Reliance Vantage Retail Limited

Financial Statements

2019-20

Independent Auditor's Report

To the Members of
RELIANCE VANTAGE RETAIL LIMITED

Report on the Audit of Financial Statements

Opinion

We have audited the accompanying financial statements of Reliance Vantage Retail Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, its Loss including Other Comprehensive Income, its Cash Flows and the Statement of Changes in Equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA") specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

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

Our opinion on the 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 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 during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, 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.

Management Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act, with respect to the preparation of these Financial Statements that give a true and fair view of the Financial Position, Financial Performance including Other Comprehensive Income, Cash Flows and the Statement of Changes in Equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of the appropriate accounting policies; making judgements 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 fair presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 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 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 Act, 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 auditor's report to the related disclosures in the 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 auditor's 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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 (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, we report that:

    a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

    b) In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;

    c) The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income , the Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the books of account;

    d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act;

e) On the basis of written representations received from the directors as on March 31 , 2020 taken on record by the Board of Directors, none of the directors is disqualified as on March 31 , 2020, from being appointed as a director in terms of section 164(2) of the Act;

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s internal financial controls over financial reporting with reference to these financial statements;

g) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended , in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company does not have any pending litigations which would impact on its financial position.

   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.

For **Chaturvedi & Shah LLP**
Chartered Accountants
Firm Registration no. 101720W/W100355

Jignesh Mehta
Partner
Membership No.: 102749

UDIN : 20102749AAAAKS6935
Place : Mumbai
Date : April 21, 2020

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE VANTAGE RETAIL LIMITED

(Referred to in Paragraph 1 under the heading of "Report on other legal and regulatory requirements" of our report of even date)

i) In respect of its fixed assets :

a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets on the basis of available information.

b) As explained to us, all the fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.

c) According to the information and explanations given to us and the title deeds / lease deeds and other records examined by us, we report that the title deeds / lease deeds in respect of all the immovable properties of lands which are freehold, immovable properties of land that have been taken on lease and disclosed as fixed assets in the financial statement and buildings are held in the Company's name or in the Company's erstwhile name as at the balance sheet date.

ii) As the Company had no Inventories during the year, clause (ii) of paragraph of 3 of the Order is not applicable to the Company.

iii) The Company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act. Consequently, the requirement of clause (iii) (a) to clause (iii) (c) of paragraph 3 of the Order is not applicable to the Company.

iv) Company not directly or indirectly advanced loan to the persons covered under Section 185 of the Act or given guarantees or securities in connection with the loan taken by such persons. Company has not made any investments or given any loan or any guarantee or security in connection with the loan to any person or body corporate covered under section 186 of the Act. Consequently, the requirement of clause (iv) of paragraph 3 of the Order is not applicable to the Company.

v) According to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the clause (v) of paragraph 3 of the Order is not applicable to the Company.

vi) To the best of our knowledge and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act in respect of the activities undertaken by the Company.

vii) In respect of Statutory dues :

a) According to the records of the Company, undisputed statutory dues including provident fund, employees' state insurance, income tax, goods and service tax , duty of customs, duty of excise, cess and any other statutory dues have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues, were outstanding as at March 31, 2020 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no dues of income tax, goods and service tax , duty of customs, duty of excise, cess on account of any dispute, which have not been deposited.

viii) The Company has not raised any loans from financial institutions or banks or government. Further, no amounts were due for repayment to debenture holders. Therefore, the clause (viii) of paragraph 3 of the Order is not applicable to the Company.

ix) The company has not raised money by way of initial public offer or further public offer (including debt instruments) and term loans have been applied for the purpose for which they are raised.

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

xi) Company has not paid any managerial remuneration during the year and hence clause (xi) of paragraph 3 of the Order is not applicable to the Company.

xii) In our opinion company is not a nidhi company. Therefore, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the company.

xiii) In our opinion and according to the information and explanations given to us, all transactions with related parties are in compliance with sections 177 and 188 of the Act and their details have been disclosed in the financial statements etc., as required by the applicable accounting standards.

xiv) In our opinion and according to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence clause (xiv) of paragraph 3 of the Order is not applicable to the company.

xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with the directors or persons connected with him and covered under section 192 of the Act. Hence, clause (xv) of the paragraph 3 of the Order is not applicable to the Company.

xvi) To the best of our knowledge and as explained, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **Chaturvedi & Shah LLP**
Chartered Accountants
Firm Registration no. 101720W/W100355

Jignesh Mehta
Partner
Membership No.: 102749

UDIN : 20102749AAAAKS6935
Place : Mumbai
Date : April 21, 2020

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF RELIANCE VANTAGE RETAIL LIMITED

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

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

We have audited the internal financial controls over financial reporting of **Reliance Vantage Retail Limited** ("the Company") as of March 31, 2020 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") 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 Act.

