	115	7,889
Trade payables	-	9,126	-	-	9,126
	885	**22,211**	**28,622**	**17,661**	**69,379**
As at April 1, 2015					
Borrowings	908	5,276	19,210	7,372	32,766
Other financial liabilities	765	6,623	590	106	8,084
Trade payables	-	6,951	-	-	6,951
	1,673	**18,850**	**19,800**	**7,478**	**47,801**

52 CAPITAL MANAGEMENT
For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Group. The primary objective of the Group's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Group, through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using debt equity ratio, which is net debt divided by total capital. The Group's policy is to keep the debt equity ratio below 1.50. The Group includes within net debt, interest bearing loans and borrowings (excluding

NOTES
Forming part of Consolidated Financial Statements

borrowings from group companies) less cash and cash equivalents, current investments, other bank balances and margin money held with banks. The disclosure below could be different from the debt and equity components which have been agreed with any of the lenders.

₹ in Million

Particulars	Note	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Borrowings - Current	28	21,408	21,241	20,758
Borrowings - Non Current	24	35,002	31,123	12,008
Current maturities of long term borrowings	30	984	1,376	1,764
Less: Borrowings from related parties	28	(860)	-	(120)
Less: Cash and cash equivalents	17	(3,864)	(4,604)	(5,035)
Less: Current investments	15	(103)	(2,231)	(1,991)
Less: Balances with banks to the extent held as margin money or security	12	(755)	(597)	(362)
Net debt		**51,812**	**46,308**	**27,022**
Equity		46,754	44,265	39,161
Total capital		**46,754**	**44,265**	**39,161**
Debt Equity Ratio		1.11	1.05	0.69

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

The Group has undertaken necessary steps to comply with the regulations. The Management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

54 CONSTRUCTION CONTRACTS :

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Contract revenue recognised for the year	30,845	40,786
Aggregate amount of contract costs incurred and recognised profits (less recognised losses) upto reporting date for contracts in progress	85,825	82,533
Amount of customer advances outstanding for contracts in progress	20,412	17,957

55 LIST OF RELATED PARTIES

(a) Associates

City Properties Maintenance Company Bangalore Limited
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)

(b) Joint Ventures

Babji Realtors Private Limited
CapitaLand Retail Prestige Mall Management Private Limited
Prestige Garden Constructions Private Limited
Prestige Whitefield Investment & Developers Private Limited (converted into LLP w.e.f. March 31, 2016)
Prestige Mangalore Retail Ventures Private Limited
Prestige Mysore Retail Ventures Private Limited
Prestige Projects Private Limited
Thomsun Realtors Private Limited
Vijaya Productions Private Limited

NOTES
Forming part of Consolidated Financial Statements

(c) Company in which the directors/ relatives of directors are interested
Prestige Fashions Private Limited
Dollar Constructions & Engineers Private Limited
Prestige Garden Estates Private Limited
Prestige Golf Resorts Private Limited
Dashanya Tech Parkz Private Limited (subsidiary w.e.f. March 28, 2017)
Prestige Falcon Retail Ventures Private Limited (subsidiary w.e.f. March 28, 2017)

(d) Partnership firms in which Company is a partner
Prestige KRPL Techpark (dissolved on September 19, 2016)
Prestige Realty Ventures
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)
Silverline Estates

(e) Partnership Firms, Trusts in which some of the Directors and their Relatives are interested:
23 Carat
Castlewood Investments
Colonial Estates
Daffodil Investments
Educate India Foundation
Educate India Trust
Eureka Investments
India Learning Foundation
Morph
Morph Design Company
Nebulla Investments
Prestige Constructions
Prestige Cuisine
Brunton Developers
Razack Family Trust
Spring Green
Sublime
The Good Food Co.
Window Care
Xtasy Investments
Prestige Foundation
Indelust

(f) Key Management Personnel
Irfan Razack, Chairman & Managing Director
Rezwan Razack, Joint Managing Director
Noaman Razack, Director
Uzma Irfan, Director

(g) Relative of key management personnel
Badrunissa Irfan
Almas Rezwan
Sameera Noaman
Faiz Rezwan
Mohammed Zaid Sadiq
Rabia Razack
Anjum Jung
Omer Bin Jung
Matheen Irfan
Sana Rezwan
Danya Noaman
Zayd Noaman

Note : The related party relationships are as identified by management which has been relied upon by the auditors.
Details of related party transactions during the year and balances outstanding as at the year end are given in Annexure I.

