



RADIANCE REALTY DEVELOPERS INDIA LIMITED

12th ANNUAL REPORT

2018 – 2019

BOARD OF DIRECTORS

Sl.No.	DIN	Name of Directors	Position
01.	00091388	Mr. Varun Manian	Managing Director
02.	02898620	Mr. S. Sankaranarayanan	Director
03.	02605084	Mrs.Lakshmi Kumaraswamy	Director
04.	07224996	Mr. P. Chandrasekaran	Independent Director
05.	07224999	Mrs. Maria Renaux	Independent Director

KEY MANAGEMENT PERSONNEL

Sl.No.	Name of the Person	Designation
01.	Mr. Varun Manian	Managing Director
02.	Mr. K. Srinivasan	Chief Financial Officer
03.	Mrs. Thejaswini	Company Secretary

STATUTORY AUDITORS

M/s PKF SRIDHAR & SANTHANAM LLP
Chartered Accountants,
KRD Gee Gee Crystal, No.91-92, 7th Floor,
Dr. Radhakrishnan Salai, Mylapore,
Chennai – 600 004.

BANKERS AND FINANCIAL INSTITUTIONS

1. M/s Kotak Mahindra Bank
2. M/s Bajaj Housing Finance Ltd
3. M/s Axis Bank Limited
4. M/s State Bank of India
5. M/s Motilal Oswal Real Estate
Inv. Advisors II P Limited
6. M/s HDFC Bank Limited
7. M/s Xander Finance Limited

REGISTERED OFFICE

Radiance Realty Developers India Limited,
"Khivraj Complex - II, 6th Floor, No. 480,
Anna Salai, Nandanam, Chennai – 600 035.
Tel. +91 44 4347 0970, Fax. +91 44 43470971
www.radiancerealty.in,
CIN : U45201TN2007PLC062662

INDEPENDENT AUDITORS' REPORT

To the Members of Radiance Realty Developers India Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Radiance Realty Developers India Limited ("the Company"), which comprise the balance sheet as at 31 March 2019, and the statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 31 March 2019, and profit, and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the *standalone* financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 39 of the standalone financial statements on offer of additional income of Rs.10 crores consequent to an Income Tax Survey carried out at the Company premises in January 2019 and the resultant additional tax liability of Rs.3.93 crores.

Our opinion is not modified in respect of this matter.

Information Other than the Standalone Financial Statements and Auditors' Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report but does not include the standalone financial statements and our auditors' report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Management and Those Charged with Governance for Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for



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

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

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditors' Responsibilities for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and



other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditors' Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
 - (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - (e) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - (g) With respect to the other matters to be included in the Auditors' 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:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 33 to the standalone financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - (h) As required by Section 197(16) of the Act, we report that the remuneration paid by the company to its directors is in accordance with the prescribed provisions and the remuneration paid to every director is within the limit specified under Section 197.

For **PKF Sridhar & Santhanam LLP**
Chartered Accountants
Firm's Registration No.003990S/S200018

S.Rajeshwari 30/11/19
Partner
Membership No. 024105
Place of Signature: Chennai



UDIN - 19024105AAAA DT 5095

Annexure A

Referred to in paragraph 1 on 'Report on Other Legal and Regulatory Requirements' of our report of even date to the members of Radiance Realty Developers India Limited ("the Company") on the standalone financial statements as of and for the year ended 31 March 2019.

- (i) In respect of the Company's fixed assets :
- (a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
 - (b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified in a phased manner. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Fixed assets were physically verified by the management during the year. In our opinion, and according to the information and explanations given to us, no material discrepancies were noticed on such verification
 - (c) According to the information and explanations given to us and the records examined by us, we report that, the title deeds, comprising immovable properties of the land and buildings amounting to Rs.30.42 crores which have been mortgaged for various borrowings are in the possession of the bankers.
- (ii) The Company has conducted physical verification of inventories at reasonable intervals during the year. As informed, discrepancies noticed on such verification were not material.
- (iii) According to information and explanations given to us, The Company has granted unsecured loan to one body corporate covered in the register maintained under Section 189 of the Act, in respect of which:
- a. The terms and conditions under which such loans were granted are, in our opinion, prima facie, not prejudicial to the Company's interest.
 - b. The said loans, are repayable on demand, and we are informed that the amount of interest and principal demanded by the Company would be repaid as per stipulations.
 - c. There are no amounts overdue in respect of this loan for more than ninety days at the balance sheet date.
- (iv) In our opinion and according to the information and explanation given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees, and securities, as applicable.
- (v) Based on our audit procedures & according to the information and explanation given to us, the Company has not accepted any deposits from the public within the meaning of the Act and the rules made there under and hence clause 3(v) of the Order is not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company as specified under Section 148(1) of the Act, for maintenance of cost records in respect of the products manufactured by the Company, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not, made a detailed examination of cost records with a view to determine whether they are accurate or complete.
- (vii)
- (a) According to the information and explanations given to us and the records of the Company examined by us, *except for few delays*, the Company has generally been regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, Goods and Services Tax(GST), cess and any other statutory dues as applicable with the appropriate authorities.

According to the information and explanation given to us and the records of the Company examined by us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, Goods



and Services Tax(GST), cess and any other statutory dues were in arrears, as at 31 March 2019 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and based on our examination of the records of the Company, there are no dues of Income-tax, Sales Tax, Service tax, Goods and Services Tax(GST) and Duty of customs as at 31 March 2019, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) Based on our audit procedures and as per the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowings to financial institutions, banks, Government or dues to debenture holders.
- (ix) According to the information and explanations given to us, No money was raised by way of Initial Public Offer (IPO) or Further Public Offer (FPO) (including debt instrument). Term loans during the year were applied for the purpose for which those were raised.
- (x) To the best of our knowledge and belief and according to the information and explanations given to us, we report that no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year nor have we been informed of such case by the management.
- (xi) According to the information and explanations given to us, the managerial remuneration has been paid / provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.
- (xii) The Company is not a Nidhi company in accordance with Nidhi Rules 2014. Accordingly, the provisions of clause (xii) of the Order are not applicable.
- (xiii) Based on our audit procedures and according to the information and explanations given to us, all the transactions entered into with the related parties during the year are in compliance with Section 177 and Section 188 of the Act where applicable and the details have been disclosed in the standalone financial statements as required by the applicable Accounting standards.
- (xiv) Based on our audit procedures and according to the information and explanations given to us, the Company issued redeemable, cumulative, non convertible debentures during the year under review on privately placement basis and requirements of section 42 of the Act in this regard have been complied with and amounts raised have been used for the purposes for which the funds were raised.
- (xv) Based on our audit procedures and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with them.
- (xvi) Based on our audit procedures and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of Reserve Bank of India Act, 1934.

For PKF Sridhar & Santhanam LLP

Chartered Accountants

Firm's Registration No.003990S/S200018

S.Rajeshwari
Partner

Membership No. 024105

Place of Signature: Chennai

UDIN - 19024105AAAA DT 5095



Annexure B

Referred to in paragraph 2(f) on 'Report on Other Legal and Regulatory Requirements' of our report of even date

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Radiance Realty Developers India Limited ("the Company") as of 31 March 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 were established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **PKF Sridhar & Santhanam LLP**

Chartered Accountants

Firm's Registration No.003990S/S200018


S. Rajeshwari
Partner

Membership No. 024105

Place of Signature: Chennai



UDIN-19024105AAAA DT 5095

RADIANCE REALTY DEVELOPERS INDIA LTD
BALANCE SHEET AS AT 31ST MARCH 2019

(figures in Rupees)

	Notes	As at March 31, 2019	As at March 31, 2018
EQUITY AND LIABILITIES			
Shareholders Funds			
a. Share Capital	2	35,99,82,400	40,99,82,400
b. Reserves and Surplus	3	1,30,86,73,260	1,24,75,04,880
		1,66,86,55,660	1,65,74,87,280
Non Current Liabilities			
a. Long Term Borrowings	4	1,08,00,20,426	71,28,45,506
b. Long Term Provisions	8	29,21,889	40,26,070
		1,08,29,42,315	71,68,71,576
Current Liabilities			
a. Short Term Borrowings	5	70,47,68,036	71,80,64,069
b. Trade Payables			
i. Due to Micro & Small Enterprises	6	1,26,93,034	40,96,139
ii. Due to Other than Micro & Small Enterprises	6	48,58,38,122	47,63,37,480
c. Other Current Liabilities	7	1,59,19,21,653	1,76,15,68,912
d. Short Term Provisions	8	1,29,08,877	88,04,341
		2,80,81,29,722	2,96,88,70,941
Total		5,55,97,27,697	5,34,32,29,797
ASSETS			
Non Current Assets			
a. Property Plant & Equipments			
i. Tangible Assets	9	43,81,03,462	41,33,39,809
ii. Intangible Assets	9	12,80,875	6,54,611
iii. Capital Work In Progress	10	12,66,85,403	5,58,05,315
b. Non Current Investments	11	29,11,84,450	29,06,74,450
c. Deferred Tax Assets (net)	16	2,16,86,190	3,00,25,000
d. Long term loans and advances	12	33,94,91,970	22,11,38,524
e. Other Non current assets	13	6,58,99,375	3,87,76,150
		1,28,43,31,725	1,05,04,13,859
Current Assets			
a. Inventories	14	3,29,27,85,748	2,65,13,50,284
b. Trade Receivables	15	39,09,22,202	84,28,38,695
c. Cash and Bank Balances	17	8,67,24,755	14,11,48,351
d. Short Term Loans and Advances	18	30,12,41,651	40,66,11,785
e. Other Current assets	13	20,37,21,616	25,08,66,823
		4,27,53,95,972	4,29,28,15,938
Total		5,55,97,27,697	5,34,32,29,797

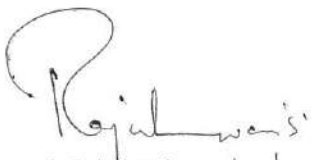
Significant accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

For and on behalf of the Board of Directors


S. Rajeshwari
Partner
M.No 024105




Varun Manian
Managing Director


K. Srinivasan
Chief Financial Officer


S. Sankaranarayanan
Director


Thejaswini
Company Secretary

Place : Chennai
Dated: 28th November, 2019



RADIANCE REALTY DEVELOPERS INDIA LTD
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2019

(figures in Rupees)

	Notes	Year ended March 31, 2019	Year ended 31, 2018
INCOME			
Revenue from Operations	19	3,03,82,13,645	3,13,81,91,653
Other income	20	5,64,46,969	3,60,51,499
Total Income		3,09,46,60,614	3,17,42,43,152
EXPENSES			
Cost of Land, Material and Construction Expenses	21	3,02,25,32,730	2,95,94,67,827
Change in Inventories Of Constructed Premises Held For Sale,			
Work In Progress And Construction Material	22	(64,14,35,464)	(44,62,87,454)
Employee Benefits Expenses	23	16,74,10,004	12,34,39,366
Finance Costs	24	8,07,20,705	8,56,48,871
Depreciation & Amortisation expense	9	4,49,93,140	4,10,86,066
Administration & Other Expenses	25	26,04,21,876	26,88,73,793
Total Expenses		2,93,46,42,991	3,03,22,28,468
Profit before Tax		16,00,17,623	14,20,14,683
Tax Expenses			
Current Year		6,05,70,000	7,38,07,000
Deferred tax / (Credit)		83,38,811	(1,60,78,416)
(Excess) / Short provision for Tax of earlier years		2,99,40,432	(19,74,680)
Profit for the year		6,11,68,380	8,62,60,779
Earnings Per Equity Share	27		
(Equity Share of par value of Rs. 100 each)			
- Basic		612.76	864.13
- Diluted		612.42	863.65

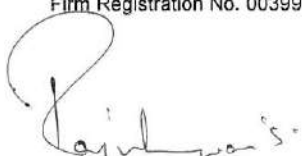
Significant accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

For and on behalf of the Board of Directors

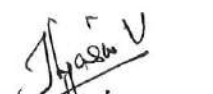

S. Rajeshwari
Partner
M.No 024105
30/11/19




Varun Manian
Managing Director


K. Srinivasan
Chief Financial Officer


S. Sankaranarayanan
Director


Thejaswini
Company Secretary

Place : Chennai
Dated: 28th November, 2019



RADIANCE REALTY DEVELOPERS INDIA LIMITED
Cash Flow Statement for the Year Ended 31 March 2019

(figures in Rupees)

Particulars	Note	As at March 31, 2019	As at March 31, 2018
A Cash flow from operational activities			
Profit Before Tax, Exceptional and Extraordinary Items		16,00,17,623	14,20,14,683
Adjustment for:			
Preliminary expenses written off		13,874	13,875
Pre-operative expenses written off		-	-
Net impact on non cash assets pursuant to merger		-	16,50,52,600
Depreciation		4,49,93,138	4,10,86,066
Provision for Diminution in Value of Investments		-	5,03,00,000
(Profit)/Loss on Sale of Fixed Asset		-	(3,39,605)
Finance costs		8,07,20,705	8,56,48,871
Interest Income		(4,70,72,452)	(3,27,76,606)
Operating profit before working capital changes		23,86,72,888	45,09,99,884
Adjustment for:			
(Increase)/Decrease in Long-Term Loans and Advances		(11,83,53,446)	(6,47,43,194)
(Increase)/Decrease in Other Non Current Assets		2,00,08,108	(26,18,44,112)
(Increase)/Decrease in Inventories		(64,14,35,464)	(44,62,87,454)
(Increase)/Decrease in Trade Receivables		45,19,16,493	(43,83,20,226)
(Increase)/Decrease in Short -Term Loans and Advances		10,53,70,134	17,92,00,963
Increase/(Decrease) in Other Long Term Liabilities		-	-
Increase/(Decrease) in Long-Term Provisions		(11,04,181)	(19,16,946)
Increase/(Decrease) in Trade Payables		1,80,97,537	6,79,61,968
Increase/(Decrease) in Other Current Liabilities		(39,84,184)	16,24,24,866
Increase/(Decrease) in Short-Term Provisions		22,35,977	22,56,327
Cash generated from operations		7,14,23,861	(35,02,67,924)
Payment of Taxes		(8,66,41,873)	(6,71,55,140)
Net cash flow from operating activities (A)		(1,72,18,012)	(41,74,23,064)
B Cash flow from investment activities			
Purchase of Property, Plant and Equipment		(7,03,83,057)	(6,21,02,336)
Movement in Capital Work in Progress		(7,08,80,088)	(4,64,52,503)
Changes in Current Investment		-	4,06,083
Fresh investments made (Non Current)		(5,10,000)	(81,38,700)
Interest Income		4,70,72,452	3,27,76,606
Proceeds from Sale of Property, Plant and Equipment		-	10,15,464
Net cash from/(used in) investment activities (B)		(9,47,00,693)	(8,24,95,385)
C Cash flow from financial activities			
Repayment of Short-Term Borrowings		(1,32,96,033)	(10,99,69,294)
Proceeds from Short-Term Borrowings		-	-
Repayment of Long-Term Borrowings		(1,36,21,94,112)	(57,10,89,979)
Proceeds from Long-Term Borrowings		1,66,37,05,959	1,28,00,63,383
Issuance of preferential shares		(5,00,00,000)	5,00,00,000
Finance Costs		(8,07,20,705)	(8,56,48,871)
Net cash used in financial activities (C)		5,74,95,109	56,33,55,240
D Net change in cash and cash equivalent (A+B+C)		(5,44,23,596)	6,34,36,791
Cash & cash equivalents at the beginning of the year		14,11,48,351	7,80,83,534
Add: Cash and Cash equivalents taken over		-	(3,71,974)
Cash & bank balance at the end of the year		8,67,24,755	14,11,48,351
E Components of cash and cash equivalents at the year end			
Cash on hand		3,23,052	2,03,222
Balances with banks			
- in Current Account		6,28,51,762	9,83,90,713
- in Fixed Deposit		2,35,49,941	4,25,54,416
		8,67,24,755	14,11,48,351

1. Previous year figures are regrouped / reclassified wherever necessary
2. The accompanying notes are an integral part of Financial Statements

1

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018

For and on behalf of the Board of Directors

S. Rajeshwari
Partner
M.No 024105



Varun Manian
Managing Director

K. Sriatyan
Chief Financial Officer

S. Sankaranarayanan
Director

Thejaswini
Company Secretary



Place : Chennai
Dated: 28th November, 2019

NOTES TO FINANCIAL STATEMENTS

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

1.01 Corporate Information

Radiance Realty Developers India Ltd (the Company) is a Public Company domiciled in India and incorporated under the provisions of the Companies Act, 1956.

The Company is engaged in Sale of Land & construction and sale of residential and Commercial properties.

1.02 Basis of preparation

These financial statements have been prepared in accordance with the generally accepted accounting principles in India, on the basis of going concern under the historical cost convention and also on accrual basis. The Company has prepared these financial statements to comply in all material aspects with the accounting standards notified under section 133 of the Companies Act, 2013, read together with rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. In accordance with first provision to section 129 (1) of the Companies Act, 2013, the items contained in the enclosed financial statements are in accordance with the Accounting Standards.

All assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current & non-current classification of assets and liabilities

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

1.03 Use of estimates:

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, as at the date of financial statements and reported amounts of revenue and expenses during the reporting period. Such estimates are on reasonable and prudent basis taking into account all available information; actual results could differ from estimates. Differences on account of revision of estimates, actual outcome and existing estimates are recognised prospectively once results are known/materialised in accordance with the requirements of the respective accounting standard, as may be applicable.

1.04 Tangible Fixed Assets

Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, non refundable taxes, borrowing costs (if capitalization criteria are met) and directly attributable cost of bringing the asset to its present location and condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price. Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

1.05 Depreciation on tangible fixed assets

Pursuant to the enactment of the Companies Act, 2013, the Company has depreciated the fixed assets using Written Down Value method based on the rates and manner prescribed in Schedule II to the Companies Act, 2013 except for certain assets where it has identified the useful life based on the internal assessments as mentioned below.



Asset	Useful Life of the Asset (internal assessment)	Useful life as per Schedule II of Companies Act,2013
Furniture & Fixtures - HQ10 -	6 years	10 years
Furniture & Fixtures - Guest House	5 years	10 years
Plant & Machinery	12 years	15 years

1.06 Intangible Assets

Intangible Assets are recognised only if they are separately identifiable and the Company expects to receive future economic benefits arising out of them. Such Assets are stated at acquisition cost, net of accumulated amortization and accumulated impairment losses, if any.

Intangible assets are amortized on a straight line basis over the estimated useful economic life. The Company uses a rebuttable presumption that the useful life of an intangible asset will not exceed ten years from the date when the asset is available for use. If the persuasive evidence exists to the affect that useful life of an intangible asset exceeds ten years, the Company amortizes the intangible asset over the best estimate of its useful life. Such intangible assets not yet available for use are tested for impairment annually, either individually or at the cash generating unit level. All other intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired.

The amortization period and the amortization method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortization period is changed accordingly. If there has been a significant change in the expected pattern of economic benefits from the asset, the amortization method is changed to reflect the changed pattern. Such changes are accounted for in accordance with AS 5 Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

Asset	Useful Life
Computer Software	3 years

1.07 Leases

Leases in which the Company does not transfer substantially all the risks and benefits of ownership of the asset are classified as operating leases.

Where the Company is the lessee- Operating Lease

Lease rentals in respect of assets taken on operating lease are charged to statement of profit and loss over the lease term on systematic basis which is more representative of the time pattern of the Company's benefit.

Where the Company is the lessor- Operating Lease

Lease income is recognized in the statement of profit and loss over the lease term on systematic basis which is more representative of the time pattern of Company's benefit.

Assets subject to operating leases are included in fixed assets. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.



1.08 Borrowing costs

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

- a. Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. All other borrowing costs are recognised as an expense in the period in which they are incurred. Where borrowings are specifically for obtaining a qualifying asset for developments, the amounts capitalised is borrowing cost incurred on those borrowings less any income on temporary investment of those borrowings.
- b. Capitalisation of borrowing cost is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing cost is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale is complete.
- c. Borrowing cost is not capitalised on the purchase of land for development unless activities necessary to prepare the land for development are in progress.

1.09 Impairment of tangible and intangible assets

An assessment is done at each balance sheet date as to whether there is any indication that an asset (tangible and intangible) may be impaired. For the purpose of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, an estimate of the recoverable amount of the asset/cash generating unit is made. Assets whose carrying value exceeds their recoverable amount are written down to the recoverable amount. Recoverable amount is higher of an asset's or cash generating unit's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets are reflected at the recoverable amount.

1.10 Investments

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

On initial recognition, all investments are measured at cost. The cost comprises purchase price and directly attributable acquisition charges such as brokerage, fees and duties. If an investment is acquired, or partly acquired, by the issue of shares or other securities, the acquisition cost is the fair value of the securities issued. If an investment is acquired in exchange for another asset, the acquisition cost of the investment is determined by reference to the fair value of the asset given up or by reference to the fair value of the investment acquired, whichever is more clearly evident.

Current investments are carried in the financial statements at lower of cost and fair value determined on an individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of the investments. On disposal of an investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

1.11 Inventories

Inventory comprises of property held for sale, property under construction (work in progress) and stock of construction materials. Unsold premises held as inventory are valued at cost. Cost of construction/development material is valued at lower of cost or net realizable value. Work-in-Progress comprises of cost of acquisition of land, if any, construction & development expenses, and borrowing cost. Necessary provisions are considered if net realizable value of premises is less than cost. The Company values the cost of inventories on FIFO basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



1.12 Revenue from Projects:

Revenue is recognised to the extent it is probable that the economic benefits will flow to the Company and it can be reliably measured.

Revenue from sale of real estate projects under development is recognized upon transfer of all significant risks and rewards of ownership of such real estate property and is accounted on percentage completion method.

In accordance with the Guidance Note on Accounting for Real Estate Transactions, project revenue has been recognized on the percentage completion method provided the following thresholds have been met:

All critical approvals necessary for commencement have been obtained

The expenditure incurred on construction and development cost is not less than 25% of the total estimated construction and development costs

At least 25% of the saleable area is secured by agreement with the buyers

At least 10% of the agreements are realized at the reporting date in respect of such contracts

Project revenue represents aggregate amounts of sale price of the land and the development consideration as per the agreements entered into with buyers and is recognised based on the percentage that the actual project costs incurred till the reporting date bears to the total estimated construction and development costs for completion of the project.

Project Costs include Cost of Land and Construction and development costs that relate directly to a specified project and costs that may be attributable to project activity in general and can be allocated to a project.

Revenue from construction contracts is recognised by reference to the stage of completion of the contract activity which is measured based on the percentage that the actual construction costs incurred till the reporting date bears to the total estimated construction costs for completion of the contract.

The related contract costs are charged to the statement of profit and loss of the year.

Losses expected to be incurred on projects in progress are charged to the statement of profit and loss in the period in which these losses are known.

1.13 Foreign Exchange Transactions:

Transactions in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. Monetary items are translated at the year end rates. The exchange difference between the rate prevailing on the date of transaction and on the date of settlement as also translation of monetary items at the end of the year is recognised as income or expenses, as the case may be.

1.14 Employee Benefits

a. Defined Contribution Plan

The company makes contribution to the statutory provident fund in accordance with the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 which is a defined contribution scheme. The contributions to the provident fund are charged to the statement of profit and loss for the year when the contributions are due.

b. Defined Benefit Plan

The Company operates a defined benefit plan for its employees i.e. gratuity liability. The costs

of providing benefits under these plans are determined on the basis of actuarial valuation at each year-end. Actuarial valuation is carried out using the projected unit credit method.

Actuarial gains and losses for defined benefit plan is recognised in full in the period in which it occur in the statement of profit and loss.

c. Leave Encashment

Leave Encashment expenses are recognised as expenses in the profit and loss account at the year end as there is no carry forward benefit.



1.15 Taxes on Income

Tax on income for the current period is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961

Deferred tax is recognized on timing differences between the accounting income and the taxable income for the year, and quantified using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.

Deferred tax credit and corresponding deferred tax assets are recognized to the extent there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

Deferred tax assets, when there is unabsorbed depreciation/business loss are recognized when it is virtually certain that sufficient future taxable income will be available against which such deferred tax assets can be realized.

1.16 Earnings Per Share

- a. Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of

equity shares outstanding during the period. Partly paid equity shares are treated as a fraction

of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split and reverse share split (consolidation of shares) that have changed in number of equity shares outstanding, without a corresponding change in resources.

- b. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of share outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

1.17 Provisions, contingent liabilities and contingent assets

- a Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if

- The Company has a present obligation as a result of a past event
- A probable outflow of resources is expected to settle the obligation and
- The amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received

- b Contingent liability is disclosed in case of:

- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation.
- A present obligation when no reliable estimate is possible
- A possible obligation arising from past events where the probability of outflow of resources is not remote

- c Contingent assets are not recognized in the books.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

1.18 Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank, cash in hand, demand deposits with banks and other short-term deposits.



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

(figures in Rupees)

2 SHARE CAPITAL

	As at March 31, 2019	As at March 31, 2018
AUTHORISED SHARES :		
1,50,000 (March 31, 2018 - 1,50,000) Equity shares of Rs.100/- each **	1,50,00,000	1,50,00,000
95,00,000 (March 31, 2018 - 95,00,000) Preference Shares of Rs.100/- each ** (** Refer Note No. 26)	95,00,00,000	95,00,00,000
	96,50,00,000	96,50,00,000
ISSUED, SUBSCRIBED & PAID - UP		
99,824 (March 31, 2018 - 99,824) Equity shares of Rs.100/- each	99,82,400	99,82,400
35,00,000 (March 31, 2018 - 40,00,000) - 12% Redeemable Non Cumulative Preference Shares of Rs.100/- each	35,00,00,000	40,00,00,000
	35,99,82,400	40,99,82,400

a. Reconciliation of Equity Shares outstanding as at the beginning and at the end of the reporting period

Particulars	As at March 31, 2019		As at March 31, 2018	
	No. of Shares	Amount	No. of Shares	Amount
Shares at the beginning of the period	99,824	99,82,400	99,824	99,82,400
Add: Shares issued during the period	-	-	-	-
Shares at the end of the period	99,824	99,82,400	99,824	99,82,400

b. Reconciliation of Preference Shares outstanding as at the beginning and at the end of the reporting period

Particulars	As at March 31, 2019		As at March 31, 2018	
	No. of Shares	Amount	No. of Shares	Amount
Shares at the beginning of the period	40,00,000	40,00,00,000	35,00,000	35,00,00,000
Add: Shares issued during the period	-	-	5,00,000	5,00,00,000
Less:- Shares redeemed during the period	5,00,000	5,00,00,000	-	-
Shares at the end of the period	35,00,000	35,00,00,000	40,00,000	40,00,00,000

c. Rights, preference and restrictions attached to shares:

1. The Company has two types of shares i.e. Redeemable Non cumulative Preference Shares & Equity shares.
2. Preference shares and Equity shares have a par value of Rs. 100 per share.
3. Equity share holders are entitled to one vote per share held. No dividend has been declared on equity shares.
4. No dividend has been declared on Redeemable Non cumulative Preference Shares as it has been waived by the Preference Shareholders
5. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential share holders amounts due.

d. Details of shareholders holding more than 5% shares

	As at March 31, 2019		As at March 31, 2018	
	No. of Shares	% age	No. of Shares	% age
Equity Shares of Rs 100 each fully paid				
Name of the Shareholder				
Varun Manian	76,222	76.36%	76,222	76.36%
K S Manian	23,098	23.14%	23,098	23.14%
Redeemable Non Cumulative Preference Shares of Rs 100 each fully paid				
Name of the Shareholder				
Varun Manian	35,00,000	100.00%	35,00,000	87.50%
K S Manian	-	0.00%	5,00,000	12.50%



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

3 RESERVES & SURPLUS	As at March 31, 2019	As at March 31, 2018
a. Share Premium	92,22,38,452	92,22,38,452
b. Debenture Redemption Reserve		
Balance as at the beginning of the year	3,02,25,000	1,40,50,000
Add: Additions during the year	16,78,25,000	1,61,75,000
Balance at the end of the year	19,80,50,000	3,02,25,000
c. Capital Redemption Reserve		
Balance as at the beginning of the year	-	-
Add: Additions during the year	5,00,00,000	-
Balance at the end of the year	5,00,00,000	-
d. Surplus / (deficit) in the statement of profit and loss		
Balance as at the beginning of the year	29,50,41,428	21,94,75,023
Add: Pursuant to the Scheme of Amalgamation (Refer Note No. 26)	-	54,80,626
Add : Profit for the year	6,11,68,380	8,62,60,779
	35,62,09,808	31,12,16,428
Less : Prior Period Taxation / Depreciation	-	-
Less : Transfer to Debenture Redemption Reserve	16,78,25,000	1,61,75,000
Less : Transfer to Capital Redemption Reserve	5,00,00,000	-
Balance at the end of the year	13,83,84,808	29,50,41,428
Total Reserves and surplus	1,30,86,73,260	1,24,75,04,880

4 LONG TERM BORROWINGS	Non Current Portion		Current Portion	
	As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
Term Loans				
Secured				
From Banks / Financial Institutions				
a Kotak Mahindra Prime Ltd-Term Loan I - Mandarin	-	-	-	2,20,93,228
Kotak Mahindra Invsts Ltd-Term Loan II - Mercury	-	-	-	15,39,81,077
Kotak Mahindra Invsts Ltd-Term Loan III - Empire CF	-	-	-	8,36,68,664
Kotak Mahindra Invsts Ltd-Term Loan IV - WCTL	-	-	-	25,00,00,000
Kotak Mahindra Invsts Ltd-Term Loan V - Adhoc	-	-	-	9,99,99,999
Kotak Mahindra Invsts Ltd-Term Loan VI -Guindy	-	4,00,00,000	10,00,00,000	-
Kotak Mahindra Invsts Ltd-Term Loan VII - Mercury	-	13,39,81,077	8,07,10,222	7,60,18,923
Kotak Mahindra Prime Ltd-Term Loan VIII - Icon LF	-	9,02,17,611	12,17,97,845	35,60,00,000
Kotak Mahindra Prime Ltd-Term Loan IX - Icon CF	-	15,00,00,000	30,00,00,000	-
Kotak Mahindra Prime Ltd-Term Loan X - Emerald LF	12,16,00,000	20,00,00,000	7,70,72,499	-
Kotak Mahindra Invsts Ltd-Term Loan XI- WCDL	-	-	20,00,00,000	-
Kotak Mahindra Invsts Ltd-Term Loan XII - Adhoc	-	-	10,00,00,000	-
Kotak Mahindra Invsts Ltd-Term Loan XIII - WCDL1	10,00,00,000	-	-	-
b Axis Bank Limited-Term Loan 1 - Royale	-	-	-	15,71,38,176
Axis Bank Limited-Term Loan 2 - Iris	-	-	-	12,53,45,774
c Bajaj Housing Finance Limited-Term Loan-Royale	-	-	7,63,06,393	-
d State Bank of India - Term Loan 1 - Splendour	4,62,99,566	-	10,36,00,000	-
e Kotak Mahindra Bank - Term Loan XII - Car Loans	30,20,786	1,16,69,793	86,48,988	93,63,808
Axis Bank Limited - Term Loan 3 - Car Loans	6,08,623	13,42,123	7,33,500	6,71,326
HDFC Bank Limited - Term Loan I - Car Loans	1,49,62,137	1,68,47,391	53,90,478	41,57,548
HDFC Bank Limited-TL II-Commercial Equipment Loan	13,29,314	40,87,511	27,58,198	42,42,675
f Non Convertible Debentures				
India Realty Excellence Fund III- Sholinganallur	15,00,00,000	-	-	-
India Realty Excellence Fund III- Thaiyur	19,50,00,000	-	-	-
India Realty Excellence Fund IV - Madhavaram	38,25,00,000	-	-	-
(Managed by Motilal Oswal Real Estate Invst Advisors II P Ltd)				
Unsecured				
Debentures to V.M.Aviation P Ltd*	6,47,00,000	6,47,00,000	-	-
*(Refer Note 29)				
	1,08,00,20,426	71,28,45,506	1,17,70,18,123	1,34,26,81,198
The above amount includes				
Amount disclosed under the head "other current liabilities" (refer note no. 7)	-	-	1,17,70,18,123	1,34,26,81,198
Net Amount	1,08,00,20,426	71,28,45,506	-	-



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

Nature of Security

- i. Term Loan I from Kotak Mahindra Prime Limited is secured by registered mortgage ranking first pari-passu with Kotak Mahindra Bank Ltd and Kotak Mahindra Investments Limited on 79 unsold units admeasuring 1,09,925 sq ft of saleable area along with undivided share of land admeasuring 23,139 sq.ft in the residential project known as "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with pari-passu charge on land admeasuring 3.20 acres and building to be constructed thereon located at Door Nos. 9 - A to 9 - O Stephenson Road, Vysarpadi, Chennai owned by the Company & pari-passu charge on land admeasuring approx. 20,376 sq.ft along with building to be constructed situated at New Door No. 111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.
- ii. Term Loan II from Kotak Mahindra Investments Ltd is secured by registered mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as "Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary of the Company along with pari-passu charge on the property admeasuring 3.04 acres of land - "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with & pari-passu charge on land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.
- iii. Term Loan III from Kotak Mahindra Investments Ltd is secured by registered mortgage of Land admeasuring 3.20 acres approx. along with building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the property admeasuring 3.84 acres of land - "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as "Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No. 111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.
- iv. Term Loan IV from Kotak Mahindra Investments Ltd is secured by registered mortgage of Land admeasuring 3.20 acres approx. along with building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the property admeasuring 3.84 acres of land - "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as "Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.
- v. Term Loan V from Kotak Mahindra Investments Limited is sanctioned for meeting general business expenses in adhoc and secured by personal guarantee of Mr. Varun Manian.
- vi. Term Loan VI from Kotak Mahindra Investments Ltd is secured by registered mortgage, ranking pari-passu with Kotak Mahindra Bank Limited (KMBL) and Kotak Mahindra Prime Limited (KMPL) on Land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111,

Terms of Repayment

The loan sanctioned to the Company is Rs. 25,00,00,000/-. The loan is repayable by a term of 21 months including moratorium period of 9 months from the date of first disbursement. The applicable rate of interest is 13.60 % p.a. as per sanction terms.

The rate of Interest as on 31.03.2018 was 11.80% p.a.

As per Escrow mechanism 40% (as on 31.03.18 - 60%) of the sales inflows from the project known as 'Mandarin' to be adjusted towards outstanding dues of various facilities sanctioned by kotak group.

The said loan has been fully repaid during the financial year 18-19

The loan sanctioned to the Company is Rs. 40,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 13.75% p.a. as per sanction terms.

The rate of Interest as on 31.03.2018 was 11.80% p.a.

As per Escrow mechanism 10% of cumulative project inflows till Rs. 50 crores, 20% of cumulative project inflows above Rs. 50 crores and till Rs. 100 crores, 40% of cumulative project inflows above Rs. 100 crores from the project "Mercury" (as on 31.03.18 - 60%) shall be adjusted towards loan facilities.

The said loan has been fully repaid during the financial year 18-19

The loan sanctioned to the Company is Rs. 25,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 12.00% pa. The rate of Interest as on 31.03.2018 was 11.80% p.a.

Escrow of receivables from the properties offered as security, 35% of sales inflow (as on 31.03.18 - 55%) of the project Empire shall be adjusted towards the proposed facility post closure of Term Loan IV with Kotak Mahindra Investments Ltd 40% of sales inflow of the project Mandarin shall be adjusted towards the proposed facility post closure of Term Loan I with Kotak Mahindra Prime Ltd 40% of sales inflow of the project Mercury shall be adjusted towards the proposed facility post closure of Term Loan I with Kotak Mahindra Investments Ltd.

The said loan has been fully repaid during the financial year 18-19

The loan sanctioned to the Company is Rs. 25,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 12.00% pa. The said loan has been fully repaid during the financial year 18-19. The rate of Interest as on 31.03.2018 was 11.80% p.a.

Escrow of receivables from the properties offered as security 40% of the incremental inflows from the project known as "Mandarin", "Mercury" & "Empire" & 50% of the inflows from sale of "Guindy Land" shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 90 days from the date of disbursement of the facility. The applicable rate of interest is 13.75% p.a.

The said loan has been fully repaid during the financial year 18-19

The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 36 / 138 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 11.50% pa.



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

Annasalai, Guindy, Chennai - 600 032 owned by the borrower Extension of first and charge by way of registered mortgage, ranking pari-passu with KMBL and KMPL on property admeasuring 3.84 acres of land - "Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as "Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai. In addition, personal guarantee has been given by Mr. Varun Manian.

The rate of Interest as on 31.03.2019 is 11.60% p.a.

All the receivables (from leasing, sale, transfer, revenue sharing arrangement etc) from "Guindy Land" including but not limited to other income being generated from parking revenue, advertisement etc exclusively will be deposited or cause to be deposited into the escrow a/c opened / to be opened with Kotak Mahindra Bank Limited.

- vii. Term Loan VII from Kotak Mahindra Investments Ltd is Extension of first and exclusive charge by way of registered mortgage, ranking pari-passu with KMBL and KMPL on unsold saleable area along with undivided share of Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as "Mercury" situated behind Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located 'at Door Nos. 9-A to 9-O 'Stephenson' Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111 Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.

The loan sanctioned to the Company is Rs. 30,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 11.60% pa.

The rate of Interest as on 31.03.2019 is 11.70% p.a.

Escrow of eligible receivables from the projects "Mandarin", "Mercury" & "Empire" & 50% of the inflows from sale of "Guindy Land" shall be adjusted towards the loan outstanding

- viii. Term Loan VIII from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 2.97 acres (approx.) located at Old S.No. 155/1, Now T.S No.4, Block No.37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 owned by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.

The loan sanctioned to the Company is Rs. 50,00,00,000/-. The loan is repayable by a term of 36 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 13.95% pa.

The rate of Interest as on 31.03.2019 is 13.85% p.a.

Escrow of eligible receivables from the project "ICON" "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding

- ix. Term Loan IX from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 2.97 acres (approx.) located at Old S.No. 155/1, Now T.S No.4, Block No.37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 along with building constructed / to be constructed thereon known as "ICON" owned by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.

The loan sanctioned to the Company is Rs. 30,00,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 30 months from the date of first disbursement. The applicable rate of interest is 11.00% pa.

The rate of Interest as on 31.03.2019 is 11.10% p.a.

Escrow of eligible receivables from the project "ICON" "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

- x. Term Loan X from Kotak Mahindra Prime Limited is First and Exclusive Charge by way of registered mortgage on land admeasuring 8.21 acres (approx.) located at Sy Nos. 128/p10, 167/1A, 167/1B, 167/1C, 167/2, 168/1A 168/1B, 168/C, 168/2 situated at Mandur Village, Bidarhalli Hobli, Bangaluru Taluk, Karnataka - 560 049 owned by Bhargava Properties P Ltd being purchased by the borrower along with extension of first and exclusive charge by way of registered mortgage ranking pari-passu with kotak Mahindra Bank Ltd & Kotak Mahindra Investments Ltd Land admeasuring 3.84 acres in the residential project known as "Radiance Mandarin" at Old Mahabalipuram Road, Okkiyam Thoraipakkam, Chennai owned by the Company along with mortgage of Land admeasuring 6.29 acres approx. along with building constructed / to be constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by M/s Varun Manian Realty and Construction P Limited subsidiary company of the Company (now merged with the Company) along with Land admeasuring approx. 3.20 acres and building constructed / to be constructed thereon located at Door Nos. 9-A to 9-O 'Stephenson Road, Vysarpadi, Chennai along with pari-passu charge on the land admeasuring approx. 20,376 sq.ft along with building to be constructed thereon situated at New Door No.111, Annasalai, Guindy, Chennai - 600 032. In addition, personal guarantee has been given by Mr. Varun Manian.
- xi. Term Loan XI from Kotak Mahindra Investments Ltd is extension of First pari-passu charge by way of registered mortgage ranking with KMPL & KMBL on unsold saleable area along with undivided share of land in the residential Project known as "ICON" located at Old S.No. 155/1, Now T.S No.4, Block No. 37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 being constructed over land admeasuring 2.97 acres owned by the borrower along with mortgage of Land admeasuring 6.26 acres approx. along with building being constructed thereon in the residential project known as Mercury situated behind 'Global Hospital, Off OMR, Perumbakkam, Chennai owned by the Company
- xii. Term Loan XII from Kotak Mahindra Investments Limited is sanctioned for meeting general business expenses in adhoc and secured by personal guarantee of Mr. Varun Manian.
- xiii. Term Loan XIII from Kotak Mahindra Investments Ltd is extension of First pari-passu charge by way of registered mortgage ranking with KMPL & KMBL on unsold saleable area along with undivided share of land in the residential Project known as "ICON" located at Old S.No. 155/1, Now T.S No.4, Block No. 37 of Koyambedu Village, Egmore - Nungambakkam Taluk, Chennai - 600107 being constructed over land admeasuring 2.97 acres owned by the borrower
- xiv. Term Loan I from Axis Bank Limited is secured by equitable mortgage on land admeasuring 1.80 acres and building to be constructed there on in the project "Royale" situated at by-pass road, Senneerkuppam, Poonamallee, Chennai - 600056 and Equitable Mortgage on residential land admeasuring 1.62 acres & building constructed there on situated at Old S. No.226-part, T.S.No.5 part and T.S.No.5/7, Ward B, Block 12, Known as Benhill (Plot No.B) bearing Swedish Settlement Compound, Kodaikanal, Dindugal District owned by the Company. Personal Guarantee of Mr. Varun Manian & Hypothecation of Project current assets and project receivable has been created.
- xv. Term Loan II from Axis Bank Limited is secured by equitable mortgage / simple mortgage on the land admeasuring 94,732 sq.ft (Developer's share out of total 1,48,975/- sq.ft) and building to be constructed thereon with built up area of 1,02,499/- sq.ft in the project "Radiance IRIS" situated at survey nos 29/3B, 29/4B, 29/5, 29/6 (assigned municipal survey nos. 655/29/3B, 29/4B, 29/5 & 29/6) Sampigehalli Village, Yelahanka Hubli, Bangalore, Karnataka Pin - 560064 and Equitable Mortgage on residential land admeasuring 1.62 acres & building constructed there on situated at Old S. No.226-part, T.S.No.5 part and T.S.No.5/7, Ward B, Block 12, Known as Benhil (Plot No.B) bearing Swedish

The loan sanctioned to the Company is Rs. 20,00,00,000/-.
The loan is repayable by a term of 42 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 13.95% pa.

The rate of Interest as on 31.03.2019 is 13.85% p.a.

All the proceeds from sale / lease / transfer of the land / units from the project "Mandur Land" & Escrow of eligible receivables from "Mandarin", "Mercury" & "Empire" shall be adjusted towards the loan outstanding

The loan sanctioned to the Company is Rs. 20,00,00,000/-.
The loan is repayable by a term of 48 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 15.00% pa.

The rate of Interest as on 31.03.2019 is 15.00% p.a.

Escrow of eligible receivables from the project "ICON" & "Mercury" shall be adjusted towards the loan outstanding

The loan sanctioned to the Company is Rs. 10,00,00,000/-.
The loan is repayable by a term of 90 days from the date of disbursement of the facility. The applicable rate of interest is 15.00% p.a.

The loan sanctioned to the Company is Rs. 10,00,00,000/-.
The loan is repayable by a term of 48 months including moratorium period of 24 months from the date of first disbursement. The applicable rate of interest is 13.00% pa.

The rate of Interest as on 31.03.2019 is 13.00% p.a.

Escrow of eligible receivables from the project "ICON" shall be adjusted towards the loan outstanding.

The loan sanctioned to the Company is Rs. 33,00,00,000/-.
The loan is repayable by a term of 48 months including moratorium period of 18 months from the date of first disbursement. The applicable rate of interest is 11.25% p.a. as per sanction terms.

Advances received from the project "Royale" beyond Rs.40 crores, the excess amount will be used for mandatory payment of Term loan.
The said loan has been fully repaid during the financial year 18-19

The loan sanctioned to the Company is Rs. 17,00,00,000/-.
The loan is repayable by a term of 36 months including moratorium period of 15 months from the date of first disbursement. The applicable rate of interest is 10.95% p.a. as per sanction terms.

Advances received from the project "IRIS" beyond Rs.20 crores, the excess amount will be used for mandatory payment of Term loan.



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

Settlement Compound, Kodaikanal, Dindigal District owned by the Company along with 4 villas row house nos. 6, 8, 12 & 15 totalling to 9,623 sq.ft situated at Lakefront Project No. 3 Ranganathan Street, Thendral Nagar, Karapakkam, OMR, Chennai - 600 096. Personal Guarantee of Mr. Varun Manian. Hypothecation of Project current assets and project receivable has been created.

The said loan has been fully repaid during the financial year 18-19

- xvi. Term Loan I from Bajaj Housing Finance Limited is secured by exclusive first charge on unsold units in the project "Radiance Royale" including UDS by way of equitable mortgage with MOTD registration and first charge by way of hypothecation of scheduled receivables from sold and unsold units in the project "Royale" situated at by-pass road, Senneerkuppam, Poonamallee, Chennai - 600056 and by way of registered mortgage of property located at S.No 361/1, 361/2, 361/3, 362, 361/4, & 363, Pondur village, Sriperambudhur Taluk, Kancheepuram District. Personal Guarantee of Mr. Varun Manian & Hypothecation of Project current assets and project receivable has been created.

The loan sanctioned to the Company is Rs. 10,00,00,000/-. The loan is repayable by a term of 27 months including moratorium period of 6 months from the date of first disbursement. The applicable rate of interest is 12.00% p.a. as per sanction terms.

85% of advances received from the project "Royale" will be used for mandatory payment of Term Loan.

- xvii. Cash Credit (Project Finance) from State Bank of India, for the development of Villa Project namely "Radiance Splendour" at Nambialaganpalayam, Vedapatti Village, Perur Taluk, Coimbatore District in the land survey nos. S.F. Nos 308/1A1, 309/1, 310 measuring 4 acres and 22 cents, secured by mortgage of the above property owned by the Company along with hypothecation of moveable assets / stocks / work in progress of the project, cashflows and receivables of the project. In addition, personal guarantee has been given by Mr. Varun Manian.

The loan sanctioned to the Company is Rs. 20,00,00,000/-. The loan is repayable by a term of 24 months including moratorium period of 12 months from the date of first disbursement. The applicable rate of interest is 11.60% p.a. as per sanction terms.

Escrow of eligible receivables from the project "Splendour" shall be adjusted towards the loan outstanding.

- xviii. Term Loan XII from Kotak Mahindra Bank is secured by hypothecation of motor cars as per the hypothecation agreement.

The loan is repayable in 36 - 60 monthly installments. The applicable rate of interest is 9.14% - 10.37% p.a.

- xix. Term Loan III from Axis Bank is secured by hypothecation of motor cars as per the hypothecation agreement.

The loan is repayable in 35 - 60 monthly installments. The applicable rate of interest is 8.65% - 9.01% p.a.

- xx. Term Loan I from HDFC Bank is secured by hypothecation of motor cars as per the hypothecation agreement.

The loan is repayable in 36 - 60 monthly installments. The applicable rate of interest is 7.75% - 11.75% p.a.

- xxi. Term Loan II from HDFC Bank is secured by hypothecation of commercial equipments as per the hypothecation agreement.

The loan sanctioned to the Company is Rs.69,89,000/- The loan is repayable in 35 monthly installments from 15th September, 2016. The applicable rate of interest is 9.50% p.a.

- xxii. Private Placement from India Realty Excellence Fund III, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A1 debentures issued for
i) acquisition of Thaiyur Land, ii) General Corporate purposes and
iii) meeting costs for obtaining approvals for the projects at Thaiyur and Sholinganallur
Securities Offered,
i) First charge on both the lands situated at Thaiyur
ii) Charge on Receivables and future cashflows of the projects
iii) Personal Guarantee from Mr. Varun Manian

The loan sanctioned to the Company is Rs. 21,75,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 36 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms, with an IRR of 19.45%

- xxiii. Private Placement from India Realty Excellence Fund III, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A1 debentures issued for
i) acquisition of Thaiyur Land, ii) General Corporate purposes and
iii) meeting costs for obtaining approvals for the projects at Thaiyur and Sholinganallur
Securities Offered,
i) First charge on both the lands situated at Sholinganallur
ii) Charge on Receivables and future cashflows of the projects
iii) Personal Guarantee from Mr. Varun Manian

The loan sanctioned to the Company is Rs. 15,00,00,000/-. The loan is repayable by a term of 48 months including moratorium period of 36 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms, with an IRR of 19.45%



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

- xxiv. Private Placement from India Realty Excellence Fund IV, managed by Motilal Oswal Real Estate Investment Advisors II Private Ltd, Secured, Unlisted, redeemable, cumulative, non-convertible series A2 debentures issued for
- acquisition of Madhavaram Land,
 - General Corporate purposes and
 - meeting costs for obtaining approvals for the projects at Madhavaram
 - financing the working capital requirements of the project.
- Securities Offered,
- First charge on both the lands situated at Madhavaram
 - Charge on Receivables and future cashflows of the projects
 - Personal Guarantee from Mr. Varun Manian

The loan sanctioned to the Company is Rs. 45,75,00,000/-. The loan is repayable by a term of 54 months including moratorium period of 48 months from the date of first disbursement. The applicable rate of interest is 10.00% p.a. compounded and payable quarterly as per sanction terms, with an IRR of 19.45%

- xxv. The debentures has been issued to M/s V.M. Aviation Private Limited. 6,47,000 (March 31, 2017 - 5,62,000) optionally fully convertible non cumulative debentures (OFCD) issued with face value of Rs. 100/- each.

First tranche of 5,62,000 debentures having validity for a period of 5 years 'upto 08.01.2022, from the date of issue from 09.01.2017.

The rate of Interest is 0.001% p.a. which is payable on on 31st March of every year. OFCD may be converted into 48 equity shares of Rs.100/- each being 1 equity share for every 11,479 OFCD, after a period of 6 months from the date of allotment.

Second tranche of 85,000 debentures having validity for a period of 5 years 'upto 09.11.2022, from the date of issue from 10.11.2017.

The rate of Interest is 0.001% p.a. which is payable on on 31st March of every year. OFCD may be converted into 7.35 equity shares of Rs.100/- each being 1 equity share for every 11,561 OFCD, after a period of 6 months from the date of allotment.

5 SHORT TERM BORROWINGS

	As at March 31, 2019	As at March 31, 2018
Secured		
i. From Kotak Mahindra Bank Overdraft against Stock and Receivables	12,28,86,502	16,80,03,048
ii. From Axis Bank Overdraft against Stock and Receivables	-	-
iii. From Axis Bank Overdraft against Stock and Receivables	-	2,553
Unsecured		
iv. Loans from related parties* *(Refer Note 29)	58,18,81,534	55,00,58,468
	70,47,68,036	71,80,64,069

Nature of Security for secured borrowings :

- | Nature of borrowing | Nature of Security |
|---|--|
| i. Working Capital Loan is repayable on demand from Kotak Mahindra Bank
The total amount of loan sanctioned to the Company is Rs. 35 cr
The applicable rate of interest is 12.30% | Secured by equitable mortgage of residential properties i.e. Mandarin (3.84 acres), Mercury (6.29 acres), Empire (3.20 acres) & Guindy (20,376 sq.ft) owned by the Company
In addition, personal guarantee has been given by Mr. Varun Manian. |
| ii. Working Capital Loan is repayable on demand from Axis Bank Limited
The total amount of loan sanctioned to the Company is Rs. 2 crores
The applicable rate of interest is 11.25% as per sanction terms.
The Interest rate as on 31.03.2018 is 10.95%
The said loan has been fully repaid during the financial year 2018-19 | Secured by equitable mortgage of residential property "Royale" at Senneerkuppam, Porur, Chennai owned by the Company. Personal Guarantee of Mr. Varun Manian.
Hypothecation of Project current assets and project receivable has been created. |
| iii. Working Capital Loan is repayable on demand from Axis Bank Limited
The total amount of loan sanctioned to the Company is Rs. 3 crores
The applicable rate of interest is 10.95% as per sanction terms.
The Interest rate as on 31.03.2018 is 11.05%
The said loan has been fully repaid during the financial year 18-19 | Secured by equitable mortgage of residential property "IRIS" at Sampigehalli Village, Yelahanka Hubli, Bangalore, Karnataka by the Company.
Personal Guarantee of Mr. Varun Manian.
Hypothecation of Project current assets and project receivable has been created. |
| iv. The loan is to be repayable on demand and carries no interest | The loan is received from director and the same is unsecured. |



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

6 TRADE PAYABLES	As at March 31, 2019	As at March 31, 2018
Due to Micro, Small and Medium Enterprises	1,26,93,034	40,96,139
Due to Others	48,58,38,122	47,63,37,480
	49,85,31,156	48,04,33,619

The amounts due to Micro, Small and Medium Enterprises as defined in the "The Micro, Small and Medium Enterprises Development Act, 2006" has been determined to the extent such parties have been identified on the basis of the information available with the company. Amount is outstanding over a period of 45 days.

a. Principal amount remaining unpaid to any supplier as at the end of the accounting year.	1,18,60,776	40,96,139
b. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year.	8,32,258	-
c. The amount of interest paid along with the amounts of payment made to the supplier beyond the appointed day	2,86,55,406	-
d. The amount of interest due and payable for the year	8,32,258	-
e. The amount of interest accrued and remaining unpaid at the end of the accounting year.	8,32,258	-
f. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid.	-	-

7 OTHER CURRENT LIABILITIES	As at March 31, 2019	As at March 31, 2018
Current maturity of Long term borrowings (refer note no. 4)	1,17,70,18,123	1,34,26,81,198
Advances from Customers	8,29,64,426	1,04,41,537
Maintenance Corpus Fund	7,20,36,390	1,11,94,109
Unearned Revenue from Customers (Progress billings less Revenue recognised till date)	14,16,44,017	35,81,51,228
Payables for Employee Related Expenses	15,96,257	63,945
Payables for Other Expenses	3,38,95,100	44,46,334
Liability for Capital Goods	36,77,393	1,15,922
Rent Deposit received	85,56,754	42,40,220
Interest accrued and due on borrowings	2,95,69,656	1,79,69,215
Joint Venture Payables	-	-
Statutory Liabilities	4,09,63,537	1,22,65,204
	1,59,19,21,653	1,76,15,68,912

8 PROVISIONS	Long Term		Short Term	
	As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
Provision for employee benefits				
Provision for Gratuity	29,21,889	40,26,070	5,19,995	4,33,577
Provision for Bonus & Exgratia	-	-	1,01,78,530	80,28,971
	29,21,889	40,26,070	1,06,98,525	84,62,548
Other Provisions				
Provision for Income Tax (Net of Advance Tax & TDS)	-	-	22,10,352	3,41,793
	-	-	22,10,352	3,41,793
	29,21,889	40,26,070	1,29,08,877	88,04,341

9 PROPERTY - PLANT & EQUIPMENTS	As at March 31, 2019	As at March 31, 2018
Tangible & Intangible Assets - details as per sheet attached	43,93,84,337	41,39,94,421

10 CAPITAL WORK IN PROGRESS	As at March 31, 2019	As at March 31, 2018
Opening Capital Work in Progress	5,58,05,315	93,52,812
Add:- Additions during the year	8,04,07,912	5,74,86,726
Less:- Transferred to WIP	-	-
Less:- Transferred to Fixed Assets	69,57,308	64,46,433
Less:- Transferred to Stock a/c	25,34,016	-
Less:- Transferred to Expenses a/c	36,500	45,87,790
Closing Capital Work in Progress	12,66,85,403	5,58,05,315



RADIANCE REALTY DEVELOPERS INDIA LTD

SCHEDULE OF PROPERTY - PLANT & EQUIPMENTS AS AT 31ST MARCH 2019

Schedule - 9

	Land	Buildings	Furniture and Fixtures	Interior work	Art	Vehicles - Car	Vehicles - Bike	Plant & Machinery	Air Conditioner	Office Equipment	Telephone Devices	Computer	Total
Cost or Valuation													
At April 1, 2017	22,44,19,124	7,98,55,886	1,25,45,592	2,95,87,700	28,53,229	12,63,24,148	1,20,414	4,75,43,346	35,82,617	58,30,626	14,79,916	61,37,054	54,02,79,651
Additions	-	-	68,80,090	89,46,489	-	2,40,74,934	-	1,30,17,717	19,99,578	36,96,944	2,03,757	28,43,069	6,16,61,608
Disposals	-	-	-	-	-	17,36,243	-	7,38,583	-	-	17,999	46,969	25,39,824
At March 31, 2018	22,44,19,124	7,98,55,886	1,94,25,682	3,85,34,189	28,53,229	14,86,62,839	1,20,414	5,98,22,480	55,81,195	95,27,570	16,65,674	89,33,154	59,94,01,435
Additions	-	-	89,74,263	3,38,09,483	-	63,23,037	3,45,500	1,06,51,432	9,51,228	60,46,458	2,52,630	15,70,166	6,89,24,197
Disposals	-	-	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	22,44,19,124	7,98,55,886	2,83,99,945	7,23,43,672	28,53,229	15,49,85,876	4,65,914	7,04,73,912	65,32,423	1,55,74,028	19,18,304	1,05,03,320	66,83,25,632
Depreciation													
At April 1, 2017	-	1,11,07,988	73,74,746	1,47,11,454	20,88,508	7,88,57,398	36,035	2,15,37,975	26,05,282	34,81,326	9,84,140	50,16,943	14,75,81,795
Additions	-	33,48,366	19,73,930	54,52,829	3,23,426	1,65,77,772	21,866	67,95,291	7,99,855	15,39,768	2,67,803	12,93,482	4,03,92,388
Disposals	-	-	-	-	-	14,34,160	-	4,22,423	-	-	11,323	44,649	19,12,555
At March 31, 2018	-	1,44,56,354	93,48,676	2,01,64,283	24,11,934	9,58,01,010	57,901	2,79,10,843	34,04,137	50,00,094	12,40,620	62,65,776	18,60,61,628
Additions	-	31,85,301	37,45,647	67,35,342	1,78,691	1,69,18,256	54,872	73,10,739	11,73,418	25,60,346	2,22,941	20,76,989	4,41,60,542
Disposals	-	-	-	-	-	-	-	-	-	-	-	-	-
Writeback	-	-	-	-	-	-	-	-	-	-	-	-	-
At March 31, 2019	-	1,76,41,655	1,30,94,323	2,68,99,625	25,89,625	11,27,19,266	1,12,773	3,52,21,582	45,77,555	75,60,440	14,63,561	83,42,765	23,02,22,170
Net Block													
At March 31, 2018	22,44,19,124	6,53,99,532	1,00,77,006	1,83,69,906	4,41,295	5,28,61,829	62,513	3,19,11,637	21,77,058	45,27,476	4,25,054	26,67,378	41,33,39,807
At March 31, 2019	22,44,19,124	6,22,14,231	1,53,05,622	4,54,44,047	2,64,605	4,22,66,610	3,53,141	3,52,52,330	19,54,967	80,13,588	4,54,743	21,60,555	43,81,03,462

Intangible Assets - Computer Software

	Gross Block	Amortization	Net Block
At April 1, 2017	36,76,407	27,20,253	
Additions	4,40,728	6,93,678	
Disposals	2,50,000	2,01,407	
At March 31, 2018	38,67,135	32,12,524	6,54,611
Additions	14,58,860	8,32,596	
Disposals	-	-	
Writeback	-	-	
At March 31, 2019	53,25,995	40,45,120	12,80,875



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

11	NON CURRENT INVESTMENTS	As at March 31, 2019	As at March 31, 2018		
	Trade Investments (valued at cost) (unquoted)				
	Investment in Equity Instruments	22,58,74,550	22,58,74,550		
	Investment in Radiance Real Estate Consultancy FZE (Dubai FZE Co)* (Wholly owned Subsidiary) *(Refer Note 29)				
	999 Equity Shares (March 31, 2018 - 999) of Rs. 100 each fully paid up in Radiance EPC Private Limited* (Subsidiary Company) *(Refer Note 29)	99,900	99,900		
	Investment in Preference Shares (Valued at Cost less Provision for diminution)				
	11,50,000 Non-Cumulative Redeemable Preferential Shares (March 31, 2018 - 11,50,000) of Rs. 100 each fully paid up in Manian Power Private Limited* (Enterprises having significant control) *(Refer Note 29)	11,50,00,000	11,50,00,000		
	Provision for diminution in the value of Investment - Manian Power Private Limited	(5,03,00,000)	(5,03,00,000)		
	Investment in Joint Venture / LLP				
	Investment in NAPC Radiance Contracting LLP	5,10,000	-		
	Aggregate amount of unquoted investments	29,11,84,450	29,06,74,450		
12	LONG TERM LOANS AND ADVANCES	As at March 31, 2019	As at March 31, 2018		
	Unsecured Considered Good				
	Loans to Related Parties* *(Refer Note 29)	30,81,36,575	19,69,79,186		
	Security Deposit	65,76,835	65,65,400		
	Rental Advance	2,47,78,560	1,75,93,938		
		33,94,91,970	22,11,38,524		
13	OTHER NON CURRENT ASSETS	Non Current Portion		Current Portion	
		As at March 31, 2019	As at March 31, 2018	As at March 31, 2019	As at March 31, 2018
	Preliminary Expenses*	-	13,874	13,874	13,874
	Unbilled Revenue	-	-	20,37,07,742	25,08,52,949
	(Revenue recognised less Progress billings made till date)				
	Deposits with original maturity more than 12 months (held for guarantee with bank) (refer note no. 17)	6,58,99,375	3,87,62,276	-	-
		6,58,99,375	3,87,76,150	20,37,21,616	25,08,66,823
	*Preliminary expenses are being written off over a period of 10 years in equal instalments				
14	INVENTORIES	As at March 31, 2019	As at March 31, 2018		
	(a) Land at Cost				
	Opening Stock of Land at cost	6,64,61,778	6,62,23,326		
	Add :- Addition during the year	4,27,812	2,38,452		
	Less:- Transfer to WIP a/c	-	-		
	Less:- Sale of Land at cost	-	-		
	Closing Stock of Land at Cost	6,68,89,590	6,64,61,778		
	(b) Constructed premises held for sale at cost				
	Opening constructed premises held for sale	6,58,30,904	-		
	Add:- Transfer from construction work in progress	20,28,05,938	5,36,88,880		
	Add:- Other additions	4,92,45,034	1,21,42,024		
	Less: Sale of constructed premises	8,93,36,570	-		
	Closing stock of unsold constructed premises	22,85,45,306	6,58,30,904		
	(c) Construction Materials at Site at Cost				
	Opening construction materials	8,14,35,627	6,36,23,179		
	Add: Purchase of materials	66,30,79,108	89,53,56,613		
	Less: Consumption of materials	67,46,97,519	87,75,44,165		
	Closing construction materials	6,98,17,216	8,14,35,627		



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

(d) Closing work in progress at cost (under broad heads)

Land & Land related Expenses	1,75,27,96,613	1,16,74,97,333
Approval Charges	4,88,86,112	6,13,98,071
Construction Expenses	42,45,27,959	45,55,26,118
Material Purchase	43,57,82,751	55,51,20,910
Consultancy & Professional Charges	2,71,91,145	2,59,06,231
Finance Charges	23,49,27,503	16,83,22,981
Other Expenses	34,21,553	38,50,331

2,92,75,33,636 **2,43,76,21,975**

Total (a + b + c + d)

3,29,27,85,748 **2,65,13,50,284**

15 TRADE RECEIVABLES

As at March 31, **As at March 31,**
2019 **2018**

Unsecured Considered Good unless stated otherwise

Debts outstanding for a period exceeding six months from the date they are due for payment	8,01,16,287	26,99,58,302
Other receivable	31,08,05,915	57,28,80,393

39,09,22,202 **84,28,38,695**

16 DEFERRED TAX ASSETS / (LIABILITIES) (NET)

As at March 31, **As at March 31,**
2019 **2018**

Deferred Tax Assets

Fixed Assets: Impact of difference between tax depreciation and depreciation / amortization charged for the financial reporting	1,77,19,925	1,46,70,343
Disallowances under section 43 B on account of gratuity	10,02,277	12,98,649
Disallowances under section 43 B on account of bonus	29,63,988	23,38,120
Disallowances under section 43 B on account of ICDS Interest	-	-
Provision for Diminution in Value of Investment	-	1,17,17,888

Deferred Tax Asset / (Liabilities)

2,16,86,190 **3,00,25,000**

17 CASH AND BANK BALANCES

As at March 31, **As at March 31,**
2019 **2018**

Cash & Cash Equivalents

Balances with banks:		
Current Accounts	6,28,51,762	9,83,90,713
Deposit Account	1,47,92,630	1,34,07,497
Cash On Hand	3,23,052	2,03,222
	7,79,67,444	11,20,01,432

Other Bank Balance

Deposits with original maturity for more than 3 months but less than 12 months (held for guarantee with bank)	87,57,311	2,91,46,919
Deposits with original maturity for more than 12 months (held for guarantee with bank)	6,58,99,375	3,87,62,276
	7,46,56,686	6,79,09,195

Less:- Amount disclosed under the head "other non current assets" (refer note no.13)

6,58,99,375 3,87,62,276

8,67,24,755 **14,11,48,351**

18 SHORT TERM LOANS AND ADVANCES

As at March 31, **As at March 31,**
2019 **2018**

Unsecured considered good

Balance with Government Authorities (Net of tax provisions)	-	-
Advance Tax (Net of Tax Provisions)	-	-
<u>Loans & advances to related parties</u>		
Unsecured, considered good *	34,25,902	34,25,902
Advance for Land	19,70,64,618	29,62,52,174
Advance to Vendors	3,78,10,558	4,96,32,562
Staff Advance	88,40,290	76,48,932
Prepaid Expenses	1,42,33,010	38,57,045
Other Loans and Advances	2,37,99,475	2,88,17,313
Joint Venture Receivables	1,55,80,717	1,65,79,369
Interest accrued but not due on deposits	4,87,082	3,98,489

* (Refer Note 29)

30,12,41,651 **40,66,11,786**



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

19 REVENUE FROM OPERATIONS	Year ended March 31, 2019	Year ended March 31, 2018	March 31, 2018
Revenue from Real Estate Development *	2,64,77,41,821	3,05,75,92,634	
Revenue from Contracts works	23,70,17,483	-	
Revenue from Interior works	6,33,94,825	5,00,59,909	
Revenue from Maintenance Services	1,54,62,082	94,48,952	
Revenue from Brokerage & Commission	57,16,863	19,11,904	
Revenue from Co-Working (HQ10) Space Rentals	2,34,80,571	11,78,254	
Employee deputation Charges	4,54,00,000	1,80,00,000	
* (Refer Note No. 29)			
	3,03,82,13,645	3,13,81,91,653	
20 OTHER INCOME	Year ended March 31, 2019	Year ended March 31, 2018	March 31, 2018
<u>Interest Income on</u>			
Bank deposits	48,12,427	54,83,308	
Other Advances* (Refer Note 29)	4,22,60,025	2,72,93,298	
<u>Other Income</u>			
Profit/(Loss) on Sale of Asset	-	3,39,605	
Trade payables written back	49,21,081	15,96,233	
Share of Profit from NAPC Radiance JV	31,48,306	-	
Other Income	13,05,130	13,39,055	
	5,64,46,969	3,60,51,499	
21 COST OF MATERIAL AND CONSTRUCTION EXPENSES	Year ended March 31, 2019	Year ended March 31, 2018	March 31, 2018
<u>a. Expenses relating to Real Estate Development Business</u>			
Land Cost	99,67,67,541	1,11,84,07,202	
Land related expenses	98,27,821	4,29,21,218	
Approval charges	4,74,40,585	5,23,06,777	
Construction expenses	74,98,71,329	58,37,44,599	
Purchase of Materials	66,30,79,108	89,53,56,613	
Consultancy & Professional charges	2,47,77,790	2,81,86,279	
Other Expenses	4,92,45,032	1,21,42,024	
Finance Charges	18,88,70,950	17,51,38,536	
	2,72,98,80,156	2,90,82,03,248	
<u>b. Expenses relating to Other Businesses</u>			
Contracts Works Expenses	22,31,59,553	-	
Interior Expenses	4,65,44,778	4,15,96,816	
Maintenance Services Expenses	2,01,71,719	89,26,490	
Co-Working (HQ10) Business Expenses	27,76,524	7,41,272	
	29,26,52,574	5,12,64,578	
	3,02,25,32,730	2,95,94,67,827	
22 CHANGE IN INVENTORIES OF CONSTRUCTED PREMISES HELD FOR SALE, WORK IN PROGRESS AND CONSTRUCTION MATERIAL	Year ended March 31, 2019	Year ended March 31, 2018	March 31, 2018
<u>Inventory at the beginning of the period</u>			
- Land	6,64,61,778	6,62,23,326	
- Construction Material	8,14,35,627	6,36,23,179	
- Work in Progress	2,43,76,21,975	2,07,52,16,325	
- Constructed Premises for Sale	6,58,30,904	-	
	2,65,13,50,284	2,20,50,62,830	
<u>Inventory at the end of the year</u>			
- Land	6,68,89,590	6,64,61,778	
- Construction Material	6,98,17,216	8,14,35,627	
- Work in Progress	2,92,75,33,636	2,43,76,21,975	
- Constructed Premises for Sale	22,85,45,306	6,58,30,904	
	3,29,27,85,748	2,65,13,50,284	
(Increase) / decrease in Inventories	(64,14,35,464)	(44,62,87,454)	



RADIANCE REALTY DEVELOPERS INDIA LTD
Notes to the Financial Statements

23 EMPLOYEE BENEFITS EXPENSE	Year ended	Year ended	March
	March 31,	31,	
	2019	2018	
Salaries, Wages and Bonus*	14,57,98,450	10,58,70,625	
Contribution to Provident Fund & Other Fund*	62,79,048	46,49,115	
Gratuity *	35,41,261	30,86,853	
Recruitment & Training	15,62,278	14,43,285	
Staff Welfare	1,02,28,967	83,89,489	
*(Includes payment to key management personnel - Refer Note. 29)			
	16,74,10,004	12,34,39,366	
24 FINANCE CHARGES	Year ended	Year ended	March
	March 31,	31,	
	2019	2018	
Interest on Borrowings	27,10,38,026	25,63,86,945	
Less:- Transfer to Work in Progress	18,88,70,950	17,38,93,896	
Less:- Transfer to Capital Work In Progress	67,61,033	12,44,640	
	7,54,06,043	8,12,48,409	
Interest on Hire purchase Loans	39,27,464	41,20,623	
Interest on Debentures	647	606	
Bank Charges & Commission	13,86,551	2,79,233	
	8,07,20,705	8,56,48,871	
25 OTHER EXPENSES	Year ended	Year ended	March
	March 31,	31,	
	2019	2018	
Marketing Expenses			
Advertisement	13,10,32,664	12,01,19,667	
Business Promotion	1,43,88,643	1,05,16,141	
Administration Expenses			
Rent	3,23,67,505	1,45,61,506	
Rates and Taxes	42,61,492	29,97,304	
Service Tax	-	15,17,192	
Electricity Charges	52,16,240	16,16,981	
Travelling & Conveyance	1,96,81,899	1,98,26,226	
Internet charges	21,14,206	10,01,825	
Telephone Charges	20,57,290	20,32,001	
Insurance Premia	34,825	4,88,904	
Office Maintenance	46,32,167	21,15,955	
Professional Fees	1,31,55,329	1,21,94,815	
Vehicle Maintenance	67,98,917	43,75,638	
Printing & Stationery	17,22,290	15,57,157	
Repairs and Maintenance			
- Building	18,64,870	41,00,505	
- Computer	8,59,403	5,74,800	
- Others	24,02,418	10,56,852	
Completed Project Expenses	70,16,182	74,83,799	
Membership Fee	3,23,948	19,31,750	
Security Charges	24,51,674	18,06,057	
Donation	95,000	49,000	
Payment to Auditors (refer note below)	14,50,000	10,30,000	
General Expenses	21,08,481	41,71,748	
Corporate Social Responsibility Expenses	22,39,723	14,34,094	
Sundries written off	21,32,836	-	
Provision for diminution in value of Investments	-	5,03,00,000	
Preliminary Expenses written off	13,874	13,875	
	26,04,21,876	26,88,73,793	
Payment to Auditors			
As auditor			
Statutory Audit Fee	9,00,000	9,30,000	
Tax Audit Fee	1,00,000	1,00,000	
In other Capacity			
Taxation Matters	-	-	
Company law matters	-	-	
Other services	4,50,000	-	
	14,50,000	10,30,000	



26 NOTES ON SCHEME OF AMALGAMATION WITH VARUN MANIAN REALTY & CONSTRUCTION PRIVATE LIMITED

- a) The Scheme of Amalgamation of Varun Manian Realty & Construction Private Limited (hereinafter referred to as Transferor Company) with this Company under the provisions of section 233 of the Companies Act, 2013 has received requisite approvals from their respective members and creditors as required under section 233 (1) (b) & (d) including sanction from the Regional Director (SR) vide order dated 22nd June, 2018.
- b) The Transferor Company was incorporated on 18th August, 2010 and was engaged in the business of real estate development and was a wholly owned subsidiary of the Company.
- c) The Appointed Date for the amalgamation is April 1, 2017, while it became effective on 3rd July, 2018. Accordingly all assets and liabilities were transferred to and vested in this Company with effect from April, 1 2017 (the Appointed Date) at their book values.
- d) During the transition period i.e. from the Appointed Date to the Effective Date, the Transferor Company carried on the aforesaid business activities including all statutory compliances in its own name but for and on behalf of this Company in Trust. The transactions carried out by the Transferor Company during the transition period have been incorporated in the books of this Company on sanctioning of the Scheme after elimination of inter-company transactions and consequential adjustments.
- e) The Company is in the process of giving effect to the provisions of the Scheme including transfer of agreements, title deeds for the properties, balance in staff benefit schemes etc. The Accounting treatment of the Scheme is as under.
- f) The Scheme has been given effect to in the accounts under the "Pooling of Interest Method" as prescribed by the Accounting Standard 14 on Amalgamation as prescribed under section 133 of the Companies Act, 2013 (Act) read with Rule 7 of the Companies Accounts (Rules), 2014.
- g) Since the transferor Company is a wholly owned subsidiary of this Company, the equity share capital of the Transferor Company and Investments of this Company in such equity shares have been cancelled.
- h) Authorised Share Capital of this Company has been increased to Rs. 96,50,00,000, divided into 1,50,000 equity shares of Rs.100 each and 95,00,000 preference shares of Rs.100 each pursuant to the Scheme of Amalgamation u/s 233 (1) (b) & (d) of Companies Act, 2013 with effect from 1st April 2017.
- i) The profit or loss of the Transferor Company upto the Appointed Date i.e. April 1, 2017 (Rs. 54,80,627) have been recognised in the opening balance of Reserves of this Company. The operations of the Transferor Company during the year April 1, 2017 to March 31, 2018 have been accounted for in the current year's Statement of Profit and Loss of this Company under the respective heads. So previous year figures for this company are not comparable.
- j) The following Assests and Liabilities of the transferor company have been taken over by this company as on 1st April, 2017

Assets

Loans & Advances	4,75,46,998
Cash & Bank Balances	75,580
TDS Receivable	6,42,974
Preliminary Expenses	41,623

Liabilities

Bank balance	4,47,554
Statutory Liabilities	5,86,720
Other payables	34,810



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

27 EARNINGS PER SHARE (AS 20)	Year ended March 31, 2019	Year ended 31, 2018	March
Profit before exceptional and extraordinary item and tax	16,00,17,623	14,20,14,683	
Less: Taxes	9,88,49,243	5,57,53,905	
Profit after tax	6,11,68,381	8,62,60,779	
Add: Interest on Debenture	647	606	
Less: Tax on above	188	210	
Net Profit	6,11,68,839	8,62,61,175	
Face Value of Equity Shares	100	100	
Number of Equity Shares	99,824	99,824	
Number of Shares to be issued upon conversion	56	56	
Total number of Equity Shares after conversion	99,880	99,880	
Basic Earnings Per Share	612.76	864.13	
Diluted Earnings Per Share	612.42	863.65	

Dividends on Preference shares are not considered for EPS as the Preference share holders have waived their right, to receive the same.

28 DETAILS OF BORROWING COST CAPITALISED AS PER AS16	Year ended March 31, 2019	Year ended 31, 2018	March
Borrowing costs capitalised during the year			
- as part of work in progress for residential property development	18,88,70,950	17,38,93,896	
- as part of Capital Work in Progress	67,61,033	12,44,640	
	19,56,31,983	17,51,38,536	

29 RELATED PARTIES

As per Accounting Standard -AS 18, "Related Parties Disclosure" notified by the Companies (Accounting Standard) Rules, 2006 the required information is given below.

a. Subsidiary Companies	Radiance Real Estate Consultancy FZE Radiance EPC Private Limited NAPC Radiance Contracting LLP (w.e.f 01.04.2018)
b. Associate Companies	NIL
c. Joint Ventures	NAPC Radiance Joint Venture (w.e.f. 02.05.2018)
d. Significant Influence	NIL
e. Trust	Radiance Realty Developers Employees Gratuity Trust
f. Key Management Personnel	Mr. Varun Manian, Managing Director Mr. S. Sankaranarayanan, Director Mr. N. Srinivasan, Director (Upto 11.07.2018) Mr. K. Srinivasan, Chief Financial Officer Ms. Thejaswini, Company Secretary (from 02.04.2018) Ms. G. Manju Devi, Company Secretary (upto 01.04.2018)
g. Relatives of Key Management Personnel	Mr. K.S. Manian (Father of Mr. Varun Manian) Ms. Rohini Manian (Sister of Mr. Varun Manian)
h. Enterprises influenced by Key Management Personnel / relatives of key management personnel	Radiance Facility Management Services P Limited Radiance Media Private Limited Manian Power Private Limited V.M.Aviation Private Limited HCK NAPC Mines & Ores Private Limited NAPC Limited (w.e.f 1st April, 2018)

Details of transactions entered into with Related Parties	Year ended March 31, 2019	Year ended 31, 2018	March
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TRANSACTIONS DURING THE YEAR

Income from Real Estate Developments

Mr. Varun Manian	1,38,181	3,77,965	
Mr. K.S Manian	(36,26,717)	36,26,717	
Mr. Srinivasan Krishnamurthy	(44,37,464)	44,37,464	
Ms. Rohini Manian	16,95,557	59,14,949	



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

<u>Income from Employees Deputation</u>		
NAPC Limited	4,54,00,000	1,80,00,000
<u>Income from Joint Venture</u>		
NAPC Radiance Joint Venture	31,48,306	-
<u>Interest Income from Enterprises Influenced by Key Management Personnel</u>		
Radiance Media Private Limited	3,19,02,750	2,18,23,917
<u>Maintenance / Manpower charges paid to</u>		
Radiance Facility Management Services P Limited	4,04,38,466	2,59,77,570
<u>Labour Welfare Expenses (Food) paid to</u>		
Radiance EPC Private Limited	69,51,100	-
<u>Fresh Investment in Equity Share of Subsidiary Company</u>		
Radiance Real Estate Consultancy FZE	-	80,38,800
Radiance EPC Private Limited	-	99,900
NAPC Radiance Contracting LLP	5,10,000	-
<u>Repayment of Preference Shares</u>		
K.S.Manian	(5,00,00,000)	-
<u>Provision for diminution in the value of Investment</u>		
Manian Power Private Limited	-	5,03,00,000
<u>Issue of Debentures</u>		
V.M.Aviation Private Limited	-	85,00,000
<u>Interest on Debentures</u>		
V.M.Aviation Private Limited	647	606
<u>Issue of Preference Shares</u>		
Mr. K.S. Manian	-	5,00,00,000
<u>Advances given to Subsidiary Company</u>		
Radiance EPC Private Limited	35,04,033	76,81,616
<u>Advances given to Enterprises Influenced by Key Management Personnel</u>		
Radiance Media Private Limited	10,76,53,356	7,22,16,516
Manian Power Private Limited	27,545	20,084
VM Aviation Private Limited	24,38,682	7,40,864
<u>Repayment of Loan to Key Management Personnel</u>		
Mr. Varun Manian	(3,18,23,066)	10,81,34,724
<u>Remuneration paid to Key Management Personnel (excluding Gratuity Contributions)</u>		
Mr. Varun Manian	1,16,88,600	64,14,000
Mr. S. Sankaranarayanan	9,66,194	9,14,247
Mr. N. Srinivasan	3,62,499	13,47,895
Mr. K.S. Manian *	-	6,00,000
Mr. K. Srinivasan	36,71,633	33,91,384
Ms. Thejaswini	5,90,008	35,484
Ms. Manju Devi	25,000	5,23,393
<u>Remuneration paid to Relative of Key Management Personnel</u>		
Mr. K.S. Manian	1,08,39,600	66,00,000
AMOUNTS DUE (TO) / FROM RELATED PARTIES		
<u>Loans & advances outstanding as at the end of the year</u>		
<u>a. Subsidiary Companies</u>		
Radiance Real Estate Consultancy FZE	34,25,902	34,25,902
Radiance EPC Private Limited	1,11,85,649	76,81,616
NAPC Radiance Contracting LLP	63,066	
<u>b. Enterprises Influenced by Key Management Personnel</u>		
Radiance Media Private Limited	29,68,50,926	18,91,97,570
Radiance Realty Developers Employees Gratuity Trust	1,00,000	1,00,000
Manian Power Private Limited	47,629	20,084
VM Aviation Private Limited	31,79,546	7,40,864
NAPC Limited	4,20,47,635	-
NAPC Radiance Joint Venture	2,74,98,282	-
Debentures to VM Aviation Private Limited	(6,47,00,000)	(6,47,00,000)



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

Payables outstanding as at the end of the year

a. Enterprises influenced by relatives of management personnel

Radiance Facility Management Services P Limited	(14,40,182)	(19,68,837)
NAPC Limited	2,17,22,725	-
Mr. K.S. Manian	(12,09,523)	-

Investments in Subsidiaries

Manian Power Private Limited	6,47,00,000	6,47,00,000
Radiance Real Estate Consultancy FZE	22,58,74,550	22,58,74,550
Radiance EPC Private Limited	99,900	99,900
NAPC Radiance Contracting LLP	5,10,000	-

Loan from Key Managerial Personnel

Mr. Varun Manian	(58,18,81,534)	(55,00,58,468)
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30 DISCLOSURE UNDER AS-15 (REVISED) - EMPLOYEE BENEFITS

Year ended March 31, 2019	Year ended March 31, 2018
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a. Defined Contribution Plan

Retirement benefit in the form of provident fund is a defined contribution scheme. The company contributes to the state owned provident fund plan. The plan envisages contribution by employer and employee. The contribution by employer and employee together with interest are payable at the time of separation from service or retirement whichever is earlier.

The benefit under this plan vests immediately on rendering of service.

The Company recognised charges of Rs. 57,01,443 & (2017-18: Rs. 41,80,161) for provident fund contribution in the Statement of Profit and Loss."

b. Defined Benefit Plans

Company operates gratuity plan through a trust wherein every employee is entitled to the benefit equivalent to fifteen days salary last drawn for each completed year of service. The same is payable on termination of service or retirement whichever is earlier. The benefit vest after five years of continuous service.

The following tables summarize the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the balance sheet for the gratuity plan:

Amount Recognized in the Balance Sheet

	31-03-2019 Rs.	31-03-2018 Rs.
Fair value of plan assets	1,05,60,044	54,49,481
Present Value of unfunded obligation	1,40,01,928	99,09,128
Net asset/(liability) reflected in Balance Sheet	(34,41,884)	(44,59,647)
Current Liability	5,19,995	4,33,577
Non Current Liability	29,21,889	40,26,070

Amount recognised in the Statement of Profit and Loss

	31-03-2019 Rs.	31-03-2018 Rs.
Current Service Cost	48,98,287	31,05,994
Interest Cost	7,63,003	5,28,555
Expected return on plan assets	(5,51,539)	(3,20,945)
Actuarial Losses/(Gains)	(15,68,490)	(2,26,751)
Total	35,41,261	30,86,853
Amount recognized in the Statement of Profit and Loss	35,41,261	30,86,853

Changes in the present value of defined benefit obligation

	31-03-2019 Rs.	31-03-2018 Rs.
Opening defined benefit obligation	99,09,128	67,12,550
Current service cost	48,98,287	31,05,994
Interest Cost	7,63,003	5,28,555
Benefit paid	-	(2,11,220)
Actuarial Losses/(Gains)	(15,68,490)	(2,26,751)
Total	1,40,01,928	99,09,128
Defined benefit obligation recognized in the Balance Sheet	1,40,01,928	99,09,128

Changes in the fair value of plan assets

	31-03-2019 Rs.	31-03-2018 Rs.
Opening fair value of plan assets	54,49,481	4,47,133
Expected return on plan assets *	5,51,539	3,20,945
Expenses	(2,31,037)	(1,68,125)
Contributions by employer	47,90,061	48,49,528
Actuarial gains/(losses)	-	-
Closing fair value of plan assets	1,05,60,044	54,49,481

* Basis used to determine the overall expected return



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

The trust formed by the Company manages the investments of gratuity fund in the insurer managed scheme. Expected return on plan assets is determined based on the assessment made at the beginning of the year on the return expected on its existing portfolio and expected yield on the respective assets in the portfolio during the year.

The company has funded a sum of Rs. 47,94,696 towards its gratuity plan during the year 2018-19. (PY - Rs. 48,49,528)

Major categories of plan assets as a percentage of total plan assets

	31-03-2019	31-03-2018
	Rs.	Rs.
Insurer managed funds	75.42%	54.99%

Changes in the fair value of plan assets

	31-03-2019	31-03-2018
	Rs.	Rs.
Expected return on plan assets	-	-
Actuarial gain/(loss) on plan assets	-	-
Actual Return on plan assets	-	-

Principal actuarial assumptions at the balance sheet date

	31-03-2019	31-03-2018
	%	%
Discount rate	7.72	7.70
Salary escalation rate	7.00	7.00
Attrition rate	20.00	20.00
Expected return on plan assets	NIL	NIL

As per report of actuary, the estimates of future salary increases, considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

31 LEASES

During the year, an amount of Rs. 3,23,67,505 has been recognised as expense in the Statement of Profit and Loss in respect of Operating Lease (March, 31, 2018 - Rs. 1,45,61,506)

Future Minimum Lease Payments	Year ended March 31, 2019	Year ended March 31, 2018
Not Later than one year	5,77,93,766	1,56,84,459
Later than one year and not later than five years	16,97,71,699	4,30,82,236
Later than five years	6,71,80,924	97,84,324

32 REAL ESTATE PROJECTS IN PROGRESS

	Year ended March 31, 2019	Year ended March 31, 2018
Amount of Project Revenue recognised as revenue during the year	2,64,77,41,821	3,05,75,92,634
Aggregate amount of costs incurred and profits recognised (less losses recognised) to date	9,79,79,31,672	7,16,30,28,902
Amount of Work in Progress and Value of Inventories	3,29,27,85,748	2,65,13,50,284
Excess of Revenue Recognised over actual bills raised (Unbilled Revenue)	20,37,07,742	25,08,52,949

33 CONTINGENT LIABILITIES

	Year ended March 31, 2019	Year ended March 31, 2018
In respect of guarantees given	6,20,04,538	11,28,74,308
On account of income tax matters in dispute	-	9,47,11,828

1. The Company has given bank guarantees to Chennai Metropolitan Development authority (CMDA) towards security deposit for our Mercury, Mandarin & ICON Projects, which is refundable after completion of the Projects and obtaining completion certificate from CMDA.

2. During the financial year 2017-18, the Company has received Order u/s 250(6) of the Income Tax Act, 1961, vide ITA No.212 / 2016-17/ CIT(A)-3 dated 27.02.2018 from The Commissioner of Income Tax, Appeals-(3) and giving effect to the said Order, the Company has received proceedings from DCIT, Corporate Circle-5(1), Chennai on 22.03.2018 with addition in Income of Rs. 17,34,60,000/- and tax demand of Rs. 9,47,62,840/- for Financial Year 2013 - 14 relevant to Assessment year 2014 - 15. Out of this demand the Company has paid a sum of Rs. 51,012/- and for the balance has filed an appeal petition with The Income Tax Appellate Tribunal, Chennai for challenging the above said Order. The Income Tax Appellate Tribunal, Chennai has issued an Order in favour of the Company on 31.05.2019 extinguishing the entire demand.



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

34 EARNINGS IN FOREIGN CURRENCY	Year ended March 31, 2019	Year ended 31, 2018	March
Receipts from Customers	4,91,330	25,83,260	
	4,91,330	25,83,260	

35 EXPENDITURE IN FOREIGN CURRENCY	Year ended March 31, 2019	Year ended 31, 2018	March
Advertisement / Marketing Expenses	-	-	
Recruitment & Training Expenses	-	18,131	
Travelling Expenses - Foreign	1,20,240	5,92,715	
Total Foreign Currency expenditure of the Company	1,20,240	6,10,846	

36 VALUE OF IMPORTS CALCULATED ON CIF BASIS	Year ended March 31, 2019	Year ended 31, 2018	March
Construction Materials - Import of Tiles	-	-	
	-	-	

37 SEGMENT REPORTING

Segments have been identified in line with the Accounting Standard on Segment Reporting (AS-17) considering the organisation structure and the differential risks and returns of these segments.

Business Segment	Year ended March 31, 2019	Year ended 31, 2018	March
Revenue from Real Estate Developments	2,64,77,41,821	3,05,75,92,634	
Other Revenue	39,04,71,824	8,05,99,019	
	3,03,82,13,645	3,13,81,91,653	

Assets and liabilities used in the Company's business are not identified to any of the reportable segments, as these are used interchangeably between segments. Management believes that it is currently not practicable to provide segment disclosures relating to total assets and liabilities since a meaningful segregation of the available data is onerous.

38 The Company does not have any derivative instruments to hedge against foreign currency exposures.

39 Income Tax Survey

The Income Tax department conducted a survey u/s 133A of the Income Tax Act at the Company premises in January, 2019. The survey did not result in any unaccounted wealth / cash being identified during the search. However, the tax authorities insisted and the Company, in order to buy peace with the department agreed to make an offer Rs 10 Crore as additional income on adhoc basis.

To account for the amount offered, it was agreed to make the following disallowances

FY 2016-17 - Rs. 2,01,33,749/- on account of write off of loans considered not directly related to Company's business.

FY 2017-18 - Rs. 5,00,00,000/- adhoc disallowance on account of inadequate supporting vouchers.

FY 2018-19 - Rs. 3,17,27,276/- adhoc disallowance under various heads of expenditure to make up for Rs. 10 crores.

The offer of additional Income and disallowances are adhoc in nature. Hence no accounting entries have been proposed in books. However these amounts have been disallowed for tax computation in the respective financial years and the resultant additional tax provisions are as per details below.

FY 2016-17 - Rs. 77,30,000/- (Disclosed under (Excess) / Short provision for Tax of earlier years)

FY 2017-18 - Rs. 2,22,93,000/- (Disclosed under (Excess) / Short provision for Tax of earlier years)

FY 2018-19 - Rs. 93,10,000/- (Added to Current Year Tax Provision)

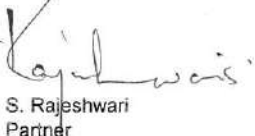
The Assessment proceedings in respect of financial years 2016-17 and 2017-18 are yet to be completed. Adjustments if any for the tax provision will be made on receipt of final assessment orders.



RADIANCE REALTY DEVELOPERS INDIA LTD
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

- 40 As per Accounting Standards 21 on "Consolidated Financial Statement" and Accounting Standard 23 on "Accounting for investments in Associates in Consolidated Financial Statements", as per the provisions of the Companies Act, 2013 the company has presented consolidated financial statements separately.
- 41 Previous year's figures have been regrouped, reclassified and recasted wherever considered necessary so as to conform to the current year's figures.

As per our report of even date attached
For PKF Sridhar & Santhanam LLP
Chartered Accountants
Firm Registration No. 003990S / S200018


S. Rajeshwari
Partner
M.No 024105

Place : Chennai
Dated: 28th November, 2019

For and on behalf of the Board of Directors


Varun Manian
Managing Director


K. Srinivasan
Chief Financial Officer


S. Sankaranarayanan
Director


Thejaswini
Company Secretary