Auditor's Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these financial statements, 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 with reference to these financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference To These Financial Statements

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference To These Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these financial statements, 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 with reference to these financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these financial statements were operating effectively as at March 31, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Chaturvedi & Shah LLP**
Chartered Accountants
Firm Registration no. 101720W/W100355

Jignesh Mehta
Partner
Membership No.: 102749

UDIN : 20102749AAAAKS6935
Place : Mumbai
Date : April 21, 2020

Balance Sheet as at 31st March, 2020

₹ in thousand

	Notes	As at 31st March, 2020	As at 31st March, 2019
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	1	15 45 980	15 71 567
Other Non-Current Assets	2	6 525	6 325
Total Non-Current assets		**15 52 505**	**15 77 892**
Current Assets			
Financial Assets			
Trade Receivables	3	46 196	10 877
Cash and Cash Equivalents	4	113	405
Current Tax Assets (Net)	5	5 053	1 330
Other Current Assets	6	401	215
Total Current assets		**51 763**	**12 827**
Total Assets		**16 04 268**	**15 90 719**
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	7	5 600	5 600
Other Equity	8	15 51 100	15 67 051
Total equity		**15 56 700**	**15 72 651**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	9	12 300	6 800
Deferred Tax Liability	10	32 313	9 327
Total Non-Current Liabilities		**44 613**	**16 127**
Current Liabilities			
Other Current Liabilities	11	2 955	1 941
Total current liabilities		**2 955**	**1 941**
Total Liabilities		**47 568**	**18 068**
Total Equity and Liabilities		**16 04 268**	**15 90 719**
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	1 to 23		

As per our Report of even date

For Chaturvedi & Shah LLP
Firm Registration No: 101720W/W100355
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated: 21st April 2020

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN: 00012765)

Rajkumar Pugalia
Director
(DIN: 00047360)

Ramesh Kumar Damani
Director
(DIN: 00049764)

C.S. Gokhale
Director
(DIN: 00012666)

B. Chandrasekaran
Director
(DIN: 06670563)

Statement of Profit and Loss for the year ended 31st March, 2020

₹ in thousand

	Notes	2019-20	2018-19
INCOME			
Income from Services		47 132	47 535
Less: GST Recovered		7 190	7 251
Revenue from Operations	12	39 942	40 284
Other Income	13	199	210
Total Income		**40 141**	**40 494**
EXPENSES			
Finance Costs	14	1 055	775
Depreciation / Amortisation and Depletion Expenses	1	25 586	25 586
Other Expenses	15	6 465	8 272
Total Expenses		**33 106**	**34 633**
Profit/(Loss) Before Tax		7 035	5 861
Tax Expenses			
Current Tax	5	-	-
Deferred Tax	5	22 986	(19 757)
Profit For the Year		**(15 951)**	**25 618**
Other Comprehensive Income:			
a} Items that will be reclassified to Statement of Profit & Loss		-	-
b} Items that will not be reclassified to Statement of Profit & Loss		-	-
Total other Comprehensive Income for the Year (Net of Tax)		**-**	**-**
Total Comprehensive Income for the Year		**(15 951)**	**25 618**
EARNINGS PER EQUITY SHARE OF FACE VALUE OF ₹ 10 EACH			
Basic (in ₹)	16	(28.48)	45.75
Diluted (in ₹)	16	(28.48)	0.21
Significant Accounting Policies			
See accompanying Notes to the Financial Statements	1 to 23		

As per our Report of even date

For Chaturvedi & Shah LLP
Firm Registration No: 101720W/W100355
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated: 21st April 2020

For and on behalf of the Board

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Director
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Statement of Changes in Equity for the year ended 31st March, 2020

A. Equity Share Capital

₹ in thousand

Balance as at 1st April 2018	Change during the year 2018-19	Balance as at 31st March, 2019	Change during the year 2019-20	Balance as at 31st March, 2020
5 600	-	5 600	-	5 600

B. Other Equity

₹ in thousand

Particulars	Reserves and Surplus			Instruments classified as Equity *	Total
	Retained Earnings	Debenture Redemption Reserve	Capital Reserve		
As at 31st March, 2019					
Balance as at 1st April 2018	2 66 886	41 531	18 016	12 35 000	15 61 433
Add: Total Comprehensive Income for the year	25 618	-	-	-	25 618
Add: Debentures taken / (refund) during the year	-	-	-	(20 000)	(20 000)
Add: Transfer to / (from) Retained earnings	(19 563)	19 563	-	-	-
Balance as at 31st March, 2019	**2 72 941**	**61 094**	**18 016**	**12 15 000**	**15 67 051**
As at 31st March, 2020					
Balance as at 1st April 2019	2 72 941	61 094	18 016	12 15 000	15 67 051
Add: Total Comprehensive Income for the year	(15 951)	-	-	-	(15 951)
Balance as at 31st March, 2020	**2 56 990**	**61 094**	**18 016**	**12 15 000**	**15 51 100**

* For further details, refer note 8.

As per our Report of even date

For Chaturvedi & Shah LLP
Firm Registration No: 101720W/W100355
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
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Cash Flow Statement for the year ended 31st March, 2020

₹ in thousand

		2019-20	2018-19
A	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Net Profit / (Loss) before tax as per Statement of Profit and Loss	7 035	5 861
	Adjusted for:		
	Depreciation / Amortisation	25 586	25 586
	Interest Income	(199)	(210)
	Finance Costs	1 055	775
	Operating Profit / (Loss) before Working Capital Changes	**33 477**	**32 012**
	Adjusted for:		
	Trade and Other Receivables	(35 505)	(10 878)
	Trade and Other Payables	(41)	(6 622)
	Cash Flow from / (used in) Operations	**(2 069)**	**14 512**
	Taxes Paid (net)	(3 723)	(1 028)
	Net Cash flow from / (used in) Operating Activities	**(5 792)**	**13 484**
B	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Movement in Security Deposits	(199)	-
	Interest Income	199	210
	Net Cash from / (used in) Investing Activities	**-**	**210**
C	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from Long Term Borrowings	5 800	34 200
	Repayment of Long Term Borrowings	(300)	(27 400)
	Repayment of Debentures	-	(20 000)
	Interest Paid	-	(775)
	Net Cash Flow from / (used in) Financing Activities	**5 500**	**(13 975)**
	Net Increase/ (Decrease) in Cash and Cash Equivalents	**(292)**	**(281)**
	Opening Balance of Cash and Cash Equivalents	**405**	**686**
	Closing Balance of Cash and Cash Equivalents (Refer Note No. 4)	**113**	**405**

CHANGE IN LIABILITY ARISING FROM FINANCING ACTIVITIES

(₹ in thousand)

	1st April, 2019	Cash Flows	31st March, 2020
Borrowings- Non-current (Note No. 9)	6 800	5 500	12 300
Total	**6 800**	**5 500**	**12 300**

(₹ in thousand)

	1st April, 2018	Cash Flows	31st March, 2019
Borrowings- Non-current (Note No. 9)	-	6 800	6 800
Total	**-**	**6 800**	**6 800**

As per our Report of even date

For Chaturvedi & Shah LLP
Firm Registration No: 101720W/W100355
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated: 21st April 2020

For and on behalf of the Board

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B. Chandrasekaran
Director
(DIN: 06670563)

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

A. CORPORATE INFORMATION

Reliance Vantage Retail Limited [‘the Company’] is a public limited company incorporated in India having its registered office and principal place of business at 5th Floor, Court House, Dhobi Talao, Lokmanya Tilak Marg, Mumbai- 400002. The principal activity of the company is business of real estate and development of commercial properties in India.

B. SIGNIFICANT ACCOUNTING POLICIES

B.1 BASIS OF PREPARATION AND PRESENTATION

The Financial Statements have been prepared on the historical cost basis except for certain financial assets and liabilities which has been measured at fair value as per requirement of IndAS.

The Financial Statements of the Company have been prepared to comply with the Indian Accounting standards (‘Ind AS’), including the rules notified under the relevant provisions of the companies Act, 2013.

With effect from 1st April 2019, Ind AS 116 – “Leases” (Ind AS 116) supersedes Ind AS 17 – “Leases”. The Company has adopted Ind AS 116 using the prospective approach. The application of Ind AS 116 has resulted into recognition of ‘Right-of-Use’ asset with a corresponding Lease Liability in the Balance Sheet.

The Company’s Financial Statements are presented in Indian Rupees (₹), which is its functional currency and all values are rounded to the nearest thousand (₹ 000), except when otherwise indicated.

B.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Current and Non-Current Classification

The Company presents assets and liabilities in the Balance Sheet based on Current/ Non-Current classification.

An asset is treated as Current when it is –

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

(b) Property, Plant and Equipment:

Property, Plant and Equipment are stated at cost, net of recoverable taxes, trade discount and rebates less accumulated depreciation and impairment losses, if any. Such cost includes purchase price, borrowing cost and any cost directly attributable to bringing the assets to its working condition for its intended use, net charges on foreign exchange contracts and adjustments arising from exchange rate variations attributable to the assets. In case of land the Company has availed fair value as deemed cost on the date of transition to Ind AS. Subsequent costs are included in the asset’s carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost can be measured reliably.

Property, Plant and Equipment which are significant to the total cost of that item of Property, Plant and Equipment and having different useful life are accounted separately.

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

Other Indirect Expenses incurred relating to project, net of income earned during the project development stage prior to its intended use, are considered as pre-operative expenses and disclosed under Capital Work-in-Progress.

Depreciation on Property, Plant and Equipment is provided using straight line method. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except for premium paid on Leasehold Land which is amortised over the period of the lease. The residual values, useful lives and methods of depreciation of Property, Plant and Equipment are reviewed at each Financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of a Property, Plant and Equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

(c) Leases

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

The Company, as a lessee, recognizes a right-of-use asset and a lease liability for its leasing arrangements, if the contract conveys the right to control the use of an identified asset.

The contract conveys the right to control the use of an identified asset, if it involves the use of an identified asset and the Company has substantially all of the economic benefits from use of the asset and has right to direct the use of the identified asset. The cost of the right-of-use asset shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate.

For short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the lease term.

(d) Intangible Assets

Intangible Assets are stated at cost of acquisition. Intangible Assets are annually tested for impairment.

(e) Cash and Cash Equivalent

Cash and cash equivalents comprise of cash on hand, cash at banks, short-term deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(f) Finance Costs

Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the Statement of Profit and Loss for the period for which they are incurred.

(g) Impairment of Non-Financial Assets - Property, Plant And Equipment And Intangible Assets :

The Company assesses at each reporting date as to whether there is any indication that any Property, Plant and Equipment and Intangible Assets or group of Assets, called Cash Generating Units (CGU) may be impaired. If any such indication exists, the recoverable amount of an asset or CGU is estimated to determine the extent of impairment, if any. When it is

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

not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the CGU to which the asset belongs.

An impairment loss is recognised in the Statement of Profit and Loss to the extent, asset's carrying amount exceeds its recoverable amount. The recoverable amount is higher of an asset's fair value less cost of disposal and value in use. Value inuse is based on the estimated future cash flows, discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specific to the assets.

