

INDEPENDENT AUDITOR'S REPORT

To the Members of ABNL Investment Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of ABNL Investment Limited ("the Company"), which comprise the Balance sheet as at March 31, 2019, 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 notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as 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 Ind AS 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Other Information

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

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



Responsibility of Management for the Ind AS 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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 Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (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 1" 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 it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164 (2) of the Act;



S R B C & CO LLP

Chartered Accountants

ABNL Investment Limited

Independent Auditor's Report – March 31, 2019

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- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in “Annexure 2” to this report;
- (g) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2019;
- (h) 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 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 S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003


per Vijay Maniar

Partner

Membership Number: 36738

Place of Signature: Mumbai

Date: May 13, 2019



Annexure 1 referred to in paragraph 1 under the heading “Report on other legal and regulatory requirements” of our report of even date**Re: ABNL Investment Limited (‘the Company’)**

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of investment properties.
- (b) Investment properties have been physically verified by the management during the year and no material discrepancies were identified on such verification.
- (c) According to the information and explanations given by the management, the title deeds of immovable properties, included in investment properties are held in the name of the Company, except for the following:

Sr. no.	Asset category	As at March 31, 2019		Total number of cases	Remarks
		Gross block	Net block		
1	Leasehold Building	16,141,615	15,357,326	3	Title deeds are in the name of the erstwhile holding company (Aditya Birla Nuvo Limited) which was merged with Grasim Industries Limited, the current holding company and is in the process of being transferred to the Company
2	Leasehold Land	2,179,328	2,059,321	1	

- (ii) The Company's business does not involve inventories and, accordingly, the requirements under paragraph 3(ii) of the Order are not applicable to the Company.
- (iii) According to the information and explanations given to us, 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 Companies Act, 2013 (“the Act”). Accordingly, the provisions of clause 3(iii) (a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- (iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Act are applicable and hence not commented upon.
- (v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) To the best of our knowledge and as explained, the Company is not in the business of sale of any goods. Therefore, in our opinion, the provisions of clause 3(vi) of the Order are not applicable to the Company.



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Chartered Accountants

ABNL Investment Limited

Independent Auditor's Report – March 31, 2019

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- (vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including income tax, goods and service tax, cess and other statutory dues applicable to it. The provisions relating to provident fund, employees' state insurance and duty of custom are not applicable to the Company.
- (b) According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, goods and service tax, cess and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable. The provisions relating to provident fund, employees' state insurance and duty of custom are not applicable to the Company.
- (c) According to the information and explanations given to us, there are no dues of income tax, sales-tax, service tax, customs duty, excise duty, value added tax and cess which have not been deposited on account of any dispute.
- (viii) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.
- (ix) According to the information and explanations given by the management, the Company has not raised any money way of initial public offer / further public offer (including debt instruments) and term loans hence, reporting under clause 3(ix) is not applicable to the Company and hence not commented upon.
- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the company or no material fraud on the company by the officers and employees of the Company has been noticed or reported during the year.
- (xi) According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Act are not applicable to the Company and hence reporting under clause 3(xi) are not applicable and hence not commented upon.
- (xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company and hence not commented upon.
- (xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of the Act, where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.



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Chartered Accountants

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Independent Auditor's Report – March 31, 2019

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- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of the Act.
- (xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003


per Vijay Maniar

Partner

Membership Number: 36738

Place of Signature: Mumbai

Date: May 13, 2019



Annexure 2 to the Independent Auditor's Report of even date on the financial statements of ABNL Investment Limited**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of ABNL Investment Limited ("the Company") as of March 31, 2019 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the 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 and the Standards on Auditing as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting 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 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 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, an 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, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the Institute of Chartered Accountants of India.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003


per **Vijay Maniar**
Partner

Membership Number: 36738

Place of Signature: Mumbai

Date: May 13, 2019



ABNL INVESTMENT LIMITED

**STATEMENTS OF ACCOUNT
FOR THE YEAR ENDED
31ST MARCH, 2019**

ABNL INVESTMENT LIMITED

Balance Sheet as at 31st March, 2019

		As at 31st March, 2019	Amount in ₹ As at 31st March, 2018
I ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipment	3	-	91,650,980
(b) Capital work-in-progress		-	10,519,543
(a) Investment properties	4	447,170,947	343,572,428
(b) Financial assets			
(i) Investments	5	15,766,205	10,457,978
		462,937,152	456,200,929
(2) Current assets			
(a) Financial assets			
(i) Investments	6	64,826,776	35,539,856
(ii) Cash and cash equivalents	7	621,909	371,346
(iii) Loans	8	1,942,567	1,942,567
(iv) Other financial assets	9	526,532	586,536
(b) Current tax assets (net)		2,800,861	2,298,512
(c) Other current assets	10	87,890	214,212
(b) Deferred tax assets (net)	11	9,101,044	-
		79,907,579	40,953,029
Total assets		542,844,731	497,153,958
II EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	12	281,400,000	281,400,000
(b) Other equity	13	225,699,622	172,283,654
Total equity		507,099,622	453,683,654
LIABILITIES			
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Other financial liabilities	14	1,901,098	14,903,082
(b) Deferred tax liabilities	15	-	54,137
(c) Other non current liabilities	16	77,415	421,654
		1,978,513	15,378,873
(3) Current liabilities			
(a) Financial liabilities			
(i) Trade payables	17	72,853	295,717
(ii) Other financial liabilities	18	28,117,117	23,907,778
(b) Other current liabilities	19	5,576,626	3,532,629
(c) Current tax liabilities (net)		-	355,307
		33,766,596	28,091,431
Total liabilities		35,745,109	43,470,304
Total equity and liabilities		542,844,731	497,153,958

Significant accounting policies

2

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration no. 324982E/E300003

Vijay Maniar
Partner
Membership No. 36738

Place : Mumbai
Date : 13th May, 2019



For and on behalf of the Board of Directors
of ABNL Investment Limited

Mahendra Bhandari
Director
DIN-07433524

Ullash Parida
Company Secretary
Membership No. 8689

Place: Mumbai
Date: 13th May, 2019

Shriram Jagetiya

Shriram Jagetiya
Director
DIN-01638250

Parag Laddha
Chief Financial Officer



ABNL INVESTMENT LIMITED

Statement of Profit and Loss for the year ended 31st March, 2019

			Amount in ₹
	Note no.	Year Ended 31st March, 2019	Year Ended 31st March, 2018
INCOME			
Revenue from operations	20	14,695,393	-
Other income	21	48,464,313	57,815,481
Total Income		63,159,706	57,815,481
EXPENSES			
Finance cost	22	2,420,804	8,843,208
Depreciation expenses	4	5,983,563	6,109,711
Other expenses	23	7,365,883	5,447,227
Total expenses		15,770,250	20,400,146
Profit before tax		47,389,457	37,415,334
Tax expenses			
Current tax		10,229,000	8,696,614
Adjustments of tax relating to earlier period		(12,279,318)	(805,377)
MAT credit entitlement		(496,000)	-
Deferred tax		895,980	54,137
Income tax expenses	28	(1,650,338)	7,945,374
Profit for the year		49,039,795	29,469,961
Other comprehensive income (OCI)			
Items that will not be reclassified to profit or loss			
Gain on sale of investment		-	52,465,300
Income tax on above		-	(11,503,386)
Fair value carried through OCI		4,818,227	(207,981)
Income tax on above		(442,053)	-
Other comprehensive income for the year		4,376,174	40,753,933
Total comprehensive income for the year		53,415,969	70,223,894
Basic / diluted earnings per share (Face value of ₹ 10/- each)	24	1.74	1.28

Significant accounting policies 2
The accompanying notes are an integral part of the financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration no. 324982E/E300003


Vijay Maniar
Partner
Membership No. 36738

Place : Mumbai
Date : 13th May, 2019




For and on behalf of Board of Directors
of ABNL Investment Limited


Mahendra Bhandari
Director
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Ullash Parida
Company Secretary
Membership No. 8689

Place: Mumbai
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Shriram Jagetiya
Director
DIN-01638250


Parag Laddha
Chief Financial Officer

ABNL INVESTMENT LIMITED

Statement of cash flow for the year ended 31st March, 2019

Amount in ₹

PARTICULARS	31st March 2019		31st March 2018	
A CASH FLOW FROM OPERATING ACTIVITIES				
Profit before tax		47,389,457		37,415,335
Adjustments for:				
Depreciation expenses	5,983,563		6,109,711	
Unwinding of deferred rent income	(2,303,642)		(2,288,181)	
Profit on sale of investments	(272,685)		(2,691,461)	
Interest expenses on Inter corporate deposits & others	120		6,624,247	
Interest expense on fair valuation of deposits	2,420,684		2,218,961	
Fair value gain on financial instruments	(3,364,235)		785,921	
		2,463,805		10,759,198
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		49,853,262		48,174,533
Adjustments for:				
Decrease / (increase) in loans, financial and current assets	186,326		(763,942)	
Increase / (decrease) in trade, financial and other payables	(7,432,793)	(7,246,467)	(104,103,483)	(104,867,425)
CASH GENERATED FROM OPERATIONS		42,606,795		(56,692,893)
Income taxes refund / (paid) (net)		(8,804,551)		(19,883,906)
NET CASH FLOW (USED IN) / FROM OPERATING ACTIVITIES		33,802,244		(76,576,799)
B CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of investment property	(7,411,561)		(4,024,061)	
Sale of non-current investments	-		52,465,300	
Purchase of non-current investments	(490,000)		-	
(Purchase) / sale of investments (net)	(25,650,000)		70,183,619	
		(33,551,561)		118,624,858
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES		(33,551,561)		118,624,858
C CASH FLOW FROM FINANCING ACTIVITIES				
Repayment of inter corporate deposits	-		(135,000,000)	
Interest paid on Inter corporate deposits	(120)		(6,804,000)	
Proceeds from issue of equity shares including premium	-		99,960,000	
		(120)		(41,844,000)
NET CASH (USED IN) FINANCING ACTIVITIES		(120)		(41,844,000)
NET INCREASE IN CASH AND CASH EQUIVALENTS		250,563		204,059
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR		371,346		167,287
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		621,909		371,346

Significant accounting policies

2

The accompanying Notes are an integral part of the Financial statements

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration no. 324982E/E300003

Vijay Maniar
Partner
Membership No. 36738

Place : Mumbai
Date : 13th May, 2019



For and on behalf of Board of Directors
of ABNL Investment Limited

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DIN-07433524

Ullash Parida
Company Secretary
Membership No. 8689

Place : Mumbai
Date: 13th May, 2019

Shriram Jagetiya
Director
DIN-01638250

Parag Laddha
Chief Financial Officer



ABNL INVESTMENT LIMITED

Statement of changes in equity for the year ended 31st March, 2019

(A) EQUITY SHARE CAPITAL

For the year ended 31st March 2019

Particulars	31st March 2019	31st March 2018
28,140,000 equity shares of ₹ 10 each issued, subscribed and fully paid up		
Balance at the beginning	281,400,000	210,000,000
Issue of share capital	-	71,400,000
Balance at the end of the period	281,400,000	281,400,000

(B) OTHER EQUITY

For the year ended 31st March 2019

Amount in ₹

Particulars	Reserves and Surplus				Items of Other Comprehensive Income	Total Equity
	Retained Earnings		Other Reserves			
	Surplus as per Statement of Profit and Loss	General Reserve	Securities Premium	Capital Redemption Reserve	Fair Value Through Other Comprehensive Income - Reserve	
Balance as of 01st April, 2018	104,569,948	39,830,000	28,560,000	200,000	(876,294)	172,283,654
Profit for the year	49,039,795	-	-	-	-	49,039,795
Addition	-	-	-	-	-	-
Other Comprehensive Income/(loss) for the year:-	-	-	-	-	-	-
- Gain/(loss) on FVOCI financial assets	-	-	-	-	-	-
- Fair value gain/(loss) on FVOCI financial assets	-	-	-	-	4,376,174	4,376,174
Total Comprehensive Income	49,039,795	-	-	-	4,376,174	53,415,969
Transfer from OCI Reserve to Retained earnings	-	-	-	-	-	-
Balance as at 31st March, 2019	153,609,742	39,830,000	28,560,000	200,000	3,499,880	225,699,622

For the year ended 31st March 2018

Amount in ₹

Particulars	Reserves and Surplus				Items of Other Comprehensive income	Total Equity
	Retained Earnings		Other Reserves			
	Surplus as per Statement of Profit and Loss	General Reserve	Securities Premium	Capital Redemption Reserve	Fair Value Through Other Comprehensive Income - Reserve	
Balance as at 1st April, 2017	34,138,073	39,830,000	-	200,000	(668,313)	73,499,760
Profit for the year	29,469,961	-	-	-	-	29,469,961
Addition			28,560,000			28,560,000
Other Comprehensive Income/(loss) for the year:-						
- Gain/(loss) on FVOCI financial assets					40,961,914	40,961,914
- Fair value gain/(loss) on FVOCI financial assets					(207,981)	(207,981)
Total Comprehensive Income	29,469,961	-	28,560,000	-	40,753,933	98,783,894
Transfer from OCI Reserve to Retained earnings	40,961,914	-	-	-	(40,961,914)	-
Balance as at 31st March, 2018	104,569,948	39,830,000	28,560,000	200,000	(876,294)	172,283,654

Significant accounting policies

2

The accompanying notes are an integral part of the financial statements.

As per our report of even date

 For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration no. 324982E/E300003

 Vijay Maniar
Partner
Membership No. 36738

 Place : Mumbai
Date : 13th May, 2019

 For and on behalf of Board of Directors
of ABNL Investment Limited

 Mahendra Bhandari
Director
DIN-07433524

 Ullash Parida
Company Secretary
Membership No. 8689

 Place : Mumbai
Date: 13th May, 2019

 Shriram Jagetiya
Director
DIN-01638250

 Parag Laddha
Chief Financial Officer


ABNL INVESTMENT LIMITED

Notes to financial statements for the year ended 31st March, 2019

1. Corporate Information

ABNL Investment Limited is a Public Limited Company incorporated on 04th August, 1994 and domiciled in India, having its registered office at Indian Rayon Compound, Veraval, Gujarat, India.

The Company is mainly involved in the business of investing in properties and leasing it on rent to the lessee.

The financial statements are authorised for issue by the Board of Directors of the Company at their meeting held on 13th May, 2019.

2. Significant Accounting Policies

i. Basis of Preparation

The Company has prepared financial statements in compliance with Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and presentation requirement of division ii of Schedule III.

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

The financial statements are presented in Indian Rupees ('INR') ,which is also the Company's functional currency, and currency of the primary economic environment in which the Company operates and all values are rounded to the nearest rupee, except otherwise indicated.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

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

ii. Investment Properties

Investments in land and building (including property under construction) which are held to earn rentals and/or for capital appreciation are classified as investment property. Investment properties are initially measured at cost, including transaction cost. Subsequent to initial recognition, investment properties are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any.

The cost comprises purchase price and borrowing cost, if capitalisation criteria are met and directly attributable cost of bringing the investment to its working condition for intended use

Depreciation of investment property is provided on straight line basis over the useful lives of assets estimated by the management. Such classes of investment properties and their estimated useful lives are as under



ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019**

Assets	Estimated useful lives
Land	
-Freehold land	-
-Leasehold land	Over the lease period
Leasehold building	Over the lease period
Buildings	60 years

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. On disposal of an investment property, the difference between its carrying amount and net disposal proceeds is recognised in the statement of profit and loss account.

iii. Impairment of Non-financial assets

The carrying amounts of non-financial assets are reviewed at each reporting date if there is any indication of impairment based on internal/external factors. An asset is treated as impaired when the carrying cost of the assets exceeds its recoverable value. An impairment loss, if any, is charged to the Statement of Profit and Loss in the year in which an asset is identified as impaired. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss.

iv. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of government.

Rental Income

Rental income is accounted on straight line basis on the lease term is included in the statement of profit and loss.

Interest Income

For all debt instruments measured either at amortised cost or at fair value through other comprehensive income (OCI), interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. Interest income is included in other income in the statement of profit and loss.

v. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if



ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019**

fulfilment of the arrangement is dependent on the use of specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

When the company is the lessee:

Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased items are classified as operation leases. Lease payments under an operating lease, are recognised as an expense in the statement of Profit and Loss on a straight line basis over the lease term. Contingent rentals are recognised as an expense in the period which they are incurred.

Where the company is the lessor:

Assets subject to operating lease are included in property, plant and equipment and investment property. Lease income is recognised in the statement of profit and loss on a straight line basis over the lease term. Costs, including depreciation are recognised as an expense in the statement of profit and loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognised immediately in the statement of profit and loss.

vi. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Initial recognition and measurement of financial assets and financial liabilities

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss and ancillary costs related to borrowings) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of Profit and Loss.

A. Financial assets:**i. Classification and Subsequent measurement of financial assets**

A financial asset shall be classified and measured at Fair Value through Profit or Loss (FVTPL) unless it is measured at amortised cost or at fair value through OCI.

Fair Value through Profit or Loss:

A financial asset shall be measured at FVTPL unless it is measured at amortised cost or at fair value through other comprehensive Income.

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.



ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019****Amortised Cost:**

A financial asset shall be measured at amortised cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Fair Value through OCI:

A financial asset shall be measured at fair value through other comprehensive income (FVOCI) if both of the following conditions are met:

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

ii. Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. In case of trade receivables, the Company follows the simplified approach permitted by Ind AS 109 – Financial Instruments - for recognition of impairment loss allowance. The application of simplified approach does not require the Company to track changes in credit risk of trade receivable. The Company calculates the expected credit losses on trade receivables using a provision matrix on the basis of its historical credit loss experience.

iii. Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises an associated liability. On de-recognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in OCI and accumulated in equity is recognised in statement of profit and loss.

B. Financial liabilities and equity instruments**i. Classification of financial liabilities and equity instruments**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.



Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognized at the proceeds received, net of direct issue costs.

Financial liabilities

Financial liabilities are classified as either financial liabilities at amortised cost or Fair value through profit and loss (FVTPL).

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

Financial liabilities at Amortised Cost

Other Financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

Financial liabilities at FVTPL

Financial liabilities are classified as FVTPL when the financial liability is held for trading or are designated upon initial recognition as FVTPL.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

ii. Subsequent measurement of financial liabilities

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at FVTPL:

Financial liabilities at FVTPL include financial liabilities designated upon initial recognition as FVTPL. This category includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Gains or losses on liabilities are recognised in the Statement of Profit and Loss. Financial liabilities designated upon initial recognition at FVTPL are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.

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 the Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process.

vii. Fair value measurement

The Company measures financial instruments, such as investments (other than equity investments in Subsidiaries, Joint Ventures and Associates) at fair values at each Balance Sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.



The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities, for which fair value is measured or disclosed in the financial statements, are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable other than quoted prices included in level 1.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for disposal in discontinued operations.

At each reporting date, management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

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.

iii. Derecognition of Financial liabilities:

The Company de-recognises financial liabilities when and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability de-recognised and the consideration paid and payable is recognised in the Statement of Profit and Loss.



viii. Cash and Cash Equivalents

Cash and Cash Equivalents comprise cash on hand, cash at bank and cheques in hand.

ix. Income Taxes

Income Tax expenses comprise current tax and deferred tax charge or credit.

Current Income Tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

Current Tax is measured on the basis of estimated taxable income for the current accounting period in accordance with the applicable tax rates and the provisions of the Income-tax Act, 1961 and other applicable tax laws.

Current income tax, relating to items recognised outside profit or loss, is recognised outside profit or loss (either in OCI or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. The management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions, where appropriate.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Tax relating to items recognized directly in equity or OCI is recognized in equity or OCI and not in the statement of profit or loss.

Deferred tax liabilities are recognised for all deductible temporary differences.

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

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that is no longer probable.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date, and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws), that have been enacted or substantively enacted at the reporting date.



Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

x. Cash Flow Statement

Cash flows are reported using the indirect method, whereby the net profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

xi. Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss attributable to equity holder of Company (after deducting preference dividends and attributable taxes, if any) by the weighted average number of equity shares outstanding during the period.

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

xii. Provisions and Contingencies

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company 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 determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

A present obligation that arises from past events, where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

Claims against the Company, where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.



ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019**

Contingent assets are not recognised in the financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

xiii. Significant Accounting Judgements, Estimates and Assumptions

The preparation of the financial statements, in conformity, with the Ind AS requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities as of the date of the financial statements. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in outcomes different from the estimates. Difference between actual results and estimates are recognized in the period in which the results are known or materialise. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognised prospectively in the current and future periods.

Key assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Useful lives of investment properties:

The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired, using its technical expertise along with industry trends for determining the economic life of an asset and reviewed periodically, including at each financial year end. The useful lives are reviewed by the management periodically and revised, if appropriate. In case of a revision, the unamortised depreciable amount is charged over the remaining useful life of the assets.



ABNL INVESTMENT LIMITED

Notes to financial statements for the year ended 31st March, 2019

NOTE: 3**Property, Plant And Equipment**

Amount in ₹

Particulars	Leasehold Land	Freehold buildings	Leasehold Buildings	TOTAL
Gross Block				
As at 1st April, 2017	82,125,546	-	11,388,116	93,513,662
Additions	-	-	-	-
Transfer to Investment Property	-	-	-	-
As at 31st March, 2018	82,125,546	-	11,388,116	93,513,662
Additions	-	-	-	-
Transfer to Investment Property	82,125,546	-	11,388,116	93,513,662
As at 31st March, 2019	-	-	-	-
Accumulated Depreciation				
As at 1st April, 2017	118,200	-	25,084	143,284
For the year	1,418,390	-	301,008	1,719,398
Deletions/Adjustments	-	-	-	-
As at 31st March, 2018	1,536,590	-	326,092	1,862,682
For the year	-	-	-	-
Transfer to Investment Property	1,536,590	-	326,092	1,862,682
Deletions/Adjustments	-	-	-	-
As at 31st March, 2019	-	-	-	-
Net Block as at 31st March, 2018	80,588,956	-	11,062,024	91,650,980
Net Block as at 31st March, 2019	-	-	-	-

A. Gross Block of Property, Plant and Equipment includes the Company's share in assets held under co-ownership - Leasehold Land Nil (Previous Year: ₹ 82,125,546/-) and Leasehold Buildings Nil (Previous Year: ₹ 11,388,116/-).

B. The Lease Term in respect of leasehold land and buildings acquired under finance leases generally expires within 60 years.



NOTE: 4
Investment properties

						Amount in ₹
Particulars	Freehold Land	Leasehold Land	Freehold buildings	Leasehold Buildings	Investment Property under Development	TOTAL
Gross Block						
As at 1st April, 2017	163,638,093	-	183,982,971	4,753,499	-	352,374,563
Additions / Transfer in	-	-	-	-	-	-
As at 31st March, 2018	163,638,093	-	183,982,971	4,753,499	-	352,374,563
Additions	-	-	-	-	7,411,561	7,411,561
Transfer from Property, Plant & Equipemnt & capital work in progress	-	82,125,546	-	11,388,116	10,519,541	104,033,203
Deletions	-	-	-	-	-	-
As at 31st March, 2019	163,638,093	82,125,546	183,982,971	16,141,615	17,931,102	463,819,327
Accumulated Depreciation						
As at 1st April, 2017	-	-	4,405,535	6,287	-	4,411,822
For the year	-	-	4,314,861	75,452	-	4,390,313
As at 31st March, 2018	-	-	8,720,396	81,739	-	8,802,135
For the year	-	1,244,708	4,362,396	376,459	-	5,983,563
Transfer from Property, Plant & Equipemnt	-	1,536,590	-	326,092	-	1,862,682
As at 31st March, 2019	-	2,781,298	13,082,792	784,290	-	16,648,380
Net Block as at 31st March, 2018	163,638,093	-	175,262,575	4,671,760	-	343,572,428
Net Block as at 31st March, 2019	163,638,093	79,344,248	170,900,179	15,357,325	17,931,102	447,170,947

(i) Amount recognised in Statement of Profit or loss for investment properties:

	31st March 2019	31st March 2018
Rental Income	56,367,067	52,796,626
Direct operating expenses from properties that generated rental income	(2,300,898)	(1,630,415)
Direct operating expenses from properties that did not generate rental income	(4,166,011)	(226,235)
Profit from investment properties before depreciation	49,900,158	50,939,976
Depreciation	(5,983,563)	(4,390,313)
Profit from investment properties	43,916,595	46,549,663

(ii) Fair value

	31st March 2019	31st March 2018
Investment Properties	1,245,451,047	1,070,394,800

The Company has obtained valuations for its investment properties from an independent valuer.

(iii) Gross block of investment properties includes:

i) Freehold buildings include ₹ 160,137,622/- (Previous year: ₹ 160,137,622/-) being cost of debentures and shares in a company entitling the right of exclusive occupancy and use of certain premises.

ii) Leasehold buildings include ₹ 16,141,615/- (Previous year: ₹ 47,53,499/-) and Freehold buildings include ₹ Nil (Previous year: ₹ 183,982,971/-), pending for registration in the name of Company. The Company is in the process of getting the same transferred in its name.

iii) Gross Block of investment property includes the Company's share in assets held under co-ownership - leasehold land ₹ 82,125,546/- (Previous year: ₹ Nil) and leasehold buildings ₹ 11,388,116 (Previous year: ₹ Nil).

iv) The lease term in respect of leasehold land and buildings acquired under finance leases generally expires within 60 years.

v) Investment property under development represents construction of learning centre on the belapur land which is undertaken on lease from CIDCO. Such construction is on a co-ownership between Grasim Industries Limited, Hindalco Industried Limited and ABNL Investment Limited. The share is 35%, 55% and 10% respectively.



NOTE: 5

Financial assets - Investments

Particulars	Face Value	As at		As at	
		31-Mar-19		31-Mar-18	
		Number	Amount	Number	Amount
Investment in equity instruments					
Unquoted					
Investment in subsidiary:					
Carried at cost					
Sun God Trading and Investment Ltd.	10	53,900	490,000		-
			490,000		-
Quoted					
Carried at Fair Value through Other Comprehensive Income*					
Aditya Birla Fashion and Retail Limited	10	69,327	15,276,205	69,327	10,457,978
			15,276,205		10,457,978
TOTAL			15,766,205		10,457,978

Notes:

1 Aggregate Book Value of Quoted Investments

15,276,205

10,457,978

2 Market Value of Quoted Investments

15,276,205

10,457,978

*Investments have been classified as FVOCI Instrument since they are held for a strategic objective and are not intended for sale.

NOTE: 6

Financial assets - Investments

Particulars	Face Value	As at		As at	
		31-Mar-19		31-Mar-18	
		Number	Amount	Number	Amount
Unquoted- Carried at Fair Value through Profit and Loss					
Units of Mutual Fund					
Birla Sunlife Cash Plus - Regular - Growth	100	-	-	7,579	2,108,641
Birla Sun Life Savings Fund - Growth Direct Plan	100	97,125.403	36,107,146	59,735	20,544,378
Birla Sunlife Liquid Fund Direct Plan - Growth	100	95,593.108	28,719,630	-	-
Birla Sun Life Banking & PSU Debt Fund Growth	100	-	-	245,852	12,886,837
TOTAL			64,826,776		35,539,856



Notes to financial statements for the year ended 31st March, 2019

NOTE: 8

Unsecured (Considered Good, except otherwise stated)

Unsecured (Considered Good, except otherwise stated)

(Carried at amortised cost, except otherwise stated)

Security deposit

NOTE: 9

(Carried at amortised cost, except otherwise stated)

(Carried at amortised cost, except otherwise stated)

Rent receivable

Reimbursement of expenses receivables

NOTE: 10

Unsecured (Considered Good, except otherwise stated)

Unsecured (Considered Good, except otherwise stated)

Balances with government authorities

Prepaid expenses

Others

NOTE: 11

Deferred tax assets (net)

MAT credit entitlement

Deferred tax liabilities

-Timing difference on account of mutual funds carried at FVTPL

-Timing difference on account of equity instruments carried at FVTOCI

The Company has not recognised deferred tax asset on long term capital loss of ₹ 106,435,542/- for the year ended 31st March, 2019 due to non existence of probability of tax payable income against which the assets can be realised. The same shall be re-assessed at subsequent balance sheet date.



ABNL INVESTMENT LIMITED

Notes to financial statements for the year ended 31st March, 2019

Amount in ₹

NOTE: 12**Share capital****Authorised:**

49,990,000 equity shares of ₹ 10/- each

1,000 redeemable preference shares of ₹ 100/- each

Issued, subscribed and paid-up:**Equity share capital**

28,140,000 equity shares of ₹ 10 each

	As at 31st March, 2019	As at 31st March, 2018
49,990,000 equity shares of ₹ 10/- each	499,900,000	499,900,000
1,000 redeemable preference shares of ₹ 100/- each	100,000	100,000
	500,000,000	500,000,000
28,140,000 equity shares of ₹ 10 each	281,400,000	281,400,000
	281,400,000	281,400,000

1 Reconciliation of the number of shares outstanding at the beginning and at the end of the period

S. No.	Description	As at 31st March 2019		As at 31st March 2018	
		Equity Shares	Amount	Equity Shares	Amount
1	Shares outstanding at the beginning of the year	28,140,000	281,400,000	21,000,000	210,000,000
2	Issued during the year	-	-	7,140,000	71,400,000
3	Shares outstanding at the end of the year	28,140,000	281,400,000	28,140,000	281,400,000

2 Term/right attached to equity shares

The Company has only one class of Equity shares having a par value of ₹ 10/- per share. each holder of equity shares is entitled to one vote per share. The Company declares dividend in Indian Rupees.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution to all Preference Shareholders. The distribution will be in proportion to the number of the equity shares held by the shareholders.

3 Details of shares held by holding company and share holders holding more than 5% shares in the company as on 31st March, 2019:-

S. No.	Name of Share Holder	As at 31st March 2019		As at 31st March 2018	
		No of Shares held	% of total paid-up equity share capital	No of Shares held	% of total paid-up equity share capital
1	Grasim Industries Limited with its Nominee:	28,140,000	100%	28,140,000	100%

As per records of The Company, including its registers of share holders/members, the above shareholding represents both legal and beneficial ownership of shares.



ABNL INVESTMENT LIMITED

Notes to financial statements for the year ended 31st March, 2019

NOTE: 13

Other equity

Nature and purpose of reserves

i) General reserves

General Reserve is created by appropriation from profits of the current year and/or undistributed profits of previous years, before declaration of dividend. The Company does not have any regular policy to transfer any part of the profits to general reserves.

ii) Securities premium

Securities Premium is credited when shares are issued at premium. It can be used to issue bonus shares, to provide for premium on redemption of shares or debentures, write-off equity related expenses.

iii) Capital redemption reserve

Capital redemption reserve has been created in the earlier years upon purchase of its own shares by the Company. In accordance with the provision of the Companies Act, 2013 the same can be utilised for issuing fully paid bonus shares to the members of the Company.

iv) Fair value through other comprehensive income - reserve

These reserves represent the cumulative gains and losses arising on the revaluation of equity instruments measured at fair value through other comprehensive income. The Company transfers amounts from these reserve to retained earnings when the relevant equity securities are derecognised/ disposed off.



ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019**

	Amount in ₹	
	As at	As at
	31st March, 2019	31st March, 2018

NOTE: 14**Non-current financial liabilities-others****(Carried at amortised cost, except otherwise stated)**

Security deposits

1,901,098	14,903,082
1,901,098	14,903,082

NOTE: 15**Deferred tax liabilities**

Timing difference on account of mutual funds carried at FVTPL

-	54,137
-	54,137

NOTE: 16**Other non-current liabilities**

Deferred rent income

77,415	421,654
77,415	421,654

NOTE: 17**Trade payables****(Carried at amortised cost, except otherwise stated)**

Trade Payables - Total outstanding dues of

- Micro enterprises and small enterprises

1,475 1,475

- Other than micro enterprises and small enterprises

71,378 294,242

72,853 295,717

There are no Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as at 31st March, 2019 and 31st March, 2018. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act), has been determined to the extent such parties have been identified on the basis of information available with the Company.

NOTE: 18**Current financial liabilities-others****(Carried at amortised cost, except otherwise stated)**

Payable for purchase of investment property

2,482,415 10,597,774

Security deposits

25,634,702 13,310,004

28,117,117 23,907,778**NOTE: 19****Other current liabilities**

Statutory dues

896,882 1,002,983

Deferred rent income

344,244 2,303,646

Provision for expenses

4,335,500 226,000

5,576,626 3,532,629

ABNL INVESTMENT LIMITED**Notes to financial statements for the year ended 31st March, 2019**

	Year Ended 31st March, 2019	Amount in ₹ Year Ended 31st March, 2018
NOTE: 20		
Revenue from operations		
Rental income	14,695,393	-
	14,695,393	-
NOTE: 21		
Other income		
Rental income	41,671,674	52,796,626
Interest on income tax refunds	715,577	39,213
Unwinding of deferred rent income	2,303,642	2,288,181
Net gain on sale of investments	272,685	2,691,461
Fair value gain on financial instruments measured at FVTPL	3,364,235	-
Miscellaneous income	136,500	-
	48,464,313	57,815,481
NOTE: 22		
Finance cost		
Interest on loan	-	6,624,247
Interest expense on lease deposit	2,420,684	2,218,961
Interest on others	120	-
	2,420,804	8,843,208
NOTE: 23		
Other expenses		
Rates and taxes	4,663,564	2,441,539
Auditors' remuneration		
For audit fees	120,000	120,000
For limited review	30,000	30,000
For reimbursement of expenses	11,000	6,961
Legal and professional fees	323,025	189,913
Repairs and maintenance	1,582,629	1,167,992
Directors sitting fees	450,000	611,702
Miscellaneous expenses	185,665	93,199
Fair value loss on financial instruments measured at FVTPL	-	785,921
	7,365,883	5,447,227



ABNL INVESTMENT LIMITED

Notes to financial statements for the year ended 31st March, 2019

24 Earning Per Share (EPS)

The following reflects the profit and share data used in the basic and diluted EPS computations:

Particulars	As at	As at
	31st March 2019	31 st March 2018
Net profit as per the statement of profit and loss (₹)	49,039,795	29,469,961
Weighted average number of equity shares	28,140,000	22,995,288
Basic/diluted EPS (₹)	1.74	1.28
Nominal value of shares (₹)	10.00	10.00

25 Disclosure in respect of related parties pursuant to IND AS 24:

a) List of related parties:

1. Holding company

Grasim Industries Limited (w.e.f. 01st July, 2017)

Aditya Birla Nuvo Limited (upto 30th June, 2017) which has been merged with Grasim Industries Limited w.e.f. 01st July, 2017

2. Wholly owned subsidiary company

Sun God Trading and Investment Limited (w.e.f. 29.09.2018)

3. Fellow Subsidiaries with whom transactions were held during the year

UltraTech Cement Limited

b) Transactions with related parties during the year as given below

Amount in `

Sr. No.	Particulars	Year Ended	Year Ended
		31st March 2019	31st March 2018
1	<u>Rent Received</u>		
	Grasim Industries Limited	9,591,600	6,214,200
	Ultra Tech Cement Limited	22,859,600	22,809,600
	Aditya Birla Nuvo Limited	-	1,457,400
		32,451,200	30,481,200
2	<u>ICD Repaid</u>		
	Samruddhi Swastik Trading And Investments Limited	-	135,000,000
		-	135,000,000
3	<u>Payable amount paid</u>		
	Grasim Industries Limited	4,280,259	-
		4,280,259	-
4	<u>Reimbursement of expenses paid</u>		
	Grasim Industries Limited	242,958	2,400
	Aditya Birla Nuvo Limited	-	32,500
		242,958	34,900
5	<u>Interest expenses</u>		
	Samruddhi Swastik Trading And Investments Limited	-	6,624,247
		-	6,624,247
6	<u>Fresh Application money Received against Right Issue & Allotment</u>		
	Grasim Industries Limited (7,140,000 Equity shares including of Premium of ₹ 4 per share)	-	99,960,000
		-	99,960,000
7	<u>Purchase of Investment</u>		
	Grasim Industries Limited (Purchase of 53900 eq. shares of Sungod Trading and Investment Limited)	490,000	-
		490,000	-
8	<u>Outstanding balances as on 31st March 2019</u>		
a	<u>Amount Receivable</u>		
	Ultra Tech Cement Limited	-	195,233
		-	195,233
b	<u>Security Deposit Payable</u>		
	Ultra Tech Cement Limited	16,774,200	16,774,200
		16,774,200	16,774,200
c	<u>Amount Payable</u>		
	Grasim Industries Limited	-	4,280,259
	Aditya Birla Nuvo Limited	-	-
		-	4,280,259

All transactions entered into with related parties as defined under the Companies Act, 2013 during the financial year, were on arms-length pricing basis



26 Financial risk management objectives and policies

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Board of Directors.

The sources of risks which the Company is exposed to and their management is given below:

Market Risk	Exposure Arising From	Measurement	Measurement
- Interest Rate Risk	Investments In Debt Schemes of Mutual Funds and Other Debt Securities	Sensitivity Analysis, Interest Rate Movements	Portfolio Diversification
- Equity Price Risk	Investments (other than Subsidiaries, which are carried at cost)	Financial Performance of the Investee Company and its price in equity market	Financial Performance of the Investee Company and its price in equity market
- Credit Risk	Trade Receivables, Investments	Ageing analysis, Credit Rating	Ageing analysis, Credit Rating
- Liquidity Risks	Other Liabilities and Liquid Investments	Other Liabilities and Liquid Investments	Portfolio Diversification

The Management updates the Audit Committee / Board of Directors on a quarterly basis about the Implementation of the above policies. It also updates on periodical basis about various risk to the business and the status of various activities planned to mitigate such risks.

The table summaries maturity profile of the Company's financial liabilities based on contractual undiscounted payments

As at March, 31 2019						Amount in ₹
Particulars	Less than three months	3 to 12 Months	1 to 2 Years	2 to 3 Years	Total	
Financial liabilities						
Trade payables	20,408	52,445	-	-	72,853	
Other financial liabilities (current and non current)	-	-	1,901,098	28,117,117	30,018,215	
Total	20,408	52,445	1,901,098	28,117,117	30,091,068	

As at March 31, 2018						Amount in ₹
Particulars	Less than three months	3 to 12 Months	1 to 2 Years	2 to 3 Years	Total	
Financial liabilities						
Trade payables	295,717	-	-	-	295,717	
Other financial liabilities (current and non current)	10,597,774	13,310,004	13,150,304	1,752,778	38,810,860	
Total	10,893,491	13,310,004	13,150,304	1,752,778	39,106,577	

27 Capital Risk Management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide maximum returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The primary objective of the Company's Capital Management is to maximise shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

For the purposes of the Company's capital management, capital includes issued capital, securities premium, and all other equity reserves attributable to the equity holders.

To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, other non-current financial liabilities, other non current liabilities, other current financial liabilities, other current liabilities, trade payables less cash and cash equivalents, however the Company does not have any borrowings as at 31st March, 2019.

Particulars	Amount in ₹	
	As at 31-Mar-19	As at 31-Mar-18
Other Non Current financial liabilities (note 14)	1,901,098	14,903,082
Other Non current liabilities (note 16)	77,415	421,654
Other current financial liabilities (note 18)	28,117,117	23,907,778
Other current liabilities (note 19)	5,576,626	3,532,629
Trade Payables (Note 17)	72,853	295,717
Less: Cash and cash equivalents (note 7)	621,909	371,346
Net debt	35,123,200	42,689,514
Equity (note 12)	281,400,000	281,400,000
Equity	281,400,000	281,400,000
Capital and net debt	316,523,200	324,089,514
Gearing ratio	11%	13%

No changes were made in the objectives, policies or processes for managing capital during the year ended 31st March, 2019 and 31st March, 2018.



28 Income Taxes

The major components of income tax expense for the years ended 31 March 2019 and 31 March 2018 are as follows:

Amount in ₹

Statement of profit and loss:

Particulars	Year Ended 31st March 2019	Year Ended 31st March 2018
Current income tax	10,229,000	8,696,614
Tax Adjustments relating to earlier period	(12,279,318)	(805,377)
MAT credit entitlement	(496,000)	-
Deferred tax relating to origination and reversal of temporary differences	895,980	54,137
Income tax expense reported in the statement of profit or loss	(1,650,338)	7,945,374

OCI section - Income tax related to items recognised in OCI during in the year:

Particulars	Year Ended 31st March 2019	Year Ended 31st March 2018
Income tax expense charged to OCI	442,053	11,503,386

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31 March 2019 and 31 March 2018:

Particulars	Year Ended 31st March 2019	Year Ended 31st March 2018
Accounting profit before income tax	47,389,457	37,415,335
At statutory income tax rate of 27.82% (31st March 2018: 27.55%)	13,183,747	10,308,860
Effect of tax adjustments relating to earlier period	(12,279,318)	(805,377)
Effect of Ind AS Adjustments	(903,404)	62,203
Effect of disallowance of expenses	2,058,957	2,444,823
Effect of additional allowances for tax purpose	(4,645,940)	(4,230,516)
Deferred Tax impact on account of IND AS	895,980	54,137
Others	39,641	111,244
Total	(1,650,338)	7,945,374

Current tax liabilities

Particulars	Year Ended 31st March 2019	Year Ended 31st March 2018
Advance tax	-	19,844,694
Provision for tax	-	20,200,000
Current tax liabilities (net)	-	355,306

Current tax assets

Particulars	Year Ended 31st March 2019	Year Ended 31st March 2018
Advance tax	31,782,043	3,202,931
Provision for tax	28,981,182	904,419
Current tax assets (net)	2,800,861	2,298,512

29 Segment disclosure

Based on the 'management approach' as defined in Ind AS 108 'Operating Segments', the Chief Operating Decision Maker evaluates that the Company does not have any reportable segment.



30 Financial instruments - accounting classifications

Set out below, is a comparison by class of the carrying amounts and fair value and amortised cost of the Financial Assets and Financial Liabilities:

Financial assets at fair value

Particulars	Carrying Value		Fair Value	
	31st March, 2019	31st March, 2018	31st March, 2019	31st March, 2018
Financial assets at fair value through OCI				
Investments - equity shares	15,276,205	10,457,978	15,276,205	10,457,978
Financial assets at fair value through Profit and Loss				
Investments in mutual funds	64,826,776	35,539,856	64,826,776	35,539,856
Total	80,102,981	45,997,834	80,102,981	45,997,834

Financial assets and liabilities at amortised cost

Particulars	Carrying Value		Fair Value	
	31st March, 2019	31st March, 2018	31st March, 2019	31st March, 2018
Financial assets				
Cash and cash equivalents	621,909	371,346	621,909	371,346
Loans	1,942,567	1,942,567	1,942,567	1,942,567
Other financial assets	526,532	586,536	526,532	586,536
Total	3,091,008	2,900,449	3,091,008	2,900,449
Financial liabilities				
Other non current financial liabilities	1,901,098	14,903,082	1,901,098	14,903,082
Trade payables	72,853	295,717	72,853	295,717
Other current financial liabilities	28,117,117	23,907,778	28,117,117	23,907,778
Total	30,091,068	39,106,577	30,091,068	39,106,577

The management assessed that the fair value of cash and cash equivalents, loans, other financial assets, other non current financial liabilities, borrowings, trade payables and other current financial liabilities (except financial instruments carried at amortised cost) approximate their carrying amounts largely due to the short-term maturities of these instruments.

31 Financial Instruments - Fair value measurement

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Fair Value Hierarchy

The table below analyses financial instruments carried at fair value, by valuation method at 31 March 2019. The different levels have been defined as follows:

Level 1: This category includes financial assets and liabilities that are measured in whole or in significant part by reference to published quotes in an active market.

Level 2: This category includes financial assets and liabilities measured using a valuation technique based on assumptions that are supported by prices from observable current market transactions. These include assets and liabilities for which pricing is obtained via pricing services, but where prices have not been determined in an active market, financial assets with fair values based on broker quotes and assets that are valued using the Company's own valuation models whereby the material assumptions are market observable.

Level 3: This category includes financial assets and liabilities measured using valuation techniques based on non-market observable inputs. This means that fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. However, the fair value measurement objective remains the same, that is, to estimate an exit price from the perspective of the Company. The main asset classes in this category are unlisted equity investments as well as unlisted funds.

As at 31st March, 2019, the Company held the following financial assets measured at fair value:

Particulars	Total	Fair value measurement using		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value				
Non current investments	15,276,205	15,276,205	-	-
Current investments	64,826,776	-	64,826,776	-
Total	80,102,981	15,276,205	64,826,776	-

As at 31st March, 2018, the Company held the following financial assets measured at fair value:

Particulars	Total	Fair value measurement using		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value				
Non current investments	10,457,978	10,457,978	-	-
Current investments	35,539,856	-	35,539,856	-
Other non current financial liabilities	14,903,082	-	14,903,082	-
Total	60,900,916	10,457,978	50,442,938	-

There have been no transfers between Level 1, Level 2 and Level 3 during the year.

32 Standard issued but not yet effective

Ind AS 116 Leases

Ind AS 116 Leases was notified by MCA on 30 March 2019 and it replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after 1 April 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17. The Company is currently under evaluation of available options and have not yet quantified the impact.

33 Previous years figures have been regrouped/reclassified wherever necessary to confirm with current year's classification.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
CAI Firm registration no. 324982E/E300003



Place : Mumbai
Date : 13th May, 2019

For and on behalf of Board of Directors
of ABNL Investment Limited

Mahendra Bhambhani
Director
DIN-06390775

Ujjesh Parida
Company Secretary
Membership No. 86889

Place : Mumbai
Date : 13th May, 2019

Shriram Jagetiya
Director
DIN-07433524

Parag Laddha
Chief Financial Officer

