

# 22<sup>ND</sup> ANNUAL REPORT 2017-18



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From *Affordable Housing*  
to *Residential Townships* and  
*Premium Commercial Projects,*

HDIL's residential projects generally comprise groups of apartments, towers or larger multi-purpose "township" projects. HDIL also undertakes slum rehabilitation projects under a Government scheme administered by the Slum Rehabilitation Authority (SRA), whereby developers are granted development rights in exchange for clearing and redeveloping slum lands, including providing replacement housing for the dislocated slum dwellers. Although historically HDIL has focused on real estate development in the Mumbai Metropolitan Region, as part of their growth strategy they are considering projects in other locations, including Kochi and Hyderabad. They also are into hotel projects, special economic zone (SEZ) developments and "mega-structure" complexes, which are large-scale mixed-use retail, commercial and residential developments.

HDIL's total land reserves comprise approximately 124,800,000 square feet (11,590,000 m<sup>2</sup>) of saleable area to be developed through 35 Ongoing or Planned projects.

HDIL's turnover from sales of projects, developed land and land development rights for the financial years ended 31 March 2008, 2007, 2006 were ₹ 2380 crore, ₹ 1204 crore, ₹ 434 crore, respectively, and the restated profit after tax for financial years ended 31 March 2008, 2007 and 2006 were ₹ 1409 crore, ₹ 743 crore and ₹ 1,172 crore respectively.<sup>[3]</sup> HDIL launched an IPO in July 2007 and is currently listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE).<sup>[4]</sup>





## Chairman's Communiqué....



**"The best way to predict the future is to create it."**

**- Peter Drucker**

It is my honour and privilege to interact with you as the Chairman of Housing Development and Infrastructure Limited and great pleasure to share with you the key highlights of the Economy and Company's performance during the Financial Year 2017-18.

The past year has witnessed significant structural changes in the Indian economy that have altered the business paradigm in every sector, including the real estate and construction industry. Due to several bold initiatives of the Government, the nation is on the cusp of a new era of economic activity and opportunity in which the key to success will be the ability to respond to change and overcome the challenges that inevitably arise during the period of transition. The economy recovered significantly in the second half of FY18 thanks to the buoyancy in agriculture and increased government spending on public administration and construction projects.

As I have been frequently indicating to our stakeholders and patrons, during the past few years HDIL has been strategically preparing for and indeed actively pressing for reformatory legislation and visionary policies pertaining to housing, construction and real estate development.

Demonetisation (or note ban) did have dampening effects on the economy. However, even as its negative impact was fading by the time 2017-18 began, the introduction of another reforms of the Goods and Services Tax was implemented by July 1, 2017, leading to consolidation in the sector. The tax replaced existing multiple cascading taxes levied by the central and state governments. GST is meant to replace a slew of indirect taxes with a unified tax and is therefore expected to reshape the country's 2.4 trillion dollar economy, but not without criticism.

The result of these two reforms was evident as the Gross Domestic Product (GDP) growth came crashing down to a three-year low of 5.7 per cent in the first quarter of 2017-18. It was largely because of pre-GST jitters and lingering effects of demonetisation. The economy did recover thereafter to 6.5 per cent in the second quarter and to 7.2 per cent in the third quarter. Overall, the economy is now projected to grow 6.6 per cent in 2017-18 by the second advance estimates, a bit higher than 6.5 per cent, pegged by the first advance estimates.

The Real estate market has been amongst the sectors worst hit by the economic downturn in the year 2017, but as compared to last year the real estate industry has shown the sign of revival and is showing better growth in the year 2018. By introducing regulations like GST, RERA's further amendments, Benami Transaction Prohibition, REITs, there is a long-term industrial growth and it also impacts on ease of business by transparency at work. A lot is expected from Government of India ("GOI") in the upcoming years to offer some relief in the Real Estate sector which will have positive impact on Your Company and its related stakeholders.

The Said Regulations compiled with low inflations proposals like deduction in profit for construction of affordable housing, interest subsidy to first time home buyer and reduction in overall interest rates specially for home loans under affordable Finance Housing Scheme, outcome which will contour the Real Estate.

During FY 2017-18, your Company has paid ₹ 16,653.56 Lakhs debt to various Banks & Financial Institutions and also entered in to settlement agreements with various Banks & Financial Institutions and proposed one time settlement. Consequential to this there has been a 8 % reduction in HDIL's total Debt as on March 31, 2018.

## **FINANCIAL PERFORMANCE**

Company follows projects completion method and financial performance comparison will not be appropriate. However for the record, Company recorded:-

- The Turnover of ₹ 40,237.05 Lakhs as against ₹ 74,617.74 lakhs in the previous year.
- The Company Profit from operation for the year ended March 31, 2018 is ₹ 5,944.84 Lakhs as against ₹ 20,856.28 lakhs in the previous year.
- The Net profit for the year is ₹ 9,532.50 Lakhs as against ₹ 17,524.58 lakhs in previous year.

Your Company has effectively dealt with the financial problems and implanted a risk mechanism to minimize uncertainty. Today, with the spirit of determination, which is at the heart of HDIL,

I am confident of an early return to robust growth.

I take this opportunity to thank all the shareholders for continued faith in us. I also thank my colleagues on the Board for their valuable contribution and all the employees for their unflinching efforts towards building this institution.

It gives me immense pleasure to welcome you all to the **22<sup>nd</sup> Annual General Meeting** of your company. On behalf of the organization, I thank you all and look forward to your continuous support and co-operation.

## A Luxurious Lifestyle Beckons at Whispering Towers, Mulund (W).



Welcome to a lifestyle of utmost admiration and grandeur, set amid blissful views of the Yeoor hills on one side and the Airoli creek on the other. From well-appointed residences to mesmeric indoor and outdoor amenities, it offers one of the finest addresses in the vicinity. Be rest assured, it's an address everyone will look up to.

- Club House
- Swimming Pool
- Gazebos
- Sun Decks
- Indoor Gym
- Reflexology Walk
- Yoga Room
- Herb Garden
- Indoor Games Room
- Net Cricket Pitch
- Basketball Court
- Amphitheater
- Jogging Track
- Toddler Play Area
- Skating Rink
- Kids Play Area
- Play Lawn
- Meditation Garden
- Discovery Pond
- Forest Walk
- Squash Court with Balcony
- Pet Walk
- Tennis Court
- Artist Zone
- Car wash facility
- Business center



## The Nest, Mulund (W)

Buying your Home is now even easier



*(Original Construction Project Photo)*



Answer to the need of Mumbaikars, for affordable housing, in and around the city-Mumbai. Homes made especially for the people, with every modern amenity required for urban living. High on Convenience and Amenities, as well as High on connectivity.

- Cosmopolitan Neighborhood
- Kids Play Area
- Multipurpose Hall
- Parking Available
- Consumer-friendly Designed Units
- Health Club
- Carom, Chess & Library Room

### **High on Connectivity:**

Mulund Station 2 KM

Fortis Hospital 2 KM

Eastern Express Highway 3 KM

D-Mart 2KM

Majestic Towers, Nahur (W).

If Life Had A Majestic Address, This Would Be It!



thoughtfully planned in proximity to nature and embellished with contemporary amenities, Majestic Towers are well poised to offer the lifestyle of tomorrow. It's a place where well-appointed residences share space with a host of enticing amenities.

- Club House
- Swimming Pool
- Gazebos
- Sun Decks
- Indoor Gym
- Reflexology Walk
- Yoga Room
- Herb Garden
- Net Cricket Pitch
- Basketball Court
- Amphitheater
- Jogging Track
- Toddler Play Area
- Skating Rink
- Kids Play Area
- Meditation Garden
- Squash Court with Balcony
- Tennis Court
- Artist Zone



## Paradise City, Palghar.



*(Original Construction Project Photo)*



A golden opportunity to buy a dream home for people working in and around Palghar. The self-sufficient township has been meticulously planned providing access to everyday needs of its residents. A dream come true for those who wish to enjoy life in the lap of nature and pollution free atmosphere.

- Mega township across 160 acres
- Just 2 ½ Kms from Palghar station
- Shopping centers, Market and Multiplex
- Club house and Gymnasium
- Jogging track and Landscape gardens with children's play area
- Hospital and Educational establishments
- Local train connectivity
- Rain water harvesting
- Sewage treatment plant
- 18 lac liters water storage tank
- Concealed electrical copper wiring
- R.C.C framed structure
- Elegantly designed entrance
- Anodized sliding window
- All buildings with good quality acrylic paint on external surface
- Oil bond distemper in all rooms
- Granite platform in kitchen
- Glazed tiles above kitchen platform
- Glazed tiles above kitchen platform
- Exhaust fan provision in kitchen
- Full glazed tiles in W.C and bath area

# Corporate Information

<b>BOARD OF DIRECTORS</b> <b>Rakesh Kumar Wadhawan</b> Executive Chairman <b>Sarang Wadhawan</b> Vice Chairman & Managing Director <b>Lalit Mohan Mehta</b> Non-Executive Independent Director <b>Raj Kumar Aggarwal</b> Non-Executive Independent Director <b>Sandhya Baliga</b> Non-Executive Independent Director <b>Hazari Lal</b> Non-Executive Independent Director <b>CHIEF FINANCIAL OFFICER &amp; COMPANY SECRETARY</b> <b>Darshan D. Majmudar</b> <b>AUDITORS</b> M/s. Rajeswari & Associates Chartered Accountants <b>BOARD COMMITTEES</b> <b>AUDIT COMMITTEE</b> Sandhya Baliga Lalit Mohan Mehta Raj Kumar Aggarwal <b>NOMINATION &amp; REMUNERATION COMMITTEE</b> Lalit Mohan Mehta Hazari Lal Raj Kumar Aggarwal	<b>STAKEHOLDERS RELATIONSHIP COMMITTEE</b> Lalit Mohan Mehta Sarang Wadhawan <b>CORPORATE SOCIAL RESPONSIBILITY COMMITTEE</b> Rakesh Kumar Wadhawan Sarang Wadhawan Lalit Mohan Mehta <b>RISK MANAGEMENT COMMITTEE</b> Sarang Wadhawan Hazari Lal <b>FINANCE COMMITTEE</b> Rakesh Kumar Wadhawan Sarang Wadhