



319-320, REX CHAMBERS, W. H. MARG, BALLARD ESTATE, MUMBAI - 400 001.
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INDEPENDENT AUDITOR'S REPORT

TO THE PARTNERS OF

MAXIS REAL ESTATE LLP

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of MAXIS REAL ESTATE LLP ("the LLP"), which comprise the Balance Sheet as at 31st March, 2017, and the Statement of Profit and Loss (including Other Comprehensive Income), and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for preparation of these Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS).

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

Auditor's Responsibility

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

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing Issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

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

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs (financial position) of the LLP as at 31st March, 2017, and its losses (financial performance including other comprehensive income), and its cash flows for the year ended on that date.

Other Matters

The comparative financial information of the LLP for the year ended 31st March 2016, and the transition date opening balance sheet as at 1st April 2015 prepared in accordance with Ind AS included in these Ind AS financial statements.

Our opinion is not modified in respect of these matters.

Report on Other Legal and Regulatory Requirements

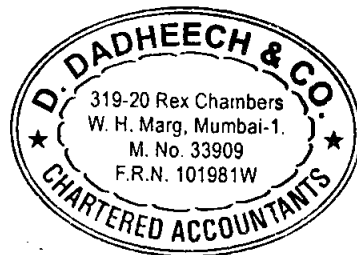
We report that:

- 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 LLP 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 Ind AS financial statements comply with the Indian Accounting Standards issued by the Institute of chartered Accountants of India.

For D. Dadheech & Co
Chartered Accountants
FRN: 101981W

D. Dadheech

(Devesh Dadheech)
Proprietor
Membership No. 033909



Place: Mumbai

Date: 5 MAY 2017

MAXIS REAL ESTATE LLP

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST MARCH 2017

(Rs. In Lakhs)

Particulars	Schedule	AS AT	AS AT	AS AT	AS AT	AS AT	AS AT
		31-Mar-17	31-Mar-17	31-Mar-16	31-Mar-16	1-Apr-15	1-Apr-15
I. CONTRIBUTION AND LIABILITIES							
(1) Partners' Fund							
Contribution	1	2.41		1.01		1.01	
Reserves and surplus	2	(1.57)		(1.39)		(1.21)	
Total			0.84		(0.38)		(0.20)
(2) Liabilities							
Creditors/Trade payables	3	0.25		0.67		0.66	
			0.25		0.67		0.66
Total			1.09		0.28		0.45
II ASSETS							
Cash and cash Equivalents	4	1.09		0.28		0.45	
Total			1.09		0.28		0.45

per our report of even date
For and on behalf of
D. Dadheech & Co.
Chartered Accountants

Devesh Dadheech

Devesh Dadheech
Proprietor
Membership No. 33909
FR No. 101981W



Mumbai

Date : 5 MAY 2017

For Maxis Real Estate LLP

Rajeev A. Piramal

Rajeev A. Piramal
Designated Partner

Nandan A. Piramal

Nandan A. Piramal
Designated Partner

MAXIS REAL ESTATE LLP

**STATEMENT OF INCOME AND EXPENDITURE
FOR THE YEAR ENDED 31ST MARCH 2017**

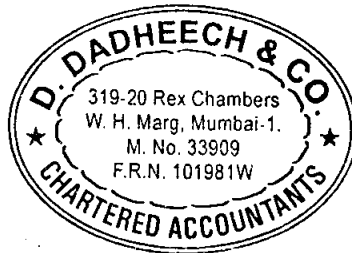
(Rs. In Lakhs)

Particulars	Year Ended 31st Mar 2017	Year Ended 31st Mar 2016
Income	-	-
Total Income	-	-
Expenses		
Administrative Expenses		
Audit Fees	0.17	0.17
Bank Charges		0.00
Filing Fees	0.00	-
Professional Fees	0.01	0.01
Total Expenses	0.18	0.18
PROFIT/(LOSS) BEFORE TAX	(0.18)	(0.18)
Provision for Tax	-	-
PROFIT /(LOSS) AFTER TAX	(0.18)	(0.18)
Profit/(Loss) transferred to Reserves & Surplus	(0.18)	(0.18)
Significant Accounting Policies	5	
Notes forming part of accounts	6	

As per our report of even date
For and on behalf of
D. Dadheech & Co.
Chartered Accountants

D. Dadheech

Devesh Dadheech
Proprietor
Membership No. 33909
FR No. 101981W



Mumbai

Date : 5 MAY 2017

For Maxis Real Estate LLP

Rajeev A. Piramal Designated Partner

Rajeev A. Piramal

Nandan A. Piramal Designated Partner

Nandan A. Piramal

Significant Accounting Policy

1 The financial statements are prepared under the historical cost convention in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act 2008.

2 Miscellaneous Expenditure:

Preliminary and pre operative expenses are fully written off to be in line with IND AS 38

3 Revenue Recognition

- i. Interest Income is recognised on time basis determined by the amount outstanding and the rate applicable
- ii. Dividend income is recognised when the right to receive the payment is established

4 Provisions, Contingent Liabilities and Contingent Assets

i) Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources and the amount of which can be reliably estimated.

Contingent Liabilities are not recognized but are disclosed in the Notes. Contingent liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non occurrence of one or more uncertain future event not wholly within the control of the Company.

5 Financial Assets

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in two categories:

- Debts at amortised cost
- Equity investments measured at fair value through profit or loss

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss. This category generally applies to trade and other receivables.

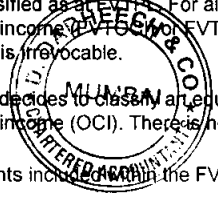
Debt instruments included within the fair value through profit and loss (FVTPL) category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Equity investments

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, are recognized in other comprehensive income (OCI). There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.



Significant Accounting Policy

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Entity has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

(a) the Entity has transferred substantially all the risks and rewards of the asset, or

(b) the Entity has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Entity has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Entity continues to recognise the transferred asset to the extent of the Entity's continuing involvement. In that case, the Entity also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Entity has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Entity could be required to repay.

Financial Liabilities

The Entity classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

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

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

This category generally applies to interest-bearing loans and borrowings.

Derecognition

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

6 Income tax

Income tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

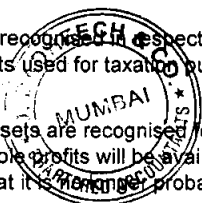
Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.



Significant Accounting Policy

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Alternate Minimum Tax (AMT)

In case the Entity is liable to pay income tax u/s 115JC of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date.

7

Transition to Ind AS

As stated in Note b, the Company's financial statements for the year ended March 31, 2016 are the first annual financial statements prepared in compliance with Ind AS.

The adoption of Ind AS was carried out in accordance with Ind AS 101, using April 1, 2015 as the transition date. Ind AS 101 requires that all Ind AS standards that are effective for the first Ind AS Financial Statements for the year ended March 31, 2016, be applied consistently and retrospectively for all fiscal years presented.

All applicable Ind AS have been applied consistently and retrospectively wherever required. The resulting difference between the carrying amounts of the assets and liabilities in the financial statements under both Ind AS and Previous GAAP as of the Transition Date have been recognized directly in equity at the Transition Date.

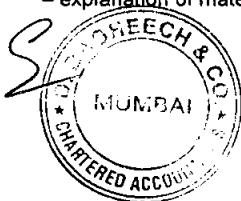
In preparing these financial statements, the Company has availed itself of certain exemptions and exceptions in accordance with Ind AS 101 as explained below:

a) Exemptions from retrospective application:

i. **Business combination exemption:** The Company has applied the exemption as provided in Ind AS 101 on non-application of Ind AS 103, "Business Combinations" to business combinations consummated prior to the date of transition (April 1, 2015). Pursuant to this exemption, goodwill arising from business combination has been stated at the carrying amount under Previous GAAP.

a) **Reconciliations:** The following reconciliations provide a quantification of the effect of significant differences arising from the transition from Previous GAAP to Ind AS in accordance with Ind AS 101:

- equity as at April 1, 2015;
- equity as at March 31, 2016;
- total comprehensive income for the year ended March 31, 2016; and
- explanation of material adjustments to cash flow statements.



I Basis of accounting and preparation of Standalone Financial Statements:

1 Entity Overview

Maxis Real Estate LLP is Subsidiary of Peninsula Holdings & Investments Private Limited (refer as PHIPL) and in turn PHIPL is wholly owned subsidiary of Peninsula Land Limited a parent Company which is engaged in the real estate development. The parent company making acquisition of the real estate development project through PHIPL or Subsidiary of PHIPL. All the Company / entity is domicile of India.

2 Basis of Accounting

The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act"), and the relevant provisions of the 2013 Act / Companies Act, 1956 ("the 1956 Act"), as applicable read with notification issued by Ministry of Corporate Affairs dated 15th February 2015. The Financial Statements have been prepared on accrual basis under the historical cost convention except certain assets measured at fair value where ever require as per IND AS.

These financial statements are the Company's first Ind AS financial statements and are covered by Ind AS 101, First-time adoption of Indian Accounting Standards (Ind AS 101). The transition to Ind AS has been carried out from the accounting principles generally accepted in India ("Indian GAAP") which is considered as the "Previous GAAP" for purposes of Ind AS 101.

3 Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

A. Fair value measurement of financial instruments

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Changes in assumptions relating to these assumptions could affect the fair value relating of financial instruments.

4 Functional and presentation currency

These financial statements are presented in Indian rupees, which is the functional currency of the Entity. All financial information presented in Indian rupees has been rounded to the nearest lacs to two decimal

5 Use of Estimates and judgements

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

6 Measurement of faire value

The Entity's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Entity has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Entity uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

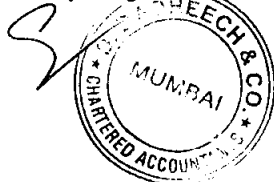
Level 1 : quoted prices in active markets for identical assets or liabilities.

Level 2 : inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 : inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Entity recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.



A. Accounting classification and fair values

1/Apr/15

	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial assets								
				-				
Cash & cash equivalents	-	-	0.45	0.45				
	-	-	0.45	0.45				

Financial Liabilities

	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
				-				
Trade Payables	-	-	0.66	0.66				
	-	-	0.66	0.66				

31/Mar/16

	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial assets								
Cash & cash equivalents	-	-	0.28	0.28				
	-	-	0.28	0.28				

Financial Liabilities

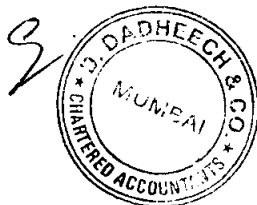
	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Trade Payables	-	-	0.67	0.67				
	-	-	0.67	0.67				

31/Mar/17

	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial assets								
Cash & cash equivalents	-	-	1.09	1.09				
	-	-	1.09	1.09				

Financial Liabilities

	FVTPL	FVTOCI	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Trade Payables	-	-	0.25	0.25				
	-	-	0.25	0.25				



B. Measurement of fair values

No Financial Instruments measured at fair value

C. Financial risk management

The Entity has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and

The Entity's risk management policies are established to identify and analyse the risks faced by the Entity, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Entity's activities. The Entity, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

C. Financial risk management

The Entity has exposure to the following risks arising from financial instruments:

- Credit risk ;
- Liquidity risk ; and
- Market risk

i. Risk management framework

The Entity's risk management policies are established to identify and analyse the risks faced by the Entity, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Entity's activities. The Entity, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

ii. Credit risk

Credit risk is the risk of financial loss to the Entity if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the loans and investment in debt securities. The Entity establishes an allowance for impairment that represents its estimate of incurred losses in respect of other receivables and investments.

The Entity held cash and cash equivalents of INR 1.09 at March 31, 2017 (March 31, 2016: INR 0.28). The cash and cash equivalents are held with bank and financial institution counterparties with good credit ratings

iii. Liquidity risk

Liquidity risk is the risk that the Entity will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Entity's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Entity's reputation.

Management monitors rolling forecasts of the Entity's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

Contractual cash flow

31/Mar/17	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Trade and other payables	0.25	0.25	0.25			

iv. Market risk

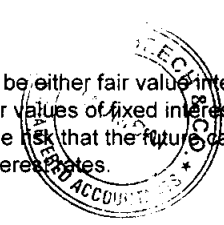
Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and equity prices – will affect the Entity's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. We are exposed to market risk primarily related to interest rate risk and the market value of our investments affecting to parent Entity , since major contributions are from partners.

Currency risk

The Entity is exposed to currency risk on account of its trade and other payables in foreign currency. The functional currency of the Entity is Indian Rupee. Currency risk is not material, as the Entity does not have exposure in foreign currency,

Interest rate risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.



6 **Notes Forming Parts of Accounts**

Transition to Ind AS:

- 1 We have transitioned our basis of accounting from Indian generally accepted accounting principles ("IGAAP") to Ind AS. The accounting policies set out in note 5 have been applied in preparing the financial statements for the year ended 31 March 2017, the comparative information presented in these financial statements for the year ended 31 March 2016 and in the preparation of an opening Ind AS balance sheet at 1 April 2016 (the "transition date").
- 2 In preparing our opening Ind AS balance sheet, we have adjusted amounts reported in financial statements prepared in accordance with IGAAP. An explanation of how the transition from IGAAP to Ind AS has affected our financial performance, and the notes that accompany the tables. On transition, we did not revise estimates previously made under IGAAP except where required by Ind AS.

3 Reconciliation of net worth as at 1st April 2015	As on 1 April 2015	As on 31 March
Net worth under IGAAP	(0.20)	(0.38)
Summary of Ind AS adjustments	-	-
Net worth under Ind AS	(0.20)	(0.38)

Reconciliation of Comprehensive Income for the year ended on 31 March 2016

Total Comprehensive Income under IGAAP	(0.18)
Summary of Ind AS adjustments	-
Total Comprehensive Income under Ind AS	(0.18)

4 **Notes to the reconciliation:**

There are no adjustments require as per IND AS principles as at 1st April 2015 or 31st March 2016

5 The Details of the partner are as under:

Name of Partner	Status	% profit/(Loss)	
		31-Mar-17	31-Mar-16
Peninsula Holdings & Investments Private Limited (PHIPL)	Partner	99.00%	99.00%
Operating through Nominee of PHIPL - Mr. Rajeev Piramal	Designated Partner		
Urvi A. Piramal	Partner	0.999%	0.999%
Nandan A. Piramal	Designated Partner	0.001%	0.001%
		100%	100%

- 6 Based on the information available with the entity, there are no suppliers who are registered under the Micro, Small and Medium Enterprises Development Act, 2006 as at March 31st 2017. Hence, the information as required under the Micro, Small and Medium Enterprises Development Act, 2006 is not disclosed.

- 7 In the opinion of the partners, current assets, have the value at which they are stated in the balance sheet, if realized in the ordinary course of business. Sundry creditors are subject to confirmation.

- 8 Contingent Liabilities & Capital commitments are Nil.