56 FIRST TIME IND AS ADOPTION RECONCILIATION
a Reconciliation of total equity as at March 31, 2016 and April 1, 2015

₹ in Million

Particulars	As at March 31, 2016	As at April 1, 2015
Equity (shareholders' fund) under previous GAAP	41,439	38,206
Add: Non controlling interest	3,234	3,975
Adjusted Equity as reported under previous GAAP	**44,673**	**42,181**
Adjustments:		
Net impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	1,006	404
Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)	442	284

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2016	As at April 1, 2015
Impact of carrying financial liabilities at amortised cost	117	25
Capital reserve arising on consolidation reversed due to change in control assessments/ asset acquisition	(871)	(541)
Effect of disposal of associate on business combination and change in group composition	882	(2,152)
Expected Credit loss allowances on receivables	(1,122)	(954)
Impact of reversal of revaluation of land (done in earlier years in partnership firms)	(704)	(770)
Net change in non controlling interest on account of Ind AS adjustments	17	91
Deferred tax created on unabsorbed losses	63	-
Other adjustments (net)	(80)	(122)
Proposed dividend and tax on proposed dividend	-	675
Tax expense impact of above adjustments	(158)	40
Equity as reported under Ind AS	**44,265**	**39,161**

b Reconciliation of total comprehensive income for the year ended March 31 2016

₹ in Million

Particulars	Year ended March 31, 2016
Net Profit as reported under previous GAAP	**3,883**
Adjustments:	
Net impact on accounting for real estates projects income (including JDA accounting) (Revenue net of cost)	602
Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)	158
Impact of carrying financial liabilities at amortised cost	92
Effect of disposal of associate on business combination and change in group composition	1,989
Expected Credit loss allowances on receivables	(168)
Employee benefit expenses [Actuarial gain]	9
Deferred tax created on unabsorbed losses	63
Other adjustments (net)	103
Tax expense impact of above adjustments	(198)
Net Profit as per Ind AS (A)	**6,533**
Other comprehensive income: Actuarial gain on defined benefit obligation (net of tax expenses) **(B)**	(6)
Total comprehensive income (A+B)	**6,527**

NOTES TO FIRST TIME IND AS ADOPTION RECONCILIATION :

Items relating to total equity and Other comprehensive income

Impact of fair valuation/ amortised cost basis of recognition of financial assets (net)

Under Indian GAAP, current investments were measured at lower of cost or fair value. Under Ind AS, these financial assets have been classified as FVPL on the date of transition. The fair value changes are recognised in the consolidated statement of profit and loss. Under Indian GAAP, there are certain security deposits and refundable deposits which are carried at nominal value. Ind AS requires to measure these assets at fair value at inception and subsequently these assets are measured at amortized cost. At inception date, Group recognises difference between deposit fair value and nominal value as deferred lease expenses and same is being recognised as lease expenses on straight line basis over the lease period. Further, Group recognises notional interest income on these deposit over the lease term. In case of refundable deposits for joint development arrangement, difference between nominal value and fair value of deposit is treated as land cost at inception. Subsequent to initial recognition ,interest income recognised over the period of deposit is reduced from land cost.

Financial liabilities at amortized cost

Under Indian GAAP, there are certain security deposits received from tenants which are carried at nominal value.

NOTES
Forming part of Consolidated Financial Statements

Ind AS requires to measure these payables at fair value on inception. At inception date, Group recognises difference between fair value and nominal value as deferred income (shown under advance rent) and same is being recognised as rental income on straight line basis over the period. Further, Group also recognises notional interest expense on payables over the term.

Gross accounting for joint development arrangements

The Group has entered into certain joint development arrangements. Since the goods exchanged under joint development arrangement i.e. land with constructed area are dissimilar in nature, as per para 12 of Ind AS 18, the exchange is regarded as a transaction which generates revenue. The Group has measured revenue and cost on this exchange in accordance with accounting policy stated in Note 2.8 (a).

Expected Credit loss allowances on receivables

Under Ind-AS, the Group recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in Consolidated Statement of Profit and Loss.

Effect of disposal of associate on business combination and change in group composition

Under Ind-AS 103, Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. Further Ind AS 103 requires the existing interest held in the acquired entity before acquisition to be re-measured at fair value at the date of acquisition and corresponding gain/ loss recorded in the Consolidated Statement of Profit and Loss Further certain entities which were classified as subsidiaries under previous GAAP have been classified as jointly controlled entities under Ind AS 110.

Deferred tax

Indian GAAP required deferred tax accounting using the income statement approach, which focusses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focusses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences, which was not required under Indian GAAP. In addition, the various transitional adjustments lead to different temporary differences. According to the accounting policies, the Group has to account for such differences. Deferred tax adjustments are recognised in correlation to the underlying transaction either in retained earnings or a separate component of equity.

Items relating to total equity

Revaluation of land (done in earlier years in partnership firms)

Certain partnership firms in which the Group has investments, had revalued land relating to projects under development in earlier years. The Group had accounted this revaluation gain credited by the partnership firm to its current account as Capital reserve under Other Equity. Under Ind-AS this revaluation has been reversed.

Proposed dividend

Under Indian GAAP, dividend proposed by the board of directors after the balance sheet date but before the approval of financial statements were considered as adjusting events. Accordingly provision for proposed dividend was recognised as a liability. Under Ind AS such dividends are recognised when the same is approved by the shareholders in the general meeting. Accordingly, the liability for proposed dividend has been reversed with corresponding adjustment to retained earnings. Consequently the total equity increased by an equivalent amount.

Items relating to total comprehensive income

Defined benefit liabilities

Both under Indian GAAP and Ind AS, the Group has recognised costs related to its post-employment defined benefit plan on an actuarial basis. Under Indian GAAP, the entire cost, including actuarial gains and losses, are charged to profit or loss. Under Ind AS, remeasurements [comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets] are recognised immediately in the Consolidated Balance Sheet with a corresponding debit or credit to retained earnings through OCI.

NOTES

Forming part of Consolidated Financial Statements

57 Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013 are given in Annexure II.

58 The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a residential project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company identified developed units with a certain specified built-up area (the "Land Owner Company's share"). The Company had also incurred Transferrable Development Rights (TDR's) of ₹ 881 Million (March 31, 2016 - ₹ 881 Million) which are recoverable from the Land Owner Company along with an interest of 12% per annum, from the sale of units from the residential project belonging to the Land Owner Company.

As at March 31, 2017, gross receivables due from the Land Owner Company towards TDR's aggregate to ₹ 888 Million (March 31, 2016 ₹ 895 Million). During the year, the Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Judicature. Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the plans for completion of the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the Company needs to be a confirming party for registering the sale deed for the underlying units of the Land Owner Company; and that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's and has accordingly classified them as good and recoverable in the financial statements.

59 The Board of Directors of the Company at its meeting held on March 31, 2016 has inter alia considered and approved the Scheme of Amalgamation between Prestige Estates Projects Limited and its wholly owned subsidiaries, Downhills Holiday Resorts Private Limited, Foothills Resorts Private Limited, Pennar Hotels and Resorts Private Limited and Valdel Xtent Outsourcing Solutions Private Limited, under section 391 to 394 and other applicable provisions of the Companies Act, 1956 and the provisions of Companies Act, 2013, as may be applicable. The appointed date of the Scheme is April 1, 2015. The said scheme has been reviewed by Securities and Exchange Board of India. The effect of the aforesaid scheme will be given on obtaining requisite statutory approvals from the approval of National Company Law Tribunal.

Signatures to Notes to Consolidated Financial statements 1 - 59

For and on behalf of the board

Irfan Razack
Chairman & Managing Director
DIN: 00209022

Rezwan Razack
Joint Managing Director
DIN: 00209060

Venkat K Narayana
Chief Financial Officer

M Sridhar
Company Secretary

Place: Bengaluru
Date: May 30, 2017

NOTES

Forming part of Consolidated Financial Statements

ANNEXURE-I TO NOTE 55 - DETAILS OF RELATED PARTY TRANSACTIONS AND BALANCES

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Amounts outstanding as at Balance Sheet Date			
Amounts Due to			
Inter Corporate Deposit payable			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	120
Vijaya Productions Private Limited	860	-	-
Total	**860**	**-**	**120**
Interest accrued but not due on Inter corporate deposits			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	47
Prestige Projects Private Limited	-	22	7
Vijaya Productions Private Limited	26	-	-
Total	**26**	**22**	**54**
Trade Payables			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
City Properties Maintenance Company Bangalore Limited	9	1	2
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	21
Morph	25	32	42
Prestige Golf Resorts Private Limited	64	-	-
Morph Design Company	29	23	17
Prestige Garden Constructions Private Limited	12	13	11
PSN Property Management & Services	-	2	3
Sublime	32	65	19
Spring Green	22	19	7
Prestige Fashions Private Limited	6	2	-
Window Care	4	2	3
Good Food Co.	1	-	-
Prestige Whitefield Investment & Developers Private Limited	-	-	4
Sub Total	**204**	**159**	**129**
Key Management Personnel & their relative			
Irfan Razack	2	7	1
Noaman Razack	1	5	-
Rezwan Razack	2	7	1
Almas Rezwan	-	-	1
Badrunissa Irfan	1	-	1
Faiz Rezwan	-	-	0
Sameera Noaman	-	0	1
Sana Rezwan	-	-	1
Uzma Irfan	-	-	2
Zayd Noaman	-	-	1
Danya Noaman	-	0	3
Sub Total	**6**	**19**	**12**
Total	**210**	**178**	**141**

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Remuneration Payable			
Key Management Personnel & their relative			
Irfan Razack	1	34	51
Rezwan Razack	1	34	51
Noaman Razack	-	0	0
Uzma Irfan	-	0	0
Mohammed Zaid Sadiq	-	0	0
Faiz Rezwan	-	0	0
Omer Bin Jung	-	2	-
Zayd Noaman	-	1	-
Total	**2**	**71**	**102**
Lease Deposits Received			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
City Properties Maintenance Company Bangalore Limited	-	0	0
Morph	70	70	-
Morph Design Company	1	1	1
Prestige Fashions Private Limited	2	2	5
Total	**73**	**73**	**6**
Advance from partnership firms			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige KRPL Techpark	-	7	7
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	-	725
Total	**-**	**7**	**732**
Advances Held			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Fashions Private Limited	-	-	0
Prestige Golf Resorts Private Limited	-	32	-
Spring Green	-	0	-
Vijaya Productions Private Limited	-	-	78
Sub Total	**-**	**32**	**78**
Key Management Personnel & their relative			
Irfan Razack	23	4	3
Noaman Razack	23	4	3
Rezwan Razack	23	4	3
Faiz Rezwan	30	-	-
Anjum Jung	7	-	-
Sameera Noaman	10	10	10
Sub Total	**116**	**22**	**19**
Total	**116**	**54**	**97**
Amounts Due From			
Inter Corporate Deposit receivable			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Golf Resorts Private Limited	-	-	5
Babji Realtors Private Limited	118	219	217
Dashanya Tech Parkz Private Limited	-	403	155
Prestige Garden Estates Private Limited	6	3	3

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Garden Constructions Private Limited		50	-
Prestige Projects Private Limited	184	76	-
Prestige Mangalore Retail Ventures Private Limited	28	-	-
Prestige Mysore Retail Ventures Private Limited	30	-	-
Vijaya Productions Private Limited	-	107	-
Total	**366**	**858**	**380**
Interest accrued but not due Inter Corporate Deposit given			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Golf Resorts Private Limited	-	-	4
Dashanya Tech Parkz Private Limited	-	22	-
Prestige Garden Estates Private Limited	1	-	-
Prestige Projects Private Limited	23	3	-
Vijaya Productions Private Limited	-	9	-
Babji Realtors Private Limited	77	59	14
Total	**101**	**93**	**18**
Lease Deposits given			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Garden Constructions Private Limited	7	7	7
Prestige Constructions	-	0	0
Sub Total	**7**	**7**	**7**
Key Management Personnel & their relative			
Badrunissa Irfan	3	3	3
Faiz Rezwan	-	0	0
Irfan Razack	27	22	16
Noaman Razack	8	8	2
Matheen Irfan	-	0	0
Rezwan Razack	12	8	2
Sana Rezwan	2	2	2
Uzma Irfan	2	2	2
Danya Noaman	1	1	1
Sameera Noaman	1	1	1
Zayd Noaman	-	0	-
Sub Total	**56**	**47**	**29**
Total	**63**	**54**	**36**
Trade Receivables			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
23 Carat	-	-	0
Babji Realtors Private Limited	3	45	129
CapitaLand Retail Prestige Mall Management Private Limited	1	22	1
City Properties Maintenance Company Bangalore Limited	22	23	29
Dashanya Tech Parkz Private Limited	-	0	0
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	86
Morph	1	0	0
Morph Design Company	4	4	4
Prestige Constructions	-	0	0
Prestige Fashions Private Limited	-	1	1
Prestige Garden Constructions Private Limited	7	7	9

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Prestige Projects Private Limited	1	-	0
Silverline Estates	-	-	0
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	-	14
Spring Green	-	0	0
Sublime	2	1	1
The Good Food Co.	0	0	0
Xtasy Investments	0	-	-
Prestige Mysore Retail Ventures Private Limited	1	-	-
Castlewood Investments	1	-	-
Prestige Realty Ventures	2	-	-
Vijaya Productions Private Limited	-	26	39
Sub Total	**45**	**129**	**313**
Key Management Personnel & their relative			
Omer Bin Jung	-	2	2
Anjum Jung	-	-	45
Faiz Rezwan	-	0	25
Irfan Razack	3	58	39
Rezwan Razack	1	58	39
Noaman Razack	2	58	39
Sub Total	**6**	**176**	**189**
Total	**51**	**305**	**502**
Loans & Advances recoverable			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Mangalore Retail Ventures Private Limited	5	5	2
Prestige Mysore Retail Ventures Private Limited	2	2	4
City Properties Maintenance Company Bangalore Limited	5	-	-
Prestige Whitefield Investment & Developers Private Limited	-	-	9
Babji Realtors Private Limited	-	1	-
Colonial Estates	2	2	2
Castlewood Investments	12	12	12
Educate India Foundation	-	-	100
Educate India Trust	-	-	35
Morph	59	61	85
Morph Design Company	13	15	28
Prestige Projects Private Limited	1,054	1,054	1,054
Prestige Garden Constructions Private Limited	-	4	-
Prestige Golf Resorts Private Limited	98	42	3
Sublime	-	3	13
Spring Green	3	8	8
Thomsun Realtors Private Limited	2	2	2
Window Care	3	1	1
Prestige Garden Estates Private Limited	-	2	0
Sub Total	**1,258**	**1,214**	**1,358**
Key Management Personnel & their relative			
Anjum Jung	0	-	77
Irfan Razack	0	4	-
Rezwan Razack	0	4	-
Noaman Razack	0	5	-

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	As at March 31, 2017	As at March 31, 2016	As at April 1, 2015
Almas Rezwan	0	-	-
Uzma Irfan	-	5	4
Sub Total	**0**	**18**	**81**
Total	**1,258**	**1,232**	**1,439**
Share Application Money			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	185
Prestige Garden Estates Private Limited	71	71	71
Thomsun Realtors Private Limited	320	320	-
Dashanya Tech Parkz Private Limited	-	-	233
Total	**391**	**391**	**489**
Debenture Application Money			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Mangalore Retail Ventures Private Limited	-	-	40
Prestige Whitefield Investment & Developers Private Limited	-	-	20
Prestige Mysore Retail Ventures Private Limited	-	-	3
Prestige Garden Constructions Private Limited	-	-	10
Babji Realtors Private Limited			73
Vijaya Productions Private Limited	-	-	56
Total	**-**	**-**	**202**
Current account in partnership firms			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige City Properties	1,019	1,013	838
Prestige Realty Ventures	278	253	229
Silverline Estates	46	47	47
Total	**1,343**	**1,313**	**1,114**
Guarantees & Collaterals Provided			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige City Properties	2,697	2,411	2,461
Babji Realtors Private Limited	2,837	3,026	2,592
Vijaya Productions Private Limited	3,430	2,019	2,308
Prestige Mangalore Retail Ventures Private Limited	910	963	986
Prestige Mysore Retail Ventures Private Limited	485	447	259
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	-	4,862
Prestige Garden Constructions Private Limited	552	768	920
Total	**10,911**	**9,634**	**14,388**
Guarantees & Collaterals Received			
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested			
Prestige Realty Ventures	139	472	886
Sub Total	**139**	**472**	**886**
Key Management Personnel & their relative			
Directors	19,708	30,367	24,140
Sub Total	**19,708**	**30,367**	**24,140**
Total	**19,847**	**30,839**	**25,026**

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Transactions during the year		
Dividend Paid		
Key Management Personnel & their relative		
Irfan Razack	-	79
Noaman Razack	-	79
Rezwan Razack	-	79
Total	**-**	**237**
Inter-Corporate Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	4,120
Vijaya Productions Private Limited	860	-
Total	**860**	**4,120**
Repayment of Inter-Corporate Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	120
Total	**-**	**120**
Issue of Compulsorily Convertible Debentures		
Key Management Personnel & their relative		
Irfan Razack	-	0
Noaman Razack	-	0
Rezwan Razack	-	0
Badrunissa Irfan	-	0
Sameera Noaman	-	0
Almas Rezwan	-	0
Total	**-**	**0**
Lease Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Morph	-	70
Total	**-**	**70**
Repayment of Lease Deposits taken		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Fashions Private Limited	2	-
Total	**2**	**-**
Lease Deposits Given		
Key Management Personnel & their relative		
Irfan Razack	5	6
Noaman Razack	-	6
Rezwan Razack	4	6
Total	**9**	**18**
Inter-Corporate Deposits given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	-	74
Dashanya Tech Parkz Private Limited	10	248
Prestige Garden Estates Private Limited	3	2
Vijaya Productions Private Limited	-	107

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Prestige Projects Private Limited	108	76
Prestige Garden Constructions Private Limited	-	50
Prestige Whitefield Investment & Developers Private Limited	-	12
Prestige Mangalore Retail Ventures Private Limited	28	-
Prestige Mysore Retail Ventures Private Limited	30	-
Total	**179**	**569**
Inter-Corporate Deposits given recovered		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	101	72
Vijaya Productions Private Limited	107	-
Prestige Garden Constructions Private Limited	50	-
Prestige Garden Estates Private Limited	-	2
Prestige Whitefield Investment & Developers Private Limited	-	12
Prestige Golf Resorts Private Limited	-	5
Total	**258**	**91**
Share/Debentures Application money given		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Mangalore Retail Ventures Private Limited	41	94
Prestige Mysore Retail Ventures Private Limited	94	81
Prestige Garden Constructions Private Limited	-	238
Thomsun Realtors Private Limited	-	320
Total	**135**	**733**
Share/Debentures Application money received back		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Dashanya Tech Parkz Private Limited	-	233
Babji Realtors Private Limited	-	74
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	185
Prestige Whitefield Investment & Developers Private Limited	-	7
Vijaya Productions Private Limited	-	57
Total	**-**	**556**
Investments made		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Mysore Retail Ventures Private Limited	94	83
Prestige Whitefield Investment & Developers Private Limited	-	14
Prestige Mangalore Retail Ventures Private Limited	41	134
Prestige Garden Constructions Private Limited	-	248
Educate India Foundation	-	38
Educate India Trust	-	14
Total	**135**	**531**
Sale of land/Units/Fitouts/Goods		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Sublime	1	-
Sub Total	**1**	**-**
Key Management Personnel & their relative		
Irfan Razack	30	29
Rezwan Razack	12	29

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Noaman Razack	12	29
Faiz Rezwan	9	26
Anjum Jung	1	-
Omer Bin Jung	10	-
Uzma Irfan	0	-
Sub Total	**74**	**113**
Total	**75**	**113**
Management Contract		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Babji Realtors Private Limited	-	50
Prestige Garden Constructions Private Limited	-	6
Capitaland Retail Prestige Mall Management Private Limited	22	20
Vijaya Productions Private Limited	-	7
Total	**22**	**83**
Rent Income		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	-	1
Morph Design Company	2	4
Prestige Fashions Private Limited	8	20
The Good Food Co.	8	8
Spring Green	-	0
Total	**18**	**33**
Interest Income		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Golf Resorts Private Limited	-	1
Dashanya Tech Parkz Private Limited	-	25
Prestige Garden Estates Private Limited	1	-
Prestige Garden Constructions Private Limited	1	-
Prestige Projects Private Limited	22	3
Vijaya Productions Private Limited	10	10
Prestige Whitefield Investment & Developers Private Limited	-	1
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	25
Babji Realtors Private Limited	21	51
Total	**55**	**116**
Rendering of services		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Castlewood Investments	1	1
City Properties Maintenance Company Bangalore Limited	0	-
India Learning Foundation	3	0
Morph	-	1
Morph Design Company	-	0
Prestige Constructions	-	1
Prestige Fashions Private Limited	3	0
Prestige Garden Constructions Private Limited	1	2
Prestige Projects Private Limited	2	1
Prestige Mysore Retail Ventures Private Limited	1	-

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Prestige Realty Ventures	1	-
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	26
Spring Green	-	2
Sublime	-	1
The Good Food Co.	1	-
Xtasy Investments	0	0
Sub Total	**13**	**35**
Key Management Personnel & their relative		
Irfan Razack	0	4
Rezwan Razack	0	2
Noaman Razack	0	4
Faiz Rezwan	0	0
Rabia Razack	-	0
Sameera Noaman	-	0
Uzma Irfan	0	1
Sub Total	**0**	**11**
Total	**13**	**46**
Share of Profit from Firms & Dividends from Companies		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige City Properties	0	2
Prestige Realty Ventures	0	0
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	61
Prestige KRPL Techpark	0	-
Total	**0**	**63**
Share of Loss		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Silverline Estates	1	0
Prestige KRPL Techpark	-	0
Total	**1**	**0**
Purchase of Goods		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Morph	148	175
Morph Design Company	92	117
Prestige Fashions Private Limited	5	5
Sublime	124	12
Spring Green	68	50
23 Carat	-	1
Window Care	7	9
Indelust	0	-
Total	**444**	**369**
Receiving of Services		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
City Properties Maintenance Company Bangalore Limited	14	13
Prestige Garden Constructions Private Limited	2	3
Spring Green	3	1
Prestige Fashions Private Limited	4	2

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Vijaya Productions Private Limited	-	1
PSN Property Management & Services	-	5
Sublime	43	159
Morph	1	-
Morph Design Company	0	-
Total	**67**	**184**
Interest Expenses		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	9
Vijaya Productions Private Limited	29	-
Total	**29**	**9**
Remuneration Paid		
Key Management Personnel & their relative		
Faiz Rezwan	3	3
Irfan Razack	56	24
Noaman Razack	4	3
Rezwan Razack	56	24
Uzma Irfan	3	3
Mohammed Zaid Sadiq	3	3
Anjum Jung	2	3
Zayd Noaman	3	1
Omer Bin Jung	20	20
Total	**150**	**84**
Rental Expense		
Key Management Personnel & their relative		
Almas Rezwan	2	3
Badrunissa Irfan	8	8
Faiz Rezwan	2	3
Irfan Razack	34	62
Noaman Razack	23	60
Rezwan Razack	34	62
Sameera Noaman	4	3
Sana Rezwan	3	4
Uzma Irfan	3	3
Zayd Noaman	1	1
Mohammed Zaid Sadiq	-	0
Danya Noaman	2	3
Total	**116**	**212**
Donation Paid		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Foundation	10	34
Total	**10**	**34**
Guarantees & Collaterals Provided		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige City Properties	286	-
Prestige Mysore Retail Ventures Private Limited	38	188
Prestige Mangalore Retail Ventures Private Limited	-	-
Babji Realtors Private Limited	-	434
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	5,644
Vijaya Productions Private Limited	3,430	-
Total	**3,754**	**6,266**

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Year ended March 31, 2017	Year ended March 31, 2016
Release of Guarantees & Collaterals provided		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Mangalore Retail Ventures Private Limited	53	23
Babji Realtors Private Limited	189	-
Prestige City Properties	-	50
Prestige Exora Business Parks Limited (subsidiary w.e.f. December 21, 2015)	-	1,473
Vijaya Productions Private Limited	2,019	289
Prestige Garden Constructions Private Limited	216	152
Total	**2,477**	**1,987**
Guarantees & Collaterals Received		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Silver Oak Projects (subsidiary w.e.f. October 1, 2015)	-	1,650
Sub Total	**-**	**1,650**
Key Management Personnel & their relative		
Directors	7,409	14,614
Sub Total	**7,409**	**14,614**
Total	**7,409**	**16,264**
Release in Guarantees & Collaterals received		
Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested		
Prestige Realty Ventures	333	413
Sub Total	**333**	**413**
Key Management Personnel & their relative		
Directors	11,517	8,386
Sub Total	**11,517**	**8,386**
Total	**11,850**	**8,799**

(A) Related party relationships are as identified by the Company on the basis of information available with them and relied upon by the auditors.

(B) The above amounts exclude reimbursement of expenses.

(C) No amount is / has been written off or written back during the year in respect of debts due from or to related parties.

(D) The closing balances given above under the head Guarantees and Collaterals represent the closing balances of the facilities availed by the recipient of the Guarantee at the year end. The undrawn amounts of the facilities in respect of which the Company or other entities as the case may be are contingently liable are as follows:

Undrawn amount in respect of facilities guaranteed by the Company mentioned above - ₹ 1,094 Million (March 31, 2016 - ₹ 303 Million, April 1, 2015 - ₹ 70 Million)

Undrawn amount in respect of facilities availed by the Company which are guaranteed by other entities mentioned above - Nil

NOTES

Forming part of Consolidated Financial Statements

ANNEXURE II: ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 2 OF THE GENERAL INSTRUCTIONS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS TO SCHEDULE III OF THE COMPANIES ACT, 2013

₹ in Million

Particulars	Net Assets, i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Profit or Loss	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Parent								
Prestige Estates Projects Limited	64.22%	47,428	59.51%	5,891	34.73%	(3)	59.66%	5,888
Subsidiaries - Companies								
ICBI (India) Private Limited	0.72%	531	0.29%	29	0.00%	-	0.30%	29
Prestige Leisure Resorts Private Limited	0.32%	235	0.51%	50	-4.00%	0	0.51%	50
Prestige Bidadi Holdings Private Limited	0.96%	707	-0.02%	(2)	0.00%	-	-0.02%	(2)
Prestige Construction Ventures Private Limited	0.42%	312	0.05%	5	0.00%	-	0.05%	5
Downhills Holiday Resorts Private Limited	0.14%	103	0.10%	10	0.00%	-	0.10%	10
Pennar Hotels and Resorts Private Limited	0.10%	73	0.07%	7	0.00%	-	0.07%	7
Village-De-Nandi Private Limited	0.00%	1	-0.02%	(2)	0.00%	-	-0.02%	(2)
Foothills Resorts Private Limited	0.15%	108	0.11%	11	0.00%	-	0.11%	11
Northland Holding Company Private Limited	-0.37%	(276)	-0.23%	(23)	-0.70%	0	-0.23%	(23)
Valdel Xtent Outsourcing Solutions Private Limited	0.37%	276	0.90%	89	0.00%	-	0.90%	89
K2K Infrastructure (India) Private Limited	-0.14%	(103)	-1.05%	(104)	-6.42%	1	-1.04%	(103)
Cessna Garden Developers Private Limited	0.01%	4	1.63%	161	-9.94%	1	1.40%	162
Prestige Garden Resorts Private Limited	0.12%	90	0.00%	0	0.00%	-	0.00%	0
Prestige Shantiniketan Leisures Private Limited	-0.01%	(4)	-0.02%	(2)	0.00%	-	-0.02%	(2)
Prestige Amusements Private Limited	0.20%	150	0.35%	35	-0.42%	0	0.36%	35
Dollars Hotel and Resorts Private Limited	0.02%	13	0.00%	(0)	0.00%	-	0.00%	(0)
Avyakth Cold Storages Private Limited	0.00%	-	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Exora Business Parks Limited	3.13%	2,310	4.67%	462	0.00%	-	4.68%	462
Sai Chakra Hotels Private Limited	0.00%	2	0.02%	2	0.00%	-	0.02%	2
Dashanya Tech Parkz Private Limited	0.02%	14	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Falcon Retail Ventures Private Limited	0.00%	1	0.00%	(0)	0.00%	-	0.00%	(0)
Subsidiaries - Limited Liability Partnership								
Prestige Valley View Estates LLP	0.31%	229	0.06%	6	0.00%	-	0.06%	6
Prestige Whitefield Investment and Developers LLP	1.11%	821	0.06%	6	0.00%	-	0.06%	6
West Palm Developments LLP	1.11%	817	1.26%	125	0.00%	-	1.27%	125
Villaland Developers LLP	0.80%	591	-1.08%	(107)	0.00%	-	-1.09%	(107)
Subsidiaries - Partnership firms								
Albert Properties	0.05%	40	0.05%	5	0.00%	-	0.05%	5
Silver Oak Projects	0.08%	59	-0.39%	(39)	0.00%	-	-0.39%	(39)
Prestige Hi-Tech Projects	0.10%	77	-0.18%	(18)	0.00%	-	-0.18%	(18)
Prestige Southcity Holdings	3.44%	2,538	2.75%	272	0.00%	-	2.76%	272

NOTES

Forming part of Consolidated Financial Statements

₹ in Million

Particulars	Net Assets, i.e. total assets minus total liabilities		Share in Profit or Loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Profit or Loss	Amount	As % of consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Prestige AAA Investments	0.12%	85	-0.01%	(1)	0.00%	-	-0.02%	(1)
Prestige Altavista Holdings	1.64%	1,213	5.87%	581	0.00%	-	5.89%	581
Prestige Interiors	0.01%	11	-0.02%	(2)	0.00%	-	-0.02%	(2)
Prestige Property Management & Services	0.72%	529	3.28%	325	97.53%	(10)	3.19%	315
Prestige Habitat Ventures	4.48%	3,310	5.64%	558	0.00%	-	5.66%	558
Eden Investments	1.16%	860	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Kammanahalli Investments	0.80%	589	0.01%	1	0.00%	-	0.01%	1
Prestige Rattha Holdings	2.10%	1,553	0.00%	(0)	0.00%	-	0.00%	(0)
The QS Company	0.03%	23	-0.37%	(37)	-1.23%	0	-0.38%	(37)
Prestige Nottinghill Investments	-1.60%	(1,179)	12.09%	1,197	0.00%	-	12.13%	1,197
Prestige Sunrise Investments	-1.05%	(779)	1.17%	116	0.00%	-	1.17%	116
PSN Property Management and Services	0.09%	65	1.46%	145	-9.54%	1	1.48%	146
Prestige Hospitality Ventures	6.15%	4,544	0.05%	5	0.00%	-	0.05%	5
Prestige Office Ventures	1.88%	1,385	0.08%	8	0.00%	-	0.08%	8
Prestige Ozone Properties	0.06%	42	0.02%	2	0.00%	-	0.02%	2
Prestige Whitefield Developers	0.12%	88	0.00%	0	0.00%	-	0.00%	0
Prestige Retail Ventures	3.75%	2,766	0.12%	12	0.00%	-	0.12%	12
Joint Ventures - Companies								
Prestige Garden Constructions Private Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Prestige Projects Private Limited	0.02%	13	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Mangalore Retail Ventures Private Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Prestige Mysore Retail Ventures Private Limited	0.29%	212	-0.03%	(3)	0.00%	-	-0.03%	(3)
Vijaya Productions Private Limited	1.36%	1,005	1.21%	120	0.00%	-	1.22%	120
Babji Realtors Private Limited	0.00%	-	0.00%	-	0.00%	-	0.00%	-
CapitaLand Retail Prestige Mall Management Private Limited	0.06%	43	-0.02%	(2)	0.00%	-	-0.02%	(2)
Thomsun Realtors Private Limited	0.00%	0	0.00%	(0)	0.00%	-	0.00%	(0)
Joint Ventures - Partnership firms								
Prestige City Properties	0.00%	1	0.00%	(0)	0.00%	-	0.00%	(0)
Prestige Realty Ventures	0.39%	290	0.00%	(0)	0.00%	-	0.00%	(0)
Silverline Estates	0.00%	0	-0.01%	(1)	0.00%	-	-0.01%	(1)
Associates - Companies								
City Properties Maintenance Company Bangalore Limited	0.06%	42	0.07%	7	0.00%	-	0.07%	7
Associates - Partnership firms								
Prestige KRPL Techpark	0.00%	-	0.00%	0	0.00%	-	0.00%	0
Total	**100.00%**	**73,858**	**100.00%**	**9,900**	**100.00%**	**(10)**	**100.00%**	**9,890**
Adjustment arising out of consolidation		(27,104)		(6,106)		-		(6,106)
Non controlling interest		(2,114)		(1,095)		-		(1,095)
Total		**44,640**		**2,699**		**(10)**		**2,689**

NOTES

NOTES

CORPORATE INFORMATION

Board of Directors
Irfan Razack - Chairman & Managing Director
Rezwan Razack – Joint Managing Director
Noaman Razack – Wholetime Director
Uzma Irfan – Director
Jagdeesh K Reddy – Independent Director
Biji George Koshy - Independent Director
Dr Pangal Ranganath Nayak - Independent Director
Noor Ahmed Jaffer - Independent Director

Statutory Auditors
Deloitte Haskins & Sells
Deloitte Centre, Anchorage II
100/2, Richmond Road, Bengaluru – 560025

Principal Bankers
State Bank of India
Housing Development Finance Corporation Limited
Kotak Mahindra Bank Limited
Punjab National Bank
Jammu & Kashmir Bank Limited
Axis Bank Limited
Hongkong and Shanghai Banking Corporation

Solicitors
Kusuma Associates
Dua Associates
Anup S Shah Law Firm

Registered Office
The Falcon House, No 1, Main Guard Cross Road,
Benglauru – 560001
Tel: +91 80 25591080
Fax: +91 80 2559 1945

Registrar & Transfer Agents
Link Intime India Private Limited
C 101, 247 Park, L. B. S. Marg,
Vikhroli West
Mumbai - 400 083,
Maharashtra, India
Tel. no: +91-22-49186270
Fax no: +91-22-49186060

concept, content and design at aicl (info@aicl.in)





Prestige Estates Projects Limited
CIN: L07010KA1997PLC022322

Registered Office
The Falcon House, No.1, Main Guard Cross Road,
Bengaluru – 560001
Ph: +91- 80- 25591080 Fax: +91-80-25591945
E-mail: properties@vsnl.com

Branch Offices
Chennai
Prestige Polygon,
471, Anna Salai
Nandanam,
Chennai – 600035
Ph:+91-44-42924000

Hyderabad
Prestige Estates Projects Limited
Level 1, Merchant Towers,
Banjara Hills, Road No. 4,
Hyderabad - 500-082.
Andhra Pradesh
Ph: +91-40-23351440/41

Kochi
Prestige Estates Projects Limited
No.32, First Floor,
Abad Bay Pride Mall,
K P Shanmugam Road, Marine
Drive, Cochin - 682031
Ph: +91-484-4030000/4025555

Goa
Prestige Estates Projects Limited
Unit G8, Geras Imperium II
Patto Plaza, Panjim
Goa - 403-001
Ph: 91-83-22970333

Mangalore
The Forum Fiza Mall,
Opposite Corporation Bank Head Office
Mangaladevi Road,
Pandeshwar
Mangalore
Karnataka – 575001

Visit us at: www.prestigeconstructions.com