

SWAR LAND DEVELOPERS LIMITED

Directors' Report

Your Directors are pleased to present the Tenth Annual Report and the audited accounts for the year ended 31st March, 2017.

Financial Summary:

Amount in Rs.

Particulars	Year Ended 31-03-2017	Year Ended 31-03-2016
Total Income	48,341,399	89,715,616
Total Expenditure including Depreciation	28,298,796	61,014,978
Profit/(Loss) before tax	20,042,603	28,700,638
Less:		
Current Tax	7,415,663	10,589,002
Deferred Tax/(Credit)	(808,535)	(1,491,778)
Profit/(Loss) after tax	13,435,474	19,603,415

The change in the nature of business, if any:

There was no change in the nature of business of the Company during the year or subsequently.

State of the Company's Affairs:

Your Company has completed the construction of Phase II of industrial estate situated at M.I.D.C., Dombivli near Mumbai and started disposing off the space. Subsequent to year end, the Company has also launched Phase III of industrial estate situated at M.I.D.C., Dombivli near Mumbai. The Company has made an application for the registration under Real Estate (Regulation and Development) Act, 2016 (RERA).

The Company has reported a profit of Rs.134.35 lacs during the year under review as against a profit of Rs.196.03 lacs for the previous year.

During the year under review, 54,500 unsecured 0% Optionally Fully Convertible Debentures (OFCDs) of Rs.1000/- each issued to the holding Company, Jai Corp Limited were redeemed by the Company. Your Company had also redeemed 25,500 unsecured OFCDs of Rs.1000/- each issued to Swastik Land Developers Ltd. during the year under review.

Amount proposed to be carried to general reserve and recommended to be paid by way of dividend:

In view to conserve the resources of the Company, your Directors do not recommend any dividend.

Extract of Annual Return:

Extract of Annual Return as provided under Section 92(3) of Companies Act, 2013 is given at **Annexure-1**.

Number of meetings of the Board:

8 meetings of the Board of Directors of the Company were held during the financial year 2016-17.

Details of Directors or Key Managerial Personnel who were appointed or have resigned during the year:

The Company has not appointed any Director or Key Managerial Personnel during the year under review.

Shri Bijay Kumar Saraf (DIN 00084108) retires by rotation and, being eligible, has offered himself for the re-appointment at the ensuing Annual General Meeting.

Subsequent to the year end, Mr. Chandrakant Bhoir was appointed as an additional director w.e.f. 31st July 2017. He was also appointed as Whole Time Director of the Company for a period of five years w.e.f. 31st July 2017. He will hold office till the conclusion of the ensuing annual general meeting and eligible for appointment as Director. The Company has received a notice under Section 160 of the Companies Act, 2013 from the members signifying the intention to propose the candidature of Mr. Chandrakant Bhoir for the office of the Director.

Subsequent to the year end, Shri Ananjan Datta (DIN 00434224) resigned from the Directorship of the Company w.e.f. 31st July 2017.

Directors' Responsibility Statement:

Pursuant to the requirement under Section 134(5) of the Companies Act, 2013, it is hereby stated that:

(a) in the preparation of the annual accounts for the financial year ended 31st March, 2017, the applicable accounting standards read with requirements set out under Schedule III to the Companies Act, 2013 have been followed along with proper explanation relating to material departure(s).

(b) appropriate accounting policies have been selected and applied consistently and judgments and estimates have been made 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 at 31st March, 2017 and of the profit of the Company for that period.

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

(d) the annual accounts for the financial year ended 31st March, 2017 have been prepared on a 'going concern' basis.

(e) internal financial controls have been laid down to be followed by the Company. The internal financial controls are adequate and are operating effectively.

(f) proper systems have been devised to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

Auditors and Auditors' Reports:

M/s Pathak H. D. & Associates, Chartered Accountants, Mumbai, hold office as statutory auditors of the Company until the conclusion of the ensuing Annual General Meeting.

There are no qualifications, reservations, or adverse remarks or disclaimers made by the Auditors, in their report.

M/s Pathak H. D. & Associates, Chartered Accountants, Mumbai expressed their unwillingness to continue as statutory auditors of the Company from the conclusion of ensuing Annual General Meeting vide their letter dated 12th May 2017.

It is now proposed to appoint M/s D T S and Associates, Chartered Accountants, Mumbai having registration number 142412W as a statutory auditors of the Company in place of M/s Pathak H. D. & Associates, Chartered Accountants from the conclusion of ensuing annual general meeting till the conclusion of 6th annual general meeting thereafter.

Your Company has received a certificate from M/s D T S and Associates, Chartered Accountants confirming their eligibility for appointment pursuant to

the provisions of Section 139 read with section 141 of the Companies Act, 2013 read with Companies (Audit & Auditors) Rules, 2014.

Particulars of Loans, Guarantees or Investments under Section 186 of the Companies Act, 2013:

The Company has not given any loans, guarantees or investments under Section 186 of the Companies Act, 2013 during the financial year 2016-17.

Particulars of contracts or arrangements with Related Parties referred to in Sub-Section (1) of Section 188 of the Companies Act, 2013:

There are no such contracts or arrangements with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013.

Material changes and commitments, if any, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the Report:

There are no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year and date of this Report.

Conservation of Energy, Technology Absorption, Foreign Exchange Earnings and Outgo:

NIL

Statement indicating development and implementation of a Risk Management Policy for the Company including identification therein of elements of risk, if any, which in the opinion of the Board may threaten the existence of the Company:

In the opinion of the Board, the elements of risk threatening the Company's existence are very minimal.

The names of Companies which have become or ceased to be Subsidiaries, Joint Ventures or Associate Companies during the year:

NIL

Details relating to deposits covered under Chapter V of the Act and deposits which are not in compliance with the requirements of Chapter V of the Act:

Company has not accepted any deposit covered under Chapter V of the Companies Act, 2013 of any deposit not in compliance with the requirements of Chapter V of the Companies Act, 2013.

The details of significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and Company's operations in future:

No order was passed by any Regulator, Court or Tribunal impacting the going concern status and the Company's operations in future.

The details in respect of adequacy of internal financial controls with reference to the financial statements:

The Company has in place adequate internal control with reference to the financial statements. During the year such controls were put to test and were found to be adequate.

Employee related disclosures:

There are no employees whose remuneration requires disclosure in terms of the provisions of Companies (Appointment & Remuneration) Rules, 2014 (as amended from time to time).

Issue of Equity Shares with differential rights, sweat equity, employee stock option:

The Company has not issued any equity shares with differential rights, sweat equity, employee stock option during the year under review.

Industrial Relations:

The relations with the employees remained cordial and satisfactory during the year under review.

Acknowledgement:

Your Directors express their grateful appreciation for the assistance and co-operation received from banks, financial institutions, Government authorities, customers, vendors and shareholders during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the executives, staff and workers of the Company.

For and on behalf of the Board of Directors

**Bijay Kumar Saraf
Director
(DIN 00084108)**

Place : Mumbai

Date : _____

Form No. MGT-9**EXTRACT OF ANNUAL RETURN****As on the financial year ended on 31.03.2017**

[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	U45201MH2007PLC168339
ii)	Registration Date	05.03.2007
iii)	Name of the Company	Swar Land Developers Ltd.
iv)	Category / Sub-Category of the Company	Public Company, Limited by Shares/Indian Non Government Company
v)	Address of the Registered office and contact details	11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021.
vi)	Whether listed company Yes / No	NO
vii)	Name, Address and Contact details of Registrar and Transfer Agent, if any	NA

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**REAL ESTATE BUSSINESS ACTIVITY**

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Real Estate	6810	100%

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES –

Sl. No.	Name and Address of The company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares Held	Applicable section
1.	Jai Corp Limited Regd. Off: A-3, MIDC Industrial Area, Nanded, Maharashtra, 431603. Corporate Off: 11-B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai 400021	L17120MH1985PLC036500	Holding Company	100%	2 (46)

2. Non-Institutions									
a) Bodies Corp.									
i) Indian	0	0	0	0	0	0	0	0	0
ii) Overseas	0	0	0	0	0	0	0	0	0
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	0	0	0	0	0	0	0	0	0
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	0	0	0	0	0	0	0	0
c) Others (specify)	0	0	0	0	0	0	0	0	0
Sub-total (B)(2)	0	0	0	0	0	0	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)	0	0	0	0	0	0	0	0	0
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	0
Grand Total (A+B+C)	0	50000	50000	100	0	50000	50000	100	0

(ii) Shareholding of Promoters

Sr.No.	Shareholder's Name	Shareholding at the beginning of the year (As on 01.04.2016)			Shareholding at the end of the year (As on 31.03.2017)			% change in share Holding 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.	Jai Corp Ltd.	50000	100	0	50000	100	0	0
	Total	50000	100	0	50000	100	0	0

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

Sr.No.	Name	Shareholding at the beginning of the year. (As on 01.04.2016)		Cumulative Shareholding during the year	
		No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the Company
1.	Jai Corp Limited				
	Opening Balance	50000	100	50000	100
	Date wise increase/(decrease)			0	0
	Closing Balance			50000	100

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sr.No.		Shareholding at the beginning of the year (01.04.2016)		Cumulative Shareholding during the year	
		No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the Company
	For each of the top 10 shareholders				
	At the beginning of the year	NIL			
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer /bonus/ sweat equity etc):	NIL			
	At the end of the year (or on the date of separation, if separated during the year)	NIL			

(v) Shareholding of Directors and Key Managerial Personnel:

Sr.No.		Shareholding at the beginning of the year (01.04.2016)		Cumulative Shareholding during the year	
		No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the Company
	For Each of the Directors and KMP				
	At the beginning of the year	NIL			
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer /bonus/ sweat equity etc):	NIL			
	At the end of the year (or on the date of separation, if separated during the year)	NIL			

V. INDEBTEDNESS

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

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total
Indebtedness at the beginning of the financial year				
i) Principal Amount				
Jai Corp Ltd. (JCL) Debentures	--	244,500,000	--	244,500,000
Swastik Land Developers Ltd. (Swastik) Debentures	--	25,500,000	--	25,500,000
ii) Interest due but not paid	--	--	--	--
iii) Interest accrued but not due	--	--	--	--
Total (i+ii+iii)	--	270,000,000	--	270,000,000
Change in Indebtedness during the financial year				
<u>Additions</u>	--	--	--	--
Total Additions	--	--	--	--
<u>Reductions</u>				
JCL Debentures	--	54,500,000	--	54,500,000
Swastik Debentures	--	25,500,000	--	25,500,000
Total Reductions	--	80,000,000	--	80,000,000
Net Change	--	190,000,000	--	190,000,000
Indebtedness at the end of the financial year				
i) Principal Amount				
JCL Debentures	--	190,000,000	--	190,000,000
ii) Interest due but not paid	--	--	--	--
iii) Interest accrued but not due	--	--	--	--
Total (i+ii+iii)	--	190,000,000	--	190,000,000

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL
A: Remuneration to Managing Director, Whole Time Directors and/or Manager :NIL

Sr.No.	Particulars of Remuneration	Name of MD/WTD/Manager				Total Amount
1.	Gross Salary					
	(a) Salary as per provisions contained in section 17(1) of the Income-Tax Act,1961	NIL				
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961					
	(c) Profits in lieu of salary under section 17(3) Income-Tax Act, 1961					
2.	Stock Option					
3.	Sweat Equity					
4.	Commission :- - as % of profit					
	- others, specify...					
5.	Others, please specify...					
	Total (A)	NIL				
	Ceiling as per the Act:- In case of no profit or inadequate profit, Part II Section II (A) of Schedule V is applicable.					60,00,000

B. Remuneration to other Directors:

Sr.No.	Particulars of Remuneration	Name of the Directors		Total Amount
1.	Independent Directors			
	Fee for attending board / committee meetings	NIL		NIL
	Commission			
	Others, please specify			
	Total (1)			
2	Other Non-Executive Directors			
	Fee for attending board / committee meetings	NIL		
	Commission			
	Others, please specify			
	Total (2)	NIL		
	Total B= (1) + (2)	NIL		NIL
	Total Managerial Remuneration			NIL
	Overall Ceiling as per the Act :- In case of no profit or inadequate profit, Part II Section II (A) of Schedule V is applicable.			60,00,000

**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD
NOT APPLICABLE**

Sr. No.	Particulars of Remuneration	Key managerial Personnel			
		CEO	Company Secretary	CFO	Total
1.	Gross Salary	--	--	--	--
	(a) Salary as per provisions contained in section 17(1) of the Income-Tax Act, 1961	--	--	--	--
	(b) Value of perquisites u/s 17(2) Income-Tax Act, 1961	--	--	--	--
	(c) Profits in lieu of salary under section 17(3) Income-Tax Act, 1961	--	--	--	--
2.	Stock Option	--	--	--	--
3.	Sweat Equity	--	--	--	--
4.	Commission	--	--	--	--
	- as % of profit	--	--	--	--
	- others, specify...	--	--	--	--
5.	Others, please specify...	--	--	--	--
	Total	--	--	--	--

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. COMPANIES	--	--	--	--	--
Penalty	--	--	--	--	--
Punishment	--	--	--	--	--
Compounding	--	--	--	--	--
B. DIRECTORS					
Penalty	--	--	--	--	--
Punishment	--	--	--	--	--
Compounding	--	--	--	--	--
C. OTHER OFFICERS IN DEFAULT					
Penalty	--	--	--	--	--
Punishment	--	--	--	--	--
Compounding	--	--	--	--	--

Independent Auditor's Report

**To the Members of
Swar Land Developers Limited**

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of **SWAR LAND DEVELOPERS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of state of affairs (financial position), loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with relevant rules issued thereunder.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS Financial Statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2017, and its profit including total comprehensive income, its cash flows and the Statement of changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143 (3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

- d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act read with relevant rules issued thereunder.
- e) On the basis of the written representations received from the directors as on 31st March, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 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**”;
- g) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - (a) The Company does not have any pending litigations which would impact of its financial position in its Ind AS financial statements.
 - (b) The Company does not have long term contracts including derivative contracts for which there were any for material foreseeable losses
 - (c) There has been no amount during the year, which required to be transferred, to the Investor Education and Protection Fund by the Company.
 - (d) The disclosure requirement as envisaged in the Notification G.S.R. 308 (E) dated 30th March, 2017 is not applicable to the Company as Company does not have any cash balance during the year ended 31st March 2017.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India, in terms of sub-section (11) of Section 143 of the Act, we give in "**Annexure B**" hereto, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For Pathak H.D. & Associates

Chartered Accountants

Firm Registration No: 107783W

Mukesh Mehta

Partner

Membership No. 43495

Place: Mumbai

Date: 26th May, 2017

“ANNEXURE A” TO INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph 1 (f) under ‘Report on Other Legal and Regulatory Requirements’ of our report of even date to the members of Swar Land Developers Limited on the Ind AS financial statements for the year ended 31st March, 2017)

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 **Swar Land Developers Limited (“the Company”)** as of 31st March, 2017 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has maintained, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of 31st March, 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.

For Pathak H.D. & Associates

Chartered Accountants

Firm Registration No: 107783W

Mukesh Mehta

Partner

Membership No. 43495

Place: Mumbai

Date: 26th May, 2017

“ANNEXURE B” TO INDEPENDENT AUDITORS’ REPORT

(Referred to in paragraph 2 under the heading “Report on Other Legal and Regulatory Requirements” of our report of even date to the members of Swar Land Developers Limited on the Ind AS financial statements for the year ended 31st March, 2017)

- i. In respect of its fixed assets:
 - a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets on the basis of available information.
 - b. As explained to us, the Company has physically verified assets. No material discrepancies were noticed on such physical verification as compared with the available records.
 - c. The Company does not have any immovable properties and hence the provisions of clause (i) (c) of paragraph 3 of the said Order are not applicable to the Company.
- ii. In respect of its inventories:

The Company has inventories only in relation to the development projects in progress. It does not have any other inventories during the year. The management has physically verified the project under development and no discrepancies were noticed. The Company has maintained the proper records for these projects.
- iii. In respect of loans, secured / unsecured,

The Company does not granted any loan, secured or unsecured, to companies, firm or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 and hence the provisions of Clause (iii) of paragraph 3 of the said order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of sections 185 & 186 of the Act as applicable, in respect of making investments.

- v. According to the information and explanations given to us, the Company has not accepted any deposit from the public. Therefore, the provisions of clause (v) of paragraph 3 of the Order are not applicable to the Company.

- vi. According to the information and explanations given to us, cost records pursuant to Companies (Cost Records & Audit) Rules 2014 prescribed by Central Government under section 148 (1) (d) of the Act are applicable in respect of the activities carried out by the Company. However maintenance of Cost records is not applicable to the Company as the company does not fall under the prescribed threshold limits.

- vii. According to the information and explanations given to us in respect of statutory dues:
 - a. The company has been generally regular in depositing undisputed statutory dues, including provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues with the appropriate authorities during the year. According to the information and explanations given to us, no undisputed amounts payable in respect of such statutory dues were outstanding as at 31st March, 2017 for a period of more than six months from the date they became payable.

 - b. According to the information and explanation given to us there are no dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, Duty of Custom, Duty of Excise, Value added tax and cess as it applicable, which have not been deposited on account of any dispute.

- viii. Based on our audit procedures and according to the information and explanations given by the management, the Company did not have any loans from banks, financial institutions or by way of debentures and hence the provisions of clause (viii) of paragraph 3 of the said order are not applicable to the company.

- ix. According to the information and explanations given to us, during the year the Company has not raised any money by way of initial public offer, further public offer (including debt instruments) and term loans during the year. Therefore, provisions of clause (ix) of paragraph 3 of the Order are not applicable to the Company.

- x. Based on our audit procedures performed for the purpose of reporting the true and fair view of the financial statements and on the basis of information and explanations given by the management, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.

- xi. In our opinion and according to the information and explanations give to us the Company has not paid/ provided managerial remuneration and hence the provision of clause (xi) of paragraph 3 of the Order, are not applicable to the Company.

- xii. In our opinion and according to the information and explanations, the Company is not a Nidhi Company. Therefore, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the Company.

- xiii. In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.

- xiv. According to the information and explanations give to us and based on our examination of the records of the Company, during the year, the Company has not raised any money by preferential allotment or private placement of share or debentures. Therefore, the provisions of clause (xiv) of paragraph 3 of the Order are not applicable to the Company.

- xv. According to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with directors or persons connected with him, Therefore, the provisions of clause (xv) of paragraph 3 of the Order are not applicable to the Company.

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

For Pathak H.D. & Associates

Chartered Accountants

Firm Registration No: 107783W

Mukesh Mehta

Partner

Membership No. 43495

Place: Mumbai

Date : 26th May, 2017

Swar Land Developers Limited
Balance sheet as at 31st March 2017

(Amount in Rs)

Particulars	Note	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
I. ASSETS				
1 Non-current assets				
a) Property, plant and equipment	2	47,101	88,693	98,868
b) Non-Current Tax Assets (Net)	3	368,403	408,026	145,965
2 Current assets				
a) Inventories	4	255,204,113	259,027,833	274,248,439
b) Financial assets				
i) Investments	5	3,501,387	54,597,388	-
ii) Trade receivables	6	493,323	5,485,849	-
iii) Cash and Cash Equivalents	7	1,260,683	8,386,836	322,205
iv) Loans	8	374,269	284,433	-
c) Other current assets	9	7,710,842	13,933	6,739,393
TOTAL ASSETS		268,960,121	328,292,991	281,554,870
II. EQUITY AND LIABILITIES				
Equity				
a) Equity share capital	10	500,000	500,000	500,000
b) Other equity	11	239,892,631	306,457,154	16,853,738
Liabilities				
1 Non-current liabilities				
a) Financial liabilities				
i) Borrowings	12	-	-	119,746,652
ii) Other financial liabilities	13	1,357,485	1,369,982	-
b) Deferred tax liabilities (Net)	14	6,656,799	7,465,334	8,957,112
c) Other non current liabilities	15	-	285,439	-
2 Current liabilities				
a) Financial liabilities				
i) Trade payables	16	546,084	2,102,236	6,741,873
ii) Other financial liabilities	17	11,212,766	796,177	128,190,449
b) Other current liabilities	18	8,794,356	9,316,669	565,046
TOTAL EQUITY & LIABILITIES		268,960,121	328,292,991	281,554,870
Significant accounting policies	1			
Notes on financial statements	1-33	-	-	-

As per our report of even date
For Pathak H. D. & Associates
Chartered Accountants
(Firm Registration No.107783W)

For and on behalf of the Board of Directors

Mukesh Mehta
Partner
Membership No. 43495

A.Datta
Director
(DIN 00434224)

Bijay Kumar Saraf
Director
(DIN 00084108)

Place : Mumbai
Date : 26th May 2017

Swar Land Developers Limited

Statement of Profit and Loss for the year ended 31st March 2017

(Amount in Rs)

Sl. No.	Particulars	Note	For the year ended 31 st March 2017	For the year ended 31 st March 2016
I.	Revenue From Operations	19	46,294,332	88,618,228
II.	Other Income	20	2,047,067	1,097,388
III.	Total Revenue (I + II)		48,341,399	89,715,616
IV.	Expenses:			
	Land & Development Expenses	21	18,130,009	36,120,332
	Changes in Inventories of Work-in-progress	22	3,701,210	14,757,976
	Service Tax Expenses		1,047,486	784,909
	Employee Benefits Expense	23	2,858,337	986,676
	Finance Costs	24	268,070	5,840,110
	Depreciation and Amortization Expense	2	41,592	40,175
	Other Expenses	25	2,252,090	2,484,799
	Total Expenses		28,298,794	61,014,977
V.	Profit Before Exceptional items and Tax (III-IV)		20,042,605	28,700,639
VI.	Tax Expense:			
	(i) Current Tax	26	7,415,663	10,589,002
	(ii) Deferred Tax Expenses/(Credit)	26	(808,535)	(1,491,779)
			6,607,128	9,097,223
VII.	Net Profit/Total Comprehensive Income for the year (V-VI)		13,435,477	19,603,416
VIII.	Earnings per Equity Share:	27		
	Basic (in Rs.)		268.71	392.07
	Diluted (in Rs.)		0.61	1.05
	Face Value per Share (in Rs.)		10	10
	Significant Accounting Policies	1		
	Notes on Financial Statements	1-33		

As per our report of even date

For Pathak H. D. & Associates

Chartered Accountants

(Firm Registration No.107783W)

For and on behalf of the Board of Directors

Mukesh Mehta

Partner

Membership No. 43495

A.Datta

Director

(DIN 00434224)

Bijay Kumar Saraf

Director

(DIN 00084108)

Place : Mumbai

Date : 26th May 2017

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

Statement of changes in equity

(Amount in Rs)

Equity share capital	Number of shares	Amount
As at 01 April 2015	50,000	500,000
Changes during the year	-	-
As at 31 March 2016	50,000	500,000
Changes during the year	-	-
As at 31 March 2017	50,000	500,000

B. Other equity

2015-16

(Amount in Rs)

Particulars	Reserves and surplus	Equity component of loans from parent	Optionally fully convertible debentures	Total
	Retained earnings			
Opening balance as at 1 st April 2015	(1,257,275)	18,111,013	-	16,853,738
Total comprehensive income for the year	19,603,416	-	-	19,603,416
Transactions with owners in capacity of owners				
Optionally fully convertible debentures issued during the year	-	-	270,000,000	270,000,000
Optionally fully convertible debentures redeemed during the year	-	-	(25,500,000)	(25,500,000)
Others				
Optionally fully convertible debentures issued during the year	-	-	25,500,000	25,500,000
Closing balance as at 31 st March 2016	18,346,141	18,111,013	270,000,000	306,457,154

Swar Land Developers LimitedNotes to the Financial Statement for the year ended on 31st March, 2017

2016-17

(Amount in Rs)

Particulars	Reserves and surplus	Equity component of loans from parent	Optionally fully convertible debentures	Total
	Retained earnings			
Opening balance as at 1st April 2016	18,346,141	18,111,013	270,000,000	306,457,154
Total comprehensive income for the year	13,435,477	-	-	13,435,477
Transactions with owners in capacity of owners				
Optionally fully convertible debentures issued during the year	-	-	-	-
Optionally fully convertible debentures redeemed during the year	-	-	(54,500,000)	(54,500,000)
Others				
Optionally fully convertible debentures redeemed during the year	-	-	(25,500,000)	(25,500,000)
Closing balance as at 31st March 2017	31,781,618	18,111,013	190,000,000	239,892,631

As per our report of even date

For Pathak H. D. & Associates

Chartered Accountants

(Firm Registration No.107783W)

For and on behalf of the Board of Directors

Mukesh Mehta

Partner

Membership No. 43495

Place : Mumbai**Date :** 26th May 2017**A.Datta**

Director

(DIN 00434224)

Bijay Kumar Saraf

Director

(DIN 00084108)

Swar Land Developers Limited

Cash Flow Statement for the year ended 31st March 2017

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax as per Statement of Profit and Loss	20,042,605	28,700,639
Adjusted for :		
Finance Cost	268,070	5,798,752
Capitalisation of finance cost to inventory	-	2,094,686
Fair value gains / losses on Financial assets classified and measured at FVTPL	(1,392)	(1,007,379)
Impact of Financial assets classified and measured at amortised cost	-	41,358
Profit on Sale of Current Investments	(2,016,617)	(90,009)
Depreciation	41,592	40,175
	(1,708,347)	6,877,583
Operating Profit before Working Capital Changes	18,334,258	35,578,222
Adjusted for :		
Inventories	3,823,720	13,060,850
Other receivables	(2,794,219)	1,101,143
Trade and Other Payables	8,040,188	5,874,287
Cash generated from operations	27,403,947	55,614,502
Direct taxes paid	(7,376,040)	(10,997,028)
Net Cash From Operating Activities	20,027,907	44,617,474
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of PPE	-	(30,000)
Purchase of Investments	(48,700,000)	(65,590,009)
Sale of Investments	101,814,010	12,090,009
Net Cash From Investing Activities	53,114,010	(53,530,000)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Non Current Borrowings	-	309,627,810
Repayment of Non Current Borrowings	(80,000,000)	(285,495,809)
Interest Paid	(268,070)	(7,154,844)
Net Cash (used in) Financing Activities	(80,268,070)	16,977,157
Net (Decrease) in Cash and Cash Equivalents (A+B+C)	(7,126,153)	8,064,631
Opening Balance of Cash and Cash Equivalents	8,386,836	322,205
Closing balance of Cash and Cash Equivalents	1,260,683	8,386,836
Components of Cash and Cash Equivalents:		
Balances with Banks in Current Accounts	1,260,683	7,586,836
Cheques, Drafts in Hand	-	800,000

As per our report of even date
For Pathak H. D. & Associates
Chartered Accountants
(Firm Registration No.107783W)

For and on behalf of the Board of Directors

Mukesh Mehta
Partner
Membership No.

A.Datta
Director
(DIN 00434224)

Bijay Kumar Saraf
Director
(DIN 00084108)

Place : Mumbai
Date : 26th May 2017

Company Information
Swar Land Developers Limited ("the Company") is a company limited by shares and is domiciled in India. The Company's registered office is at 11 B, Mittal Tower, Free Press Journal Marg, Nariman Point, Mumbai - 400 021 . These financial statements are the separate financial statements of the company. The company is primarily involved in Real Estate and Property Development
Basis of Preparation
The separate financial Statements have been prepared to comply in all material aspects with the Accounting Standards notified under Section 133 of Companies Act, 2013 as per Companies (Indian Accounting Standards (Ind AS)) Rules, 2015 and other relevant provisions of the Companies Act, 2013 and rules framed thereunder. Till the year ended 31st March 2016 the financial statement of the company have been prepared as Companies (Accounting Standards) Rules, 2006 as amended and other relevant provisions of the Companies Act, 2013 and rules framed thereunder. These are the first Ind AS Financial statements of the company. As per the principles of Ind AS 101, the transition date to Ind AS is 1st April 2015 and hence the comparatives for the previous year ended 31st March 2016 and balances as on 1st April 2015 have been restated as per the principles of Ind AS. The Financial Statements have been prepared under the historical cost convention and on accrual basis, except for certain financial assets and liabilities measured at fair value.
1 Significant accounting policies
a Revenue recognition
Revenue is measured at the fair value of consideration received or receivable. Revenue is recognised only when it can be reliably measured and it is probable that future economic benefits will flow to the company. Revenue from sale of goods is recognised when significant risk and rewards of ownership of the goods have passed to the customer. Amounts disclosed as revenue are inclusive of net of returns, quality claims, volume discounts, trade allowances, rebates, value added taxes and amounts collected on behalf of third parties. Interest income for all debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the group estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.
b Income taxes
The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses. The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. Deferred income tax is provided in full, using the balance sheet approach, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income 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 current tax assets and liabilities and 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 and deferred tax is recognised in profit or 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 Investments and financial assets
Classification
The company classifies its financial assets in the following measurement categories: <ul style="list-style-type: none"> • those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and • those measured at amortised cost. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. The company reclassifies debt investments when and only when its business model for managing those assets changes.

<p>Measurement</p> <p>At initial recognition, the company measures a financial asset at its fair value except investments in subsidiaries and associates plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.</p> <p>Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.</p>
<p>Measurement of debt instruments</p> <p>Subsequent measurement of debt instruments depends on the company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the company classifies its debt instruments:</p> <ul style="list-style-type: none"> • Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost, is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method. • Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method. • Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss, is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the year in which it arises. Interest income from these financial assets is included in other income.
<p>Measurement of equity instruments</p> <p>The company subsequently measures all equity investments at fair value except investments in subsidiaries and associates. Where the company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the company's right to receive payments is established.</p> <p>Changes in the fair value of financial assets measured at fair value through profit or loss are recognised as other gain/ (losses) in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.</p>
<p>Impairment of financial assets</p> <p>The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.</p> <p>For trade receivables, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.</p>
<p>De-recognition of financial assets</p> <p>A financial asset is derecognised only when</p> <ul style="list-style-type: none"> • The company has transferred the rights to receive cash flows from the financial asset or • retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients. <p>Where the entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.</p> <p>Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the company has not retained control of the financial asset. Where the company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.</p>
<p>d Derivatives and embedded derivatives</p> <p>The company enters into certain derivative contracts to hedge risks which are not designated as hedges. Such contracts are accounted for at fair value through profit or loss and are included in other gains / (losses).</p> <p>Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.</p> <p>Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss. Embedded derivatives closely related to the host contracts are not separated.</p>
<p>e Borrowings and other financial liabilities</p>

	<p>Borrowings and other financial liabilities are initially recognised at fair value (net of transaction costs incurred). Difference between the fair value and the transaction proceeds on initial is recognised as an asset / liability based on the underlying reason for the difference.</p> <p>Subsequently all financial liabilities are measured at amortised cost using the effective interest rate method</p> <p>Preference shares which are redeemable on a specific date are classified as a financial liability. Dividends on preference shares are recognised in statement of profit and loss.</p> <p>Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss. The gain / loss is recognised in other equity in case of transaction with shareholders.</p>
f	Provisions, contingent liabilities and contingent assets
	<p>Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event. It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using equivalent period government securities interest rate. Unwinding of the discount is recognised in the statement of profit and loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.</p> <p>Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the Notes to the Financial Statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.</p>
g	Borrowing costs
	<p>Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to the statement of profit and loss as finance costs.</p>
h	Employee benefits
	<p>Short-term employee benefits are recognized as an expense at the undiscounted amount in the statement of Profit and Loss for the year in which the related service is rendered.</p>
i	Earnings per share
	<p>Basic earnings per share is computed using the net profit for the year attributable to the shareholders' and weighted average number of equity shares outstanding during the year.</p> <p>Diluted earnings per share is computed using the net profit for the year attributable to the shareholder' and weighted average number of equity and potential equity shares outstanding during the year including share options, convertible preference shares and debentures, except where the result would be anti-dilutive. Potential equity shares that are converted during the year are included in the calculation of diluted earnings per share, from the beginning of the year or date of issuance of such potential equity shares, to the date of conversion.</p>
j	Cash and cash equivalents
	<p>For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions and banks, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.</p>
k	Inventories
	<p>Cost of inventories consists of cost of land, land development expenses, material services, construction cost, interest and financial charges and other expenses related to project under development. In general, all Inventories of land are stated at lower of cost and net realisable value.</p>

Swar Land Developers Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2017

Note 2 - Property, plant and equipment

(Amount in Rs.)

	Office Equipments	Total
GROSS BLOCK		
At 1st April, 2015	98,868	98,868
Additions	30,000	30,000
Disposals	-	-
At 31st March, 2016	128,868	128,868
Additions	-	-
Disposals	-	-
At 31st March, 2017	128,868	128,868
ACCUMULATED DEPRECIATION AND AMORTIZATION		
At 1st April, 2015	-	-
Depreciation Expenses	40,175	40,175
Disposals	-	-
At 31st March, 2016	40,175	40,175
Depreciation Expenses	41,592	41,592
Disposals	-	-
At 31st March, 2017	81,767	81,767
NET BLOCK		
At 1st April, 2015	98,868	98,868
At 31st March, 2016	88,693	88,693
At 31st March, 2017	47,101	47,101

2.1 The carrying value (Gross Block less accumulated depreciation) as on 1st April, 2015 as per previous GAAP of the Property, plant and equipment is considered as a deemed cost on the date of transition.

Swar Land Developers Limited
Notes to Accounts

Note 3 - Non current Tax Assets (Net)

(Amount in Rs)

Particulars	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
Income Tax	368,403	408,026	145,965
Total	368,403	408,026	145,965

Note 4 - Inventories

(Amount in Rs)

Particulars	As at 31st March 2017	As at 31st March 2016	As at 1st April 2015
Raw Materials			
Construction Materials	546,771	669,279	1,131,909
Work-in-progress	254,657,342	258,358,554	273,116,530
Total	255,204,113	259,027,833	274,248,439

Refer Note No.1. (k) for mode of valuation of inventories.

Swar Land Developers Limited

Notes to the Financial Statement for the year ended 31st March, 2017

Note 5 - Current investments

(Amount in Rs)

Particulars	As at 31 st March, 2017			As at 31 st March, 2016			As at 1 st April, 2015		
	Quantity (No's)	Face value	Amount	Quantity (No's)	Face value	Amount	Quantity (No's)	Face value	Amount
Financial assets classified and measured at fair value through profit or loss									
a) In Mutual funds - Unquoted fully paid up									
Birla Sun Life Floating Rate Fund Short Term Plan	16,146	100	3,501,387	270,537	100	54,597,388	-	-	-
Total Units in Mutual Funds at FVTPL			3,501,387			54,597,388			-
Total current investments			3,501,387			54,597,388			-
Aggregate amount of quoted investments and market value thereof			-			-			-
Aggregate amount of unquoted investments			3,501,387			54,597,388			-

Swar Land Developers Limited
Notes to Accounts

Note 6 - Trade Receivables

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Unsecured, Considered Good :			
Trade Receivables	493,323	5,485,849	-
Total	493,323	5,485,849	-

Note 7 - Cash and Cash Equivalents

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Cash and Cash Equivalents			
Balances with Banks in Current Accounts	1,260,683	7,586,836	322,205
Cheques, Drafts in Hand	-	800,000	-
Total	1,260,683	8,386,836	322,205

7.1 For the purpose of the statement of cash flow, cash and cash equivalents comprise the followings:

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Balances with Banks in Current Accounts	1,260,683	8,386,836	322,205
Cheques, Drafts in Hand	-	-	-
	1,260,683	8,386,836	322,205
Less: Working Capital Loan from Bank repayable on Demand	-	-	-
	1,260,683	8,386,836	322,205

Note 8 - Current financial assets - Loans

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Unsecured, considered good unless otherwise specified			
Security deposits	374,269	284,433	-
Total	374,269	284,433	-

Note 9 - Other current assets

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Advances other than capital advances			
Advance to suppliers	7,683,930	13,933	6,739,393
Other Advances	26,912	-	-
Total	7,710,842	13,933	6,739,393

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

Note 10 - Equity share capital

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Authorised:			
50,000 Equity Shares of Rs. 10 each (50,000 Equity Shares of Rs. 10 each as at 31 st March, 2016 & as at 1 st April, 2015)	500,000	500,000	500,000
50,000 1% Optionally Convertible Non-Cumulative, Redeemable (50,000 Pref Shares of Rs. 10 each as at 31 st March, 2016 & as at 1 st April, 2015)	500,000	500,000	500,000
Total	1,000,000	1,000,000	1,000,000

Issued, Subscribed & Paid-up:			
50,000 Equity Shares of Rs. 10 each (50,000 Equity Shares of Rs. 10 each as at 31 st March, 2016 & as at 1 st April, 2015)	500,000	500,000	500,000
Total	500,000	500,000	500,000

10.1 Reconciliation of number of Equity Shares outstanding at the beginning and at the end of the year:

Particulars	2016-17		2015-16		2014-15	
	(In Nos.)	(Figures in Rs)	(In Nos.)	(Figures in Rs)	(In Nos.)	(Figures in Rs)
Shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000	50,000	500,000
Shares outstanding at the end of the year	50,000	500,000	50,000	500,000	50,000	500,000

10.2 Terms / Rights attached to the Equity Shares

Holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by shareholders.

10.3 Details of shares in the Company held by each shareholder holding more than 5% shares:

Name of Shareholder	As at 31 st March 2017		As at 31 st March 2016		As at 1 st April 2015	
	Number of Shares held	% of Holding	Number of Shares held	% of Holding	Number of Shares held	% of Holding
Equity Shares:						
(Including equity shares held jointly with nominees)						
Jai Corp Limited	50,000	100%	50,000	100%	-	-
Jai Realty Ventures Limited	-	-	-	-	50,000	100%

Note 11 - Other equity

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016
Retained earnings		
Opening balance	18,346,141	(1,257,275)
Add: Net profit for the year	13,435,477	19,603,416
Closing balance	31,781,618	18,346,141

Nature and Purpose - Retained earnings represent the accumulated profits / losses made by the company over the years.

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016
Equity component on interest free loans from parent company		
Opening balance	18,111,013	18,111,013
Transaction during the year	-	-
Closing balance	18,111,013	18,111,013

Nature and purpose - The difference between the fair value of interest free loans on the date of issue and the transaction price is recognised as a deemed equity component by the parent company.

Estimation of fair value - For computation of the below fair value benefit, the company has estimated the fair value of the financial liability on the date of issue by considering comparable market interest rates adjusted to the facts and circumstances relevant to the company.

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016
Optionally fully convertible debentures issued to parent treated as equity		
Opening balance	244,500,000	-
Issued during the year	-	270,000,000
Redeemed during the year	(54,500,000)	(25,500,000)
Closing balance	190,000,000	244,500,000
Nature and purpose - The optionally fully convertible debentures issued to parent company are treated as equity.		
Terms - 1,90,000 (2,44,500 as at 31 st March 2016 and Nil as at 1 st April 2015) Zero% Optionally Fully Convertible Debenture (OFCD) of Rs. 1,000/- each are redeemable at face value at the option of the Company at any time from the date of allotment i.e. 21 st July,2015 but before the end of 20 years. The holder of the OFCD have the option to convert each OFCD in to 100 equity shares of face value of Rs. 10/- each of the Company at any time from the date of allotment during the tenure of OFCD.		
Nil (25,500 as at 31 st March 2016 and Nil 1 st April 2015) Zero% Optionally Fully Convertible Debenture (OFCD) of Rs. 1,000/- each are redeemable at face value at the option of the Company at any time from the date of allotment i.e. 21 st March,2016 but before the end of 20 years. The holder of the OFCD have the option to convert each OFCD in to 100 equity shares of face value of Rs. 10/- each of the Company at any time from the date of allotment during the tenure of OFCD.		

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016
Optionally fully convertible debentures issued to fellow subsidiary treated as equity		
Opening balance	25,500,000	-
Issued during the year	-	25,500,000
Redeemed during the year	(25,500,000)	-
Closing balance	-	25,500,000
Nature and purpose - The optionally fully convertible debentures issued to parent company are treated as equity.		
Terms - Nil (25,500 as at 31 st March, 2016 and Nil as at 1 st April, 2015) Zero% Optionally Fully Convertible Debenture (OFCD) of Rs. 1,000/- each are redeemable at face value at the option of the Company at any time from the date of allotment i.e. 21 st March,2016 but before the end of 20 years. The holder of the OFCD have the option to convert each OFCD in to 100 equity shares of face value of Rs. 10/- each of the Company at any time from the date of allotment during the tenure of OFCD.		

(Amount in Rs)

Total other equity as at 31 March 2017	
1-Apr-15	16,853,738
31-Mar-16	306,457,154
31-Mar-17	239,892,631

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

Note 12 - Non - current financial liabilities - Borrowings

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Borrowings other than from banks			
Unsecured			
Loan from Related Party (Refer note 12.1)	-	-	119,746,652
Total	-	-	119,746,652

12.1 The above unsecured loan amount of **Rs. Nil** (Rs. NIL as at 31st March, 2016 and Rs. 119,746,652 as at 1st April, 2015) from holding company, which carry interest at the rate from 8% to 9 % p.a., is repayable on 31st March 2025 with an option to the Company to repay earlier if sufficient funds are available with the Company.

Note 13 - Other non-current financial liabilities

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Rental deposits	1,357,485	1,369,982	-
Total	1,357,485	1,369,982	-

Note 14 - Deferred tax liabilities (Net)

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Deferred Tax Liabilities			
Related to PPE	4,238	11,919	11,321
Taxable temporary differences on financial assets measured at FVTPL	460	333,070	-
Related to interest free loan from parent company	6,652,101	7,120,345	8,945,791
Net deferred tax liability	6,656,799	7,465,334	8,957,112

14.1 Movement in Deferred Tax Liabilities

	PPE	Financial assets measured at FVTPL	Loan from parent company	Total
As at 1 st April, 2015	11,321	-	8,945,791	8,957,112
Charged/(Credited)				
- to Profit & Loss	598	333,070	(1,825,446)	(1,491,778)
As at 31 st March, 2016	11,919	333,070	7,120,345	7,465,334
(Charged)/Credited				
- to Profit & Loss	(7,681)	(332,610)	(468,244)	(808,535)
As at 31st March, 2017	4,238	460	6,652,101	6,656,799

Note 15 - Other non current liabilities

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Advance rent	-	285,439	-
Total	-	285,439	-

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

Note 16 - Trade Payables

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Micro, Small and Medium Enterprises	-	-	-
Others	546,084	2,102,236	6,741,873
Total	546,084	2,102,236	6,741,873

16.1 The Company has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act 2006 and hence disclosures as required by notification dated 16.11.2007 issued by the Ministry of Company Affairs have not been given.

Note 17 - Other current financial liabilities

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Salary payable	497,882	90,102	83,993
Other payable	9,502,863	306,075	188,816
Rental deposits received	812,021	-	-
Current Maturities of non-current borrowings	400,000	400,000	127,917,640
Total	11,212,766	796,177	128,190,449

17.1 1% Redeemable Non Cumulative Preference Shares (NCPS) of Rs.10 each shall be redeemable before the end of twenty years from the date of allotment with an option to the Company / the Shareholder to redeem the same earlier but not before the expiry of one year from the date of allotment i.e. 30th March 2015. The preference shares have a preferential right to dividend of 1% per annum, carry a preferential right for repayment of capital in priority to the equity shares, on liquidation of the Company or repayment of capital. However, the preference shares carry no further or other right to participate either in the profits or assets of the Company.

17.2 Details of shares in the Company held by each shareholder holding more than 5% shares:

Name of Shareholder	As at 31 st March 2017		As at 31 st March 2016		As at 1 st April 2015	
	Number of Shares held	% of Holding	Number of Shares held	% of Holding	Number of Shares held	% of Holding
Equity Shares						
(Including Equity Shares held jointly with nominees)						
Jai Corp Limited	40,000	100%	40,000	100%	-	-
Jai Realty Ventures Limited	-	-	-	-	40,000	100%

17.3 Reconciliation of number of Equity Shares outstanding at the beginning and at the end of the year:

(Rs. In Lakhs)

Particulars	2016-17		2015-16		2014-15	
	(In Nos.)	(Rs. In Lakhs)	(In Nos.)	(Rs. In Lakhs)	(In Nos.)	(Rs. In Lakhs)
Number of Shares outstanding at the beginning of the year	40,000	400,000	40,000	400,000	40,000	400,000
Number of Shares outstanding at the end of the year	40,000	400,000	40,000	400,000	40,000	400,000

17.4 Other Payable includes audit fees payable, expenses payables towards land and developments

Note 18 - Other current liabilities

(Amount in Rs)

Particulars	As at 31 st March 2017	As at 31 st March 2016	As at 1 st April 2015
Statutory Dues	142,602	75,387	565,046
Rental Deposit	550,000	-	-
Advance rent	665,965	148,868	-
Advance received from Customers	7,435,789	9,092,414	-
Total	8,794,356	9,316,669	565,046

Note 19 - Revenue from operations

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Sale of products	39,030,259	86,493,006
Sale of services	7,264,073	2,125,222
Total	46,294,332	88,618,228

Note 20 - Other income

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Interest Income from Financial Assets measured at amortised cost	9,558	-
Profit on Sale of Current Investments	2,016,617	90,009
Fair value changes (net) on financial assets classified as fair value through profit and loss - (net expense)	1,392	1,007,379
Other income	19,500	-
Total	2,047,067	1,097,388

Note 21 - Land & Development Expenses

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Construction Materials Consumed	15,948,532	26,096,828
Architectural Fees	-	300,000
Approval Cost	339,530	3,658,097
Power and Fuel	-	171,099
Labour Charges	1,816,560	4,408,421
Security Charges	-	186,589
Professional Charges	-	858,750
Other Expenses	25,387	440,548
Total	18,130,009	36,120,332

Note 22 - Changes in Inventories of Work-in-progress

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
At the end of the year		
Work-in-Progress	254,657,343	258,358,554
At the beginning of the Year		
Work-in-Progress	258,358,554	273,116,530
Changes in Inventories of Work-in-progress	3,701,210	14,757,976

Note 23 - Employee Benefits Expense

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Salaries, Wages and Perquisites	2,856,202	981,647
Staff Welfare Expenses	2,135	5,029
Total	2,858,337	986,676

Note 24 - Finance costs

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Interest on Borrowings	268,070	5,798,752
Interest on Security deposits received	-	41,358
Total	268,070	5,840,110

24.1 Includes interest on Income-tax and late payment of TDS and others **Rs. Nil** (Rs. 40,200 as at 31st March 2016 and Rs. 88 as at 1st April 2015)

Note 25 - Other expenses

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Sales Promotion Expenses	206,520	1,189,380
Brokerage	120,500	158,000
Payment to Auditors	25,875	25,875
Rates and Taxes	7,700	21,000
Electricity Expenses	384,969	330,085
Legal, Professional and Consultancy Charges	35,400	69,395
Insurance	104,059	-
Travelling and Conveyance	102,530	5,100
Bank Charges	1,431	1,047
Other repairs	113,123	-
Security Charges	554,759	432,484
Water Charges	163,432	141,962
Other Expenses	431,792	110,471
Total	2,252,090	2,484,799

25.1 Payment to Auditors

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Audit Fees	14,375	14,375
Tax Audit Fees	11,500	11,500
Total	25,875	25,875

Note 26 - Tax expense

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Current tax expense		
Current tax for the year	7,415,663	10,589,002
Deferred taxes		
Change in deferred tax assets	808,535	1,491,779
Change in deferred tax liabilities	-	-
	(808,535)	(1,491,779)
Total	6,607,128	9,097,223

Note 26.1 - Tax reconciliation (for profit and loss)

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Profit before income tax expense	20,042,605	28,700,639
Tax at the rate of 33.063%	6,626,686	9,489,292
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income		
Profit on sale of investments	(11,070)	11,072
Disallow Expenses	-	(14,944)
Interest on Tax u/c 234B & C	-	40,200
Business losses used	-	(411,038)
Others	(8,488)	(17,359)
Income Tax expenses	6,607,128	9,097,223

Note 27 - Earnings per share

(Amount in Rs)

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Net Profit / (loss) after tax for the year (Rs.)	13,435,477	19,603,416
Profit / loss attributable to equity share holders (Rs.)	13,435,477	19,603,416
Weighted Average Number of equity shares outstanding during the year for Basic EPS	50,000	50,000
Weighted Average Number of equity shares outstanding during the year for Diluted EPS	22,182,329	18,680,328
Basic Earnings Per Share (Rs.)	268.71	392.07
Diluted Earnings Per Share (Rs.)	0.61	1.05
Face Value per Share (Rs.)	10	10

27.1 Reconciliation between number of shares used for calculating basic and diluted earning per share

Particulars	For the year ended 31 st March 2017	For the year ended 31 st March 2016
Number of Shares Used for calculating Basic EPS	50,000	50,000
Add:- Potential Equity Shares on conversion (Weighted)	22,132,329	18,630,328
Number of Shares used for Calculating Diluted EPS	22,182,329	18,680,328

Financial instruments by category:

(Amount in Rs)

Particulars	As at 31 st March, 2017			As at 31 st March, 2016			As at 1 st April, 2015		
	FVOCI	FVTPL	Amortised cost	FVOCI	FVTPL	Amortised cost	FVOCI	FVTPL	Amortised cost
Financial assets									
Current assets									
Investment in mutual funds	-	3,501,387	-	-	54,597,388	-	-	-	-
Trade Receivables	-	-	493,323	-	-	5,485,849	-	-	-
Cash and bank balances	-	-	1,260,683	-	-	8,386,836	-	-	322,205
Security deposits	-	-	374,269	-	-	284,433	-	-	-
Total financial assets	-	3,501,387	2,128,275	-	54,597,388	14,157,118	-	-	322,205
Financial liabilities									
Non-current liabilities									
Loan from Related Party	-	-	-	-	-	-	-	-	119,746,652
Rental deposits	-	-	1,357,485	-	-	1,369,982	-	-	-
Current liabilities									
Trade Payables	-	-	546,084	-	-	2,102,236	-	-	6,741,873
Current Maturities of Non Current borrow	-	-	400,000	-	-	400,000	-	-	127,917,640
Other financial liabilities	-	-	10,812,766	-	-	396,177	-	-	272,809
Total financial liabilities	-	-	13,116,335	-	-	4,268,395	-	-	254,678,974

Fair value hierarchy

The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Level 1: hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments that have quoted price and financial instruments like Mutual Funds for which NAV is published by Mutual Fund Operator. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period and Mutual Fund are valued using the Closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. Instruments in the level 2 category for the company include forward exchange contract derivatives.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in this level. Instruments in level 3 category for the company include unquoted equity shares and FCCDs, unquoted units of mutual funds and unquoted units of venture capital funds

Financial assets and liabilities measured at fair value at each reporting date

(Amount in Rs)

Financial assets	As at 31 st March, 2017			As at 31 st March, 2016			As at 1 st April, 2015		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial assets measured at FVTPL									
Investment in mutual funds	3,501,387	-	-	54,597,388	-	-	-	-	-
Total	3,501,387	-	-	54,597,388	-	-	-	-	-

During the years mentioned above, there have been no transfers amongst the levels of hierarchy.

Fair value for assets measured at amortised cost

The carrying amounts of security deposits, trade receivables, cash and cash equivalent, borrowings, redeemable preference shares, rental deposits received, trade payables and other financial liabilities are considered to be approximately equal to the fair value.

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

29	<p><u>Financial risk management</u></p> <p>The company is exposed to credit risk, liquidity risk and Market risk.</p>
A	Credit risk
	<p>Credit risk arises from Trade receivables and Cash and bank balances carried at amortised cost.</p> <p>Credit risk management</p> <p>Credit risk arises from the possibility that the party may not be able to settle their obligations as agreed.</p> <p>To manage the credit risk, the Company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, analysis of historical bad debts and ageing of accounts receivable. Individual risk limits are set accordingly.</p> <p>Bank balances are held with only high rated banks. Trade receivables are generally recovered within the credit period. In respect of the other contractual financial assets like security deposits, the company transacts only with parties with high credit worthiness. Accordingly, the provision for impairment is considered immaterial.</p>
B	Liquidity risk
	<p>Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. For the Company, liquidity risk arises from obligations on account of financial liabilities – borrowings, Trade payables and other financial liabilities.</p> <p>Liquidity risk management</p> <p>The company manages its liquidity risk by regularly monitoring its rolling cash flow forecasts. The company's operations provide a natural liquidity of receivables against payments due to creditors. Receipts exceeding the amount of payables to creditors are invested in liquid assets like mutual funds. Borrowings are managed through credit facilities agreed with the Banks, internal accruals and realisation of liquid assets. In the event of cash shortfalls, the company approaches the lenders for a suitable term extension.</p>

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

Maturities of financial liabilities					
As at 31st March 2017 (Amount in Rs)					
Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Current Maturities of Non Current borrowings	400,000	-	-	-	400,000
Rental deposits received	-	-	1,357,485	-	
Trade payables	546,084	-	-	-	546,084
Other current financial liabilities	10,000,745	-	-	-	10,000,745
Total	10,946,829	-	1,357,485	-	10,946,829
As at 31st March 2016 (Amount in Rs)					
Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Current Maturities of Non Current borrowings	400,000	-	-	-	400,000
Rental deposits received	-	-	1,369,982	-	1,369,982
Trade payables	2,102,236	-	-	-	2,102,236
Other current financial liabilities	396,177	-	-	-	396,177
Total	2,898,413	-	1,369,982	-	4,268,395
As at 1st April 2015 (Amount in Rs)					
Particulars	Less than 6 months	6 months to 1 year	Between 1 and 5 years	Beyond 5 years	Total
Non-current borrowings	-	-	-	119,746,652	119,746,652
Current maturities of non-current borrowings	127,517,640	400,000	-	-	127,917,640
Trade payables	6,741,873	-	-	-	6,741,873
Other current financial liabilities	272,809	-	-	-	272,809
Total	134,532,322	400,000	-	119,746,652	254,678,974

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

C Market risk
Price risk
The company holds investments in mutual funds. The Company's exposure to equity security's price risks arises from these investments held by the Company and classified in the balance sheet at fair value through profit or loss.
Price risk management
The company evaluates the performance of its investees on a periodic basis. In case, the investments are not performing adequately for a longer duration, the group sells or elects an exit from those investments.

Sensitivity for Mutual Fund Investments

(Amount in Rs)

	Impact on profit/(loss) (Before Tax)	
	31-Mar-17	31-Mar-16
Mutual Funds		
Increase in price by1%	35,014	545,974
Decrease in price by1%	(35,014)	(545,974)

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

30	Capital Management			
30.1	Risk management			
	<p>The company's objectives when managing capital are to:-</p> <ul style="list-style-type: none"> • safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and • maintain an optimal capital structure to reduce the cost of capital. <p>The company's capital mainly comprises of equity share capital, internal accruals and borrowings from the promoters. There are no externally imposed capital requirements. The company's capital requirements are met through internal accruals.</p>			
	<p>The capital composition is as follows: (Amount in Rs)</p>			
		31st March, 2017	31st March, 2016	1st April, 2015
	Total debts	400,000	400,000	247,664,292
	Less: Cash and Cash Equivalents	1,260,683	8,386,836	322,205
	Net Debts	(860,683)	(7,986,836)	247,342,087
	Total equity	240,392,631	306,957,154	17,353,738
	Total Capital (Net Debt plus Total Equity)	239,531,948	298,970,318	264,695,825
	Net Gearing Ratio	(0.00)	(0.03)	0.93

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

31 Related Party Disclosure

31.1 As per Ind AS 24 "Related party Disclosures", disclosure of transactions with the related parties as defined in the Accounting Standard are given below:-

(A) List of related parties and relationship.

Holding Company

Jai Realty Ventures Limited (up to 28th June,2015)

Jai Corp Limited (from 29th June,2015)

Fellow Subsidiary

Swastik Land & Developers Limited

31.2 Transactions during the year with related parties :

		(Amount in Rs)	
Nature of Transaction	Name of the Related Party	2016-17	2015-16
0% Optinally Fully Convertible Debentures issued	Jai Corp Limited	-	270,000,000
0% Optinally Fully Convertible Debentures Redeemed	Jai Corp Limited	54,500,000	25,500,000
	Swastik Land & Developers Limi	25,500,000	-
Non-current Borrowings received	Jai Realty Ventures Limited	-	14,127,809
Non-current Borrowings refunded/adjusted	Jai Realty Ventures Limited		261,392,101
Finance Cost	Jai Realty Ventures Limited	-	2,303,494
	Jai Corp Limited	-	86,849
Construction Material Purchase	Jai Corp Limited	-	22,784

		(Amount in Rs)		
Nature of Transaction	Name of the Related Party	As at 31 st March, 2017	As at 31 st March, 2016	As at 1 st April, 2015
Equity Shares	Jai Corp Limited	500,000	500,000	-
	Jai Realty Ventures Limited	-	-	500,000
1% Redeemable Non-Cumulative Preference Shares	Jai Corp Limited	400,000	400,000	-
	Jai Realty Ventures Limited	-	-	400,000
0% Optinally Fully Convertible Debentures	Jai Corp Limited	190,000,000	244,500,000	-
	Swastik Land & Developers Limi	-	25,500,000	-
Non-current Borrowings	Jai Realty Ventures Limited	-	-	247,264,292

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

32	First time adoption of Ind AS
A	First Ind AS Financial statements
	<p>These are the company's first separate financial statements prepared in accordance with Ind AS.</p> <p>The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended 31 March 2017, the comparative information presented in these financial statements for the year ended 31 March 2016 and in the preparation of an opening Ind AS balance sheet at 1 April 2015 (the date of transition). In preparing its opening Ind AS balance sheet, the Group 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 Indian GAAP).</p> <p>An explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows is as follows:</p>
i	Optional exemptions availed
	<p>Business combinations</p> <p>The company has availed the business combination exemption on first time adoption of Ind AS and accordingly the business combinations prior to date of transition have not been restated to the accounting prescribed under Ind AS 103 – Business combinations.</p> <p>The company applies the requirements of Ind AS 103 – Business combinations to business combinations occurring after the date of transition to Ind AS</p> <p>Deemed cost</p> <p>Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment 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.</p> <p>Accordingly, the company has elected to measure all of its property, plant and equipment at their previous GAAP carrying value.</p>
ii	Mandatory exceptions applied
	<p>Estimates</p> <p>An entity's estimates in accordance with Ind ASs 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.</p> <p>Ind AS estimates as at 1 April 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP except where Ind AS required a different basis for estimates as compared to the previous GAAP.</p> <p>De-recognition of financial assets and liabilities</p> <p>Ind AS 101 requires a first-time adopter to apply the de-recognition provisions of Ind AS 109 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 initially accounting for those transactions.</p> <p>The company has applied the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.</p> <p>Classification and measurement of financial assets</p> <p>Ind AS 101 requires an entity to assess classification and measurement of financial assets (investment in debt instruments) on the basis of the facts and circumstances that exist at the date of transition to Ind AS.</p>

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

32.1 Balance sheet as at 1st April 2015

(Amount in Rs.)

Particulars	IGAAP as at 31st March, 2015	GAAP adjustments	Ind AS as at 1st April, 2015
I. ASSETS			
1 Non-current assets			
a) Property, plant and equipment	98,868	-	98,868
b) Long-term loans and advances	145,965	-	145,965
2 Current assets			
a) Inventories	250,552,994	23,695,445	274,248,439
b) Financial assets			
i) Cash and Cash Equivalents	322,205	-	322,205
ii) Short-term loans and advances	6,739,393	(6,739,393)	-
c) Other current assets	-	6,739,393	6,739,393
TOTAL ASSETS	257,859,425	23,695,445	281,554,870
II. EQUITY AND LIABILITIES			
Equity			
a) Equity share capital	900,000	(400,000)	500,000
b) Other equity	(1,257,275)	18,111,013	16,853,738
Liabilities			
1 Non-current liabilities			
a) Financial liabilities			
i) Borrowings	114,989,000	4,757,652	119,746,652
ii) Other long term liabilities	4,757,652	(4,757,652)	-
b) Deferred tax liabilities (net)	11,321	8,945,791	8,957,112
2 Current liabilities			
a) Financial liabilities			
i) Trade payables	6,741,873	-	6,741,873
ii) Other financial liabilities	-	128,190,449	128,190,449
iii) Other current liabilities	131,716,854	(131,151,808)	565,046
TOTAL EQUITY AND LIABILITIES	257,859,425	23,695,445	281,554,870

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

32.2 Balance sheet as at 1st April 2015

(Amount in Rs.)

Particulars	IGAAP as at 31st March, 2016	GAAP adjustments	Ind AS as at 31st March, 2016
I. ASSETS			
1 Non-current assets			
a) Property, plant and equipment	88,693	-	88,693
b) Long-term loans and advances	408,026	-	408,026
c) Non-current tax assets (Net)			-
2 Current assets			
a) Inventories	237,492,144	21,535,689	259,027,833
b) Financial assets			
i) Investments	53,590,009	1,007,379	54,597,388
ii) Trade receivables	5,485,849	-	5,485,849
iii) Cash and Cash Equivalents	8,386,836	-	8,386,836
iv) Short-term loans and advances	298,366	(13,933)	284,433
c) Other current assets	-	13,933	13,933
TOTAL ASSTS	305,749,923	22,543,068	328,292,991
II. EQUITY AND LIABILITIES			
Equity			
a) Equity share capital	900,000	(400,000)	500,000
b) Other equity	21,343,789	285,113,365	306,457,154
Liabilities			
1 Non-current liabilities			
a) Financial liabilities			
i) Borrowings	270,000,000	(270,000,000)	-
ii) Other long term financial liabilities	-	1,369,982	1,369,982
b) Other long term liabilities	1,828,000	(1,542,561)	285,439
c) Deferred tax liabilities (net)	11,919	7,453,415	7,465,334
2 Current liabilities			
a) Financial liabilities			
i) Trade payables	2,102,236	-	2,102,236
ii) Other financial liabilities	-	796,177	796,177
iii) Other current liabilities	9,563,978	(247,309)	9,316,669
TOTAL EQUITY AND LIABILITIES	305,749,922	22,543,069	328,292,991

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

32.3 Statement of Profit and Loss for the year ended 31st March 2016

(Amount in Rs.)

Sl. No.	Particulars	IGAAP as at 31st March, 2016	GAAP adjustments	Ind AS as at 31st March, 2016
I.	Revenue From Operations	88,553,159	65,069	88,618,228
II.	Other Income	90,009	1,007,379	1,097,388
III.	Total Revenue (I+II)	88,643,168	1,072,448	89,715,616
IV.	Expenses:			
	Purchase of Stock-in-Trade	36,120,332	-	36,120,332
	Changes in Inventories of Work-in-progress	12,598,220	2,159,756	14,757,976
	Service Tax Expenses	784,909	-	784,909
	Employee Benefits Expense	986,676	-	986,676
	Finance Costs	2,437,392	3,402,718	5,840,110
	Depreciation and Amortization Expense	40,175	-	40,175
	Other Expenses	2,484,799	-	2,484,799
	Total Expenses	55,452,503	5,562,474	61,014,977
V.	Profit/(Loss) Before Exceptional items and Tax (III-IV)	33,190,665	(4,490,026)	28,700,639
VI.	Exceptional items	-	-	-
VII.	Profit/(Loss) Before Tax (V-VI)	33,190,665	(4,490,026)	28,700,639
VIII.	Tax Expense:			
	(i) Current Tax	10,589,002	-	10,589,002
	(ii) Deferred Tax Expenses/(Credit)	598	(1,492,377)	(1,491,779)
IX.	Net Profit/(Loss) After Tax (VII-VIII)	22,601,065	(2,997,649)	19,603,416
X.	Other Comprehensive Income (OCI)	-	-	-
XI.	Total Comprehensive Income for the Year (IX+X)	22,601,065	(2,997,649)	19,603,416

Swar Land Developers Limited

Notes to the Financial Statement for the year ended on 31st March, 2017

B Reconciliations of Other equity reported under previous GAAP to equity under Ind AS

(Amount in Rs)

Sr.no	Particulars	Note no.	Other Equity as at 31 st March 2016	Other Equity as at 1 st April 2015
	Other Equity as per previous Indian GAAP		21,743,789	(857,275)
1	Effect of measuring interest free loan initially at fair value and subsequently at amortised cost	B.1	-	3,361,360
2	Amortised cost measurement of financial liability - non-convertible preference shares	B.2	(400,000)	(400,000)
3	Financial assets classified and measured at fair value through profit and loss	B.3	1,007,379	-
4	Amortised cost measurement of financial liability - Rental deposits	B.4	23,711	-
5	OFCDs treated as equity from parent	B.5	244,500,000	-
6	OFCDs treated as equity contribution from fellow subsidiary	B.6	25,500,000	-
7	Notional finance cost capitalised to inventory	B.7	21,535,688	23,695,445
8	Deferred tax impacts	B.8	(7,453,413)	(8,945,792)
	Equity as per Ind AS		306,457,154	16,853,738

Reconciliation of profit reported under previous GAAP to profit under Ind AS

(Amount in Rs)

Sr.no	Particulars	Note no.	For the year ended 31 st March 2016
	Net profit as per previous Indian GAAP		22,601,065
1	Effect of measuring interest free loan initially at fair value and subsequently at amortised cost Interest Expenses	B.1	(3,361,360)
2	Amortised cost measurement of financial liability - non-convertible preference shares	B.2	-
3	Financial assets classified and measured at fair value through profit and loss	B.3	1,007,379
4	Amortised cost measurement of financial liability - Rental deposits	B.4	23,711
5	Notional finance cost capitalised to inventory	B.7	(2,159,756)
6	Deferred tax impacts	B.8	1,492,377
	Net profit after tax as per Ind AS		19,603,416
	Total comprehensive income as per Ind AS		19,603,416

Impact of Ind AS adoption on the statement of cash flows for the year ended 31st March 2016 -

All the adjustments on account of Ind AS are non - cash in nature and hence, there is no material impact on the cash flows in the cash flow statement.

Explanation to reconciliation:

B.1 Impact of interest free loan from parent company

Previous GAAP - The interest free loan from parent company was recognised as a liability at the transaction value.

Ind AS - the interest free loan from parent company are classified as a financial liability. The loan is initially recognised at fair value and the difference between the fair value and transaction price is recognised as deemed equity contribution by the parent company. Subsequently, the liability is measured at amortized cost using the effective interest rate. The adjustment for the above arrangement has been recognised in the reserves on the transition date and the subsequent impacts are recognised in the statement of profit and loss.

B.2 Non-convertible preference shares issued to parent company

Previous GAAP - The preference shares were recognised as share capital.

Ind AS - The preference shares are classified as a financial liability. The liability is initially recognised at fair value and the difference between the fair value and transaction price is recognised as deemed equity contribution by the parent company. Subsequently, the liability is measured at amortized cost using the effective interest rate. The adjustment for the above arrangement has been recognised in the reserves on the transition date and the subsequent impacts are recognised in the statement of profit and loss.

B.3 Financial assets classified and measured at fair value through profit and loss

Previous GAAP – Mutual funds were carried at lower of cost or fair value.

Ind AS – Mutual fund investments are classified as FVTPL. Initial recognition is done at fair value. The impacts on the date of transition have been recognised in the reserves and subsequently the fair value changes are recognised in the statement of profit or loss.

B.4 Amortised cost measurement of financial liability - Rental deposits

Previous GAAP – Financial liabilities were carried at transaction value.

Ind AS – Security deposits are measured at amortised cost. Initial recognition is done at fair value. The difference between the fair value and transaction price is accounted as advance rent income. Impacts of the above adjustment has been recognised in reserves till the date of transition and subsequent impacts are recognised in the statement of profit or loss.

B.5 Impact of optionally fully convertible debentures issued to parent company

Previous GAAP - The optionally fully convertible debentures issued to parent company were recognised as a borrowing.

Ind AS - The debentures are in the nature of equity based on the terms of the instrument. On redemption, the amount in equity is derecognised.

B.6 Impact of optionally fully convertible debentures issued to fellow subsidiary

Previous GAAP - The optionally fully convertible debentures issued to fellow subsidiary were recognised as a borrowing.

Ind AS - The debentures are in the nature of equity based on the terms of the instrument.

B.7 Capitalisation of additional borrowing costs arising on account of GAAP differences

Previous GAAP - Interest was accrued at contractual rates. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale.

Ind AS - on adoption of Ind AS, the company has recognised interest as per the effective interest rate method (Refer note B.1 & B.2 above). Borrowing costs (effective interest) that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Therefore, the additional interest accrued as a GAAP difference is capitalised.

B.8 Deferred taxes

The impact of transition adjustments together with Ind AS mandate of using balance sheet approach (against profit and loss approach in the previous GAAP) for computation of deferred tax has impacted the reserves on date of transition, with consequential impacts to the statement of profit and loss for the subsequent periods.

Swar Land Developers Limited**Notes to the Financial Statement for the year ended on 31st March, 2017**

Note 33 Segment Reporting

In the opinion of the Management and based on consideration of dominant source and nature of risk and returns, the Company's activities, during the year revolved single segment namely, "Builders and Developers". Considering the nature of Company's business and operations, there are no separate reportable segment (Business Geographical) in accordance with the requirement of Ind AS 108 "Operating Segments" as notified.

As per our report of even date

For Pathak H. D. & Associates

Chartered Accountants

(Firm Registration No.107783W)

For and on behalf of the Board of Directors

Mukesh Mehta

Partner

Membership No. 43495

A.Datta

Director

(DIN 00434224)

Bijay Kumar Saraf

Director

(DIN 00084108)

Place : Mumbai**Date :** 26th May 2017