The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

(h) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

(i) Tax Expenses

The tax expense for the period comprises of current tax and deferred income tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the Other Comprehensive Income. In which case, the tax is also recognised in Other Comprehensive Income.

- **Current Tax**

  Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the Income Tax authorities, based on tax rates and laws that are enacted at the Balance sheet date.

- **Deferred Tax**

  Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the Financial Statements and the corresponding tax bases used in the computation of taxable profit.

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

  Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

(j) Foreign Currencies transactions and translation

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency closing rates of exchange at the reporting date. Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss except to the extent that exchange differences which are regarded as an adjustment to interest costs on foreign currency borrowings are capitalized as cost of assets under construction.

Non-monetary items that are measured in terms of historical cost in a foreign currency are recorded using the exchange rates at the date of the transaction. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income or Statement of Profit and Loss are also recognised in Other Comprehensive Income or Statement of Profit and Loss, respectively).

In case of an asset, expense or income where an advance is paid/received, the date of transaction is the date on which the advance was initially recognized. If there were multiple payments or receipts in advance, multiple dates of transactions are determined for each payment or receipt of advance consideration.

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

(k) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangement, because it typically controls the goods or services before transferring them to the customer.

Revenue from rendering of services is recognised over time by measuring the progress towards complete satisfaction of performance obligations at the reporting period.

Revenue is measured at the amount of consideration which the company expects to be entitled to in exchange for transferring distinct goods or services to a customer as specified in the contract, excluding amounts collected on behalf of third parties (for example taxes and duties collected on behalf of the government). Consideration is generally due upon satisfaction of performance obligations and a receivable is recognized when the it becomes unconditional. Generally, the credit period varies between 0-60 days from the shipment or delivery of goods or services as the case may be.

In case of discounts, rebates, credits, price incentives or similar terms, consideration are determined based on its most likely amount, which is assessed at each reporting period

Interest income

Interest income from a Financial asset is recognised using effective interest rate method.

Dividends

Dividend Income is recognised when the Company's right to receive the amount has been established.

(l) Financial Instruments

i) Financial Assets

A. Initial recognition and measurement:

All Financial Assets are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of Financial Assets, which are not at Fair Value Through Profit or Loss, are adjusted to the fair value on initial recognition. Purchase and sale of Financial Assets are recognised using trade date accounting.

B. Subsequent measurement

a) Financial Assets measured at Amortised Cost (AC)

A Financial Asset is measured at Amortised Cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the Financial Asset give rise on specified dates to cash flows that represent solely payments of principal and interest on the principal amount outstanding.

b) Financial Assets measured at Fair Value Through Other Comprehensive Income (FVTOCI)

A Financial Asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling Financial Assets and the contractual terms of the Financial Asset give rise on specified dates to cash flows that represents solely payments of principal and interest on the principal amount outstanding.

c) Financial Assets measured at Fair Value Through Profit or Loss (FVTPL)

A Financial Asset which is not classified in any of the above categories are measured at FVTPL.

C. Investment in Associates

The Company has accounted for its investments in subsidiaries, associates and joint venture at cost at cost less impairment loss (if any).

The investments in preference shares with the right of surplus assets which are in nature equity in accordance with Ind AS 32 are treated as separate category of investment and measured as at FVTOCI.

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

D. Other Equity Investments

All other equity investments are measured at fair value, with value changes recognised in Statement of Profit and Loss, except for those equity investments for which the Company has elected to present the value changes in 'Other Comprehensive Income'. However, dividend on such equity investments are recognised in Statement of Profit and loss when the company's right to receive payment is established.

E. Impairment of Financial assets

In accordance with Ind AS 109, the Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of Financial Assets other than those measured at Fair Value Through Profit and Loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

(a) The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or

(b) Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For Trade Receivables the Company applies 'simplified approach' which requires expected lifetime losses to be recognised from initial recognition of the receivables.

The Company uses historical default rates to determine impairment loss on the portfolio of trade receivables. At every reporting date these historical default rates are reviewed and changes in the forward-looking estimates are analysed.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

ii) Financial liabilities

A. Initial recognition and measurement:

All Financial Liabilities are recognised at fair value and in case of borrowings, net of directly attributable cost. Fees of recurring nature are directly recognised in the Statement of Profit and Loss as finance cost.

B. Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method.

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

iii) Derecognition of Financial instruments

The Company derecognises a Financial Asset when the contractual rights to the cash flows from the Financial Asset expire or it transfers the Financial Asset and the transfer qualifies for derecognition under Ind AS 109. A Financial liability (or a part of a Financial liability) is derecognised from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

iv) Offsetting

Financial Assets and Financial Liabilities are offset and the net amount is presented in the balance sheet when, and only when, the Company has a legally enforceable right to set off the amount and it intends, either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(m) Earnings Per Share

Basic earnings per share is calculated by dividing the net profit after tax by the weighted average number of equity shares outstanding during the year adjusted for bonus element in equity share.

Diluted earnings per share adjusts the figures used in determination of basic earnings per share to take into account the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as at the beginning of the period unless issued at a later date.

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

C. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Company's Financial Statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in next financial years.

(a) DEPRECIATION / AMORTISATION AND USEFUL LIFE OF PROPERTY PLANT AND EQUIPMENT / INTANGIBLE ASSETS

Estimates are involved in determining the cost attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the management. Property, Plant and Equipment / Intangible Assets are depreciated / amortised over their estimated useful life, after taking into account estimated residual value. Management reviews the estimated useful life and residual values of the assets annually in order to determine the amount of depreciation / amortisation to be recorded during any reporting period. The useful life and residual values are based on the Company's historical experience with similar assets and take into account anticipated technological changes. The depreciation / amortisation for future periods is revised if there are significant changes from previous estimates.

(b) RECOVERABILITY OF TRADE RECEIVABLES

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the amount and timing of anticipatedfuture payments and any possible actions that can be taken to mitigate the risk of non-payment.

(c) PROVISIONS

The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances.

(d) IMPAIRMENT OF FINANCIAL AND NON-FINANCIAL ASSETS

The impairment provisions for Financial Assets are based on assumptions about risk of default and expected cash loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward-looking estimates at the end of each reporting period.

In case of non-financial assets company estimates asset's recoverable amount, which is higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

(e) RECOGNITION OF DEFERRED TAX ASSETS AND LIABILITIES

Deferred tax assets and liabilities are recognised for deductible temporary differences and unused tax losses for which there is probability of utilisation against the future taxable profit. The Company uses judgement to determine the amount of deferred tax that can be recognised, based upon the likely timing and the level of future taxable profits and business developments.

(f) FAIR VALUE MEASUREMENT

For estimates relating to fair value of financial instruments refer note 20 of financial statements

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

1 PROPERTY, PLANT AND EQUIPMENT

₹ in thousand

Description	Gross Block				Depreciation/ Amortisation				Net Block	
	As at 01-04-2019	Additions/ Adjustments	Deductions/ Adjustments	**As at 31-03-2020**	As at 01-04-2019	For the year	Deductions/ Adjustments	**As at 31-03-2020**	**As at 31-03-2020**	As at 31-03-2019
Property, Plant and Equipment										
Own Assets:										
Freehold Land	8 86 816	-	-	8 86 816	-	-	-	-	8 86 816	8 86 816
Buildings	6 02 152	-	-	6 02 152	1 30 776	9 243	-	1 40 019	4 62 133	4 71 376
Plant & Machinery	14 091	-	-	14 091	14 091	-	-	14 091	-	-
Electrical Installations	52 898	-	-	52 898	47 611	5 287	-	52 898	-	5 287
Equipment	47 985	-	-	47 985	33 572	2 402	-	35 974	12 011	14 413
Furniture & Fixtures	71 377	-	-	71 377	66 438	4 938	-	71 377	-	4 939
Vehicles	1 896	-	-	1 896	1 896	-	-	1 896	-	-
Leasehold Improvements	71 071	-	-	71 071	17 055	1 427	-	18 482	52 589	54 016
Right to Use assets										
Land	1 47 410	-	-	1 47 410	12 690	2 289	-	14 979	1 32 431	1 34 720
Total	**18 95 696**	**-**	**-**	**18 95 696**	**3 24 129**	**25 586**	**-**	**3 49 716**	**15 45 980**	**15 71 567**
Previous Year	18 95 696	-	-	18 95 696	2 98 544	25 586	-	3 24 130	15 71 567	15 97 152

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

₹ in thousand

		As at 31st March, 2020	As at 31st March, 2019
2	**OTHER NON-CURRENT ASSETS (UNSECURED AND CONSIDERED GOOD)**		
	Security Deposits	6 525	6 325
	Total	**6 525**	**6 325**

₹ in thousand

		As at 31st March, 2020	As at 31st March, 2019
3	**TRADE RECEIVABLES (UNSECURED AND CONSIDERED GOOD)**		
	Receivable from Related parties*	46 196	10 877
	Total	**46 196**	**10 877**

* Refer Note No.18

₹ in thousand

		As at 31st March, 2020	As at 31st March, 2019
4	**CASH AND CASH EQUIVALENTS**		
	Balances With Bank	113	405
	Cash and Cash Equivalents as per Balance Sheet	**113**	**405**
	Cash and Cash Equivalent as per Cash Flow Statement	**113**	**405**

₹ in thousand

		Year ended 31st March, 2020	Year ended 31st March, 2019
5	**TAXATION**		
	a) **Income Tax recognised in Statement of Profit and Loss**		
	Current Tax		
	In respect of the current year	-	-
	In respect of earlier years	-	-
	Deferred Tax		
	In respect of the current year	22 986	(19 757)
	Total Income Tax expenses recognised in the current year	**22 986**	**(19 757)**

The Income Tax expenses for the year can be reconciled to the accounting profit as follows:

₹ in thousand

	Year ended 31st March, 2020	Year ended 31st March, 2019
Profit before tax	7 035	5 861
Applicable Tax Rate	25.17%	26.00%
Computed Tax Expense	1 771	1 524
Tax effect of:		
Others	(1 771)	(1 524)
Current Tax Provision (A)	-	-
Incremental Deferred Tax Liability on account of Tangible and Intangible Assets	(83 129)	(8 299)
Incremental Deferred Tax Asset on account of Financial Assets and Other Items	73 834	(11 459)
Deferred Tax Provision (B)	**(9 295)**	**(19 757)**
Tax Expenses recognised in Statement of Profit & Loss (A + B)	**(9 295)**	**(19 757)**
Effective Tax Rate	**0.00%**	**0.00%**

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

₹ in thousand

	As at 31st March, 2020	As at 31st March, 2019
b) **Current Tax Assets (Net)**		
At start of the year	1 330	302
Charge for the year	-	-
Others	-	-
Tax paid / (refund received) during the year	3 723	1 028
At end of the year	**5 053**	**1 330**

₹ in thousand

	As at 31st March, 2020	As at 31st March, 2019
6 OTHER CURRENT ASSETS (UNSECURED AND CONSIDERED GOOD)		
Other Loans and Advances	401	215
Total	**401**	**215**

₹ in thousand

	As at 31st March, 2020		As at 31st March, 2019	
	Units	Amount	Units	Amount
7 SHARE CAPITAL				
Authorised Share Capital				
Equity Shares of ₹ 10 each	5 60 000	5 600	5 60 000	5 600
		5 600		**5 600**
Issued, Subscribed and Paid-Up:				
Equity Shares of ₹ 10 each fully paid up	5 60 000	5 600	5 60 000	5 600
TOTAL		**5 600**		**5 600**

7.1 The details of shareholder holding more than 5% shares:

	As at 31st March, 2020		As at 31st March, 2019	
Name of the Shareholder	**No. of Shares**	**% Held**	**No. of Shares**	**% Held**
Equity Shares				
Reliance Industrial Investments and Holdings Limited	-	-	5 60 000	100.00
Reliance 4IR Realty Development Limited*	5 60 000	100.00	-	-
	5 60 000	**100.00**	**5 60 000**	**100.00**

7.2 The reconciliation of the number of shares outstanding is set out below:

	As at 31st March, 2020	As at 31st March, 2019
Equity Shares		
Shares at the beginning of the year	5 60 000	5 60 000
Add: Shares issued during the year	-	-
Shares at the end of the year	**5 60 000**	**5 60 000**

7.3 The Equity Shareholder is eligible for one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to the approval of the shareholders in the Annual General Meeting, except in case of interim dividend. In the event of liquidation, the Equity Shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amount, in proportion to their shareholding.

7.4 Of the above Class A Equity Shares 5 60 000 (Previous year 5 60 000) are held by Reliance 4IR Realty Development Limited (previous year held by Reliance Industrial Investments and Holdings Limited), the Holding Company.

* The National Company Law Tribunal, Ahmedabad, vide order dated 5th September, 2019 approved a Composite Scheme of arrangement (“Scheme”) between Reliance 4IR Realty Development Limited (“R4IR”) and Reliance Industrial Investments and Holdings Limited (“RIIHL”) and other companies, which interalia, provided for transfer of Real Estate undertaking (“the demerged undertaking”) from RIIHL to R4IR from the appointed date i.e. 1st September, 2019.

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

₹ in thousand

		As at 31st March, 2020		As at 31st March, 2019	
8	**OTHER EQUITY**				
	Retained Earnings				
	As per Last Balance Sheet	2 72 941		2 66 886	
	Add: Profit for the year	(15 951)		25 618	
	Less: Transfer to Debenture Redemption Reserve	-		(19 563)	
			2 56 990		2 72 941
	Debenture Redemption Reserve				
	As per Last Balance Sheet	61 094		41 531	
	Add: Transfer from Retained Earnings	-		19 563	
			61 094		61 094
	Securities Premium				
	As per Last Balance Sheet	18 016		18 016	
	Add: Taken during the year	-		-	
			18 016		18 016
	Instruments Classified as Equity				
	Zero Coupon Unsecured Optionally Fully Convertible Debentures	-		-	
	As per Last Balance Sheet	12 15 000		12 35 000	
	Add: Debentures Issued / (refund) during the year	-		(20 000)	
			12 15 000		12 15 000
	Total		**15 51 100**		**15 67 051**

8.1 Instruments classified as Equity includes 12 15 00 000 (previous year 12 15 00 000) fully paid Zero Coupon Unsecured Optionally Fully Convertible Debentures (OFCD) of ₹ 10 each held by Reliance 4IR Realty Development Limited (Industrial Investments and Holdings Limited before demerger). The Company (issuer) & Debenture-holder will have an option for early conversion at any time after allotment of the OFCDs by giving one month notice to the Company. The conversion will be based on higher of book value or face value as at March 31, 2015. The equity shares arising out of conversion of the OFCDs will rank pari passu in all respects with the then outstanding equity shares of the Company on the date of such conversion, except for dividend, which if declared, shall be paid on pro-rata basis from the date of allotment of such Equity Shares. The Company will settle the outstanding OFCDs on expiry of 15 years. Since the OFCDs are unsecured, no security is required to be created.

₹ in thousand

		As at 31st March, 2020		As at 31st March, 2019	
9	**BORROWINGS**	**Non Current**	**Current**	**Non Current**	**Current**
	Unsecured - At Amortised Cost				
	Term Loans – from Related Party #	12 300	-	6 800	-
	Total	**12 300**	**-**	**6 800**	**-**

Represents Interest bearing Loan taken from Holding Company, repayable after 5 years. (Refer Note No.18)

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

₹ in thousand

		As at 31st March, 2020	As at 31st March, 2019
10	**DEFERRED TAX LIABILITY (Net)**		
	At the start of the year	9 327	29 084
	Charge / (credit) to Statement of Profit and Loss	22 986	(19 757)
	At the end of the year	**32 313**	**9 327**

Component of Deferred Tax Liabilities:

₹ in thousand

	As at 31st March, 2019	Charge/(credit) Statement of Profit and Loss	As at 31st March, 2020
Deferred Tax Assets / (Liabilities) in relation to:			
Property, Plant and Equipment	83 241	29 284	1 12 525
Unabsorbed Depreciation	(73 914)	(6 299)	(80 213)
Total	**9 327**	**22 986**	**32 313**

₹ in thousand

		As at 31st March, 2020	As at 31st March, 2019
11	**OTHER CURRENT LIABILITIES**		
	Interest accrued but not due	**962**	-
	Other Payables*	**1 993**	1 941
	Total	**2 955**	1 941

* Includes statutory dues

₹ in thousand

		2019-20	2018-19
12	**REVENUE FROM OPERATIONS**		
	Income from Services^	39 942	40 284
	Total	**39 942**	**40 284**

^ Net of GST. Revenue from contract with customers differ from the revenue as per contracted price due to factors such as taxes recovered, discounts etc.

₹ in thousand

		2019-20	2018-19
13	**OTHER INCOME**		
	Interest from Others	199	210
	Total	**199**	**210**

₹ in thousand

		2019-20	2018-19
14	**FINANCE COSTS**		
	Interest Expenses- at Amortized Cost	1 055	775
	Total	**1 055**	**775**

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

₹ in thousand

			2019-20		2018-19
15	**OTHER EXPENDITURE**				
	Establishment Expenses				
	General Expenses		259		-
	Insurance		11		14
	Sitting Fees - Directors		540		640
	Professional Fees		399		455
	Repairs & Maintenance		306		33
	Rates and Taxes		4 883		7 060
	Payment to Auditors				
	Audit Fees	50		50	
	Tax Audit Fees	7		7	
	Certification Fees	10		13	
			67		70
	Total		**6 465**		**8 272**

		2019-20	2018-19
16	**EARNINGS PER SHARE**		
	Face Value per Equity Share (₹)	10	10
	Basic Earnings per Share (₹)	(28.48)	45.75
	Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹ in thousand)	(15 951)	25 618
	Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	5 60 000	5 60 000
	Diluted Earnings per Share (₹)	(28.48)	0.21
	Net Profit after Tax as per Statement of Profit and Loss attributable to Equity Shareholders (₹ in thousand)	(15 951)	25 618
	Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	12 20 60 000	12 40 60 000
	Reconciliation of weighted average number of shares outstanding		
	Weighted Average number of Equity Shares used as denominator for calculating Basic EPS	5 60 000	5 60 000
	Total Weighted Average Potential Equity Shares	12 15 00 000	12 35 00 000
	Weighted Average number of Equity Shares used as denominator for calculating Diluted EPS	12 20 60 000	12 40 60 000

Diluted EPS is same as Basic EPS for current year, being anti-dilutive.

17 SEGMENT REPORTING

The Company is primarily engaged in the business of real estate and development of commercial properties in India. All the activities of the Company revolve around this main business. Accordingly, the Company has only one identifiable segment reportable under Ind AS-108 “Operating Reporting”. The Board (the ‘Chief Operating Decision Maker’ as defined in Ind AS 108 ‘Operating Segments’), who is responsible for allocating resources and assessing performance obtains financial information.

Revenue from two Customers in 2019-20 and one customer in 2018-19 contributed 100% to the Company’s Total Revenue from Operations.

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

18 RELATED PARTY

i) As per Ind AS 24, the disclosures of transactions with the related parties are given below:

List of Related Parties where control exists and related parties with whom transactions have taken place and relationships:

Sr. No.	Name of the Related Party	Relationship
1	Reliance Industries Limited	Ultimate Holding Company
2	Reliance Industrial Investments and Holdings Limited	Holding Company (Up to 13th September 2019)
3	Reliance 4IR Realty Development Limited	Holding Company (w.e.f. 13th September 2019)
4	Reliance Corporate IT Park Limited	Fellow Subsidiary
5	Reliance Projects & Property Management Services Limited (Formerly known as Reliance Digital Platform & Project Services Limited)	Fellow Subsidiary

ii) Transactions during the year with Related Parties:

₹ in thousand

Sr. No.	Nature of Transaction (excluding reimbursement)	Ultimate Holding Company	Holding Company	Fellow Subsidiary Companies	Total
1	Loans Taken / (Repaid)	-	**5 500**	-	**5 500**
		-	*6 800*	-	*6 800*
2	Finance Costs	-	**1 055**	-	**1 055**
		-	*775*	-	*775*
3	Issue / (Redemption) of Zero Coupon Unsecured	-	**-**	-	-
	Optionally Fully Convertible Debentures	-	*(20 000)*	-	*(20 000)*
4	Professional Fees	**151**	-	-	**151**
		134	-	-	*134*
5	Sale of Services	-	-	**39 942**	**39 942**
		-	-	*40 284*	*40 284*
	Balance as at 31st March, 2020				
1	**Equity Share Capital**	-	**5 600**	**-**	**5 600**
		-	*5 600*	-	*5 600*
2	**Loans Taken**	-	**12 300**	**-**	**12 300**
		-	*6 800*	-	*6 800*
3	**Zero Coupon Unsecured Fully Convertible**	-	**12 15 000**	-	**12 15 000**
	Debentures	-	*12 15 000*	-	*12 15 000*

Note: Figures in Italics represents previous year's amount.

iii) Disclosure in respect of Material Related Party Transactions during the year:

₹ in thousand

Particulars	Relationship	2019-20	2018-19
1 **Loans Taken / (Repaid)**			
Reliance Industrial Investments and Holdings Limited	Holding Company (Up to 13th September 2019)	5 600	34 200
Reliance Industrial Investments and Holdings Limited	Holding Company (Up to 13th September 2019)	-	(27 400)
Reliance 4IR Realty Development Limited	Holding Company (w.e.f. 13th September 2019)	200	-
Reliance 4IR Realty Development Limited	Holding Company (w.e.f. 13th September 2019)	(300)	-

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

₹ in thousand

Particulars		Relationship	2019-20	2018-19
2	**Finance Costs**			
	Reliance Industrial Investments and Holdings Limited	Holding Company (Up to 13th September 2019)	426	775
	Reliance 4IR Realty Development Limited	Holding Company (w.e.f. 13th September 2019)	629	-
3	**Issue / (Redemption) of Zero Coupon Unsecured Optionally Fully Convertible Debentures**			
	Reliance Industrial Investments and Holdings Limited	Holding Company (Up to 13th September 2019)	-	(20 000)
4	**Sale of Services**			
	Reliance Corporate IT Park Limited	Fellow Subsidiary	20 142	40 284
	Reliance Projects & Property Management Services Limited (Formerly known as Reliance Digital Platform & Project Services Limited)	Fellow Subsidiary	19 800	-
5	**Professional Fees**			
	Reliance Industries Limited	Ultimate Holding Company	151	134

19 CAPITAL MANAGEMENT

The Company manages its capital to ensure that it will continue as going concern while maximising the return to stakeholders. The company manages its capital structure and make adjustment in light of changes in business condition. The overall strategy remains unchanged as compare to last year.

The Net Gearing Ratio at end of the reporting period was as follows:

₹ in thousand

	As at 31st March, 2020	As at 31st March, 2019
Gross Debt	12 300	6 800
Less: Cash and Marketable Securities	113	405
Net debt (A)	**12 187**	**6 395**
Total Equity (As per Balance Sheet) (B)	**15 56 700**	**15 72 651**
Net Gearing Ratio (A/B)	**0.01**	**0.00**

Debt is defined as long-term and short-term borrowings as described in note 9.

20 FINANCIAL INSTRUMENTS

A. Fair Value Measurement Hierarchy

₹ in thousand

Particulars	As at 31st March, 2020				As at 31st March, 2019			
	Carrying Amount	Levels of Input used in			Carrying Amount	Levels of Input used in		
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3
Financial Assets								
At Amortised Cost								
Trade Receivables	46 196	-	-	-	10 877	-	-	-
Cash and Cash Equivalents	113	-	-	-	405	-	-	-
Financial Liabilities								
At Amortised Cost								
Borrowings	12 300	-	-	-	6 800	-	-	-

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

The financial instruments are categorized into three levels based on the inputs used to arrive at fair value measurements as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities; and

Level 2: Inputs other than the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs based on unobservable market data.

Fair value of Trade Receivables, Cash and Cash Equivalents and Borrowings are carried at amortised cost as it is not materially different from its carrying cost largely due to short-term maturities of these financial assets and liabilities.

B. Financial Risk Management

The different types of risks the company is exposed to are credit risk and liquidity risk.

Credit Risk

Credit risk is the risk that a customer or counterparty to a financial instrument fails to perform or pay the amounts due causing financial loss to the company. Credit risk arises from company's activities in investments, dealing in derivatives and receivables from customers. The Company ensure that sales of products are made to customers with appropriate creditworthiness. Investment and other market exposures are managed against counterparty exposure limits. Credit information is regularly shared between businesses and finance function, with a framework in place to quickly identify and respond to cases of credit deterioration.

Liquidity Risk

Liquidity risk is the risk that suitable sources of funding for the company's business activities may not be available. Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents on the basis of expected cash flows. Company manages liquidity risk by maintaining adequate reserves and matching maturity profiles of financial assets and financial liabilities.

21 Details of Loans given, Investments made, Guarantees given covered under Section 186(4) of Companies Act, 2013

i) Loans given ₹ Nil (Previous year ₹ Nil)

ii) Investments made ₹ Nil (Previous year ₹ Nil)

iii) Guarantees given and securities provided by the company in respect of loans ₹ Nil (Previous year ₹ Nil)

22 The figures for the corresponding previous year have been regrouped / reclassified wherever necessary, to make them comparable.

23 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board of Directors on 21st April, 2020.

As per our Report of even date

For Chaturvedi & Shah LLP
Firm Registration No: 101720W/W100355
Chartered Accountants

Jignesh Mehta
Partner
Membership No: 102749

Mumbai
Dated: 21st April 2020

For and on behalf of the Board

Sridhar Kothandaraman
Director
(DIN: 00012765)

Rajkumar Pugalia
Director
(DIN: 00047360)

Ramesh Kumar Damani
Director
(DIN: 00049764)

C.S. Gokhale
Director
(DIN: 00012666)

B. Chandrasekaran
Director
(DIN: 06670563)