- 9 List of Related Parties and Transactions during the year: As per IND AS -24

a **Controlling Company**

Peninsula Holdings & Investments Private Limited-PHIPL

b **Ultimate Controlling Company**

Peninsula Land Limited-PLL

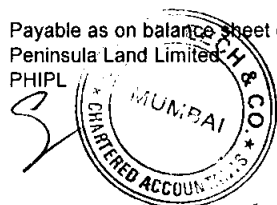
c **Key Management Personnel**

Rajeev A. Piramal - Designated Partner
Nandan A. Piramal - Designated Partner

d **Key Managerial Person of Parent & Ultimate parent Company**

Rajeev A. Piramal
Harshvardhan A. Piramal
Nandan A. Piramal
Mahesh S. Gupta

Details of Transactions are as follows		2016-2017	2015-2016
e	Loan Received from Peninsula Land Limited	1.00	-
f	Loan Repaid to Peninsula Land Limited	1.40	0.00
g	Partners Contribution from PHIPL	1.41	-
h	Payable as on balance sheet date Peninsula Land Limited PHIPL	- 2.40	0.41 1.00



- 11 As per Notification of Ministry of Corporate Affairs dated 30th March 2017 details of specified bank notes (SBN) held and transacted during the period from 8th November 2016 to 30th December 2016 are as provided in table below.

Amount In Rs

Closing cash in hand as on 8th November 2016	-	950.00	950.00
Add: Permitted receipts	-	-	
Less: Permitted payments	-	-	
Less: Amount Deposited in banks	-	-	
Closing cash in hand as on 30th December 2016	-	950.00	950.00

- 12 The Entity is registered with MCA under CIN No. AAA-3339
- 13 Previous year figures are regrouped /rearranged wherever necessary.

As per our report of even date
For and on behalf of
D. Dadheech & Co.
Chartered Accountants

D. Dadheech

Devesh Dadheech
Proprietor
Membership No. 33909
FR No. 101981W

Mumbai
Date :

- 5 MAY 2017



For Maxis Real Estate LLP

Rajeev A. Piramal

[Signature]
Designated Partner

Nandan A. Piramal

[Signature]
Designated Partner

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2017

(Rs. in Lakhs)

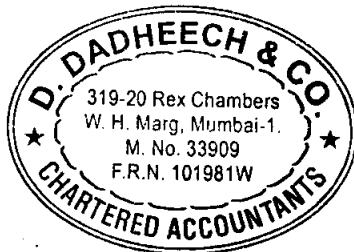
Particulars	For the Year Ended 2016-2017	For the Year Ended 2015-2016
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit (Loss) Before Tax and Extra Ordinary Items	(0.18)	(0.18)
Adjustments for:		
Operating Profit Before Working Capital Changes	(0.18)	(0.18)
Adjustments for:		
Less:		
Increase/(Decrease) in Trade Payables	(0.41)	0.01
Cash Generated from Operations	(0.41)	0.01
Net Cash From Operating Activities	(0.59)	(0.17)
	(A)	
B. CASH FLOW FROM INVESTING ACTIVITIES		
Net Cash From Investing Activities	-	-
	(B)	
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase in Partners Capital	1.40	-
Net Cash Used in Financing Activities	1.40	-
	(C)	
Net Increase in Cash and Cash Equivalents (A)+(B)+(C)	0.81	(0.17)
Cash and Cash Equivalents at the beginning of the year	0.28	0.45
Cash and Cash Equivalents at the end of the year	1.09	0.28

- The above cash flow statement has been prepared under the "Indirect Method" as set out in the IND AS - 7 on Cash Flow Statement issued by the ICAI.
- Previous figures have been regrouped or rearranged or reclassified wherever necessary to confirm the current year's classifications.

As per our report of even date
For and on behalf of
D. Dadheech & Co.
Chartered Accountants

Devesh Dadheech

Devesh Dadheech
Proprietor
Membership No. 33909
FR No. 101981W



For Maxis Real Estate LLP

Rajeev A. Piramal

Rajeev A. Piramal
Designated Partner

Nandan A. Piramal

Nandan A. Piramal
Designated Partner

Mumbai
Date : 5 MAY 2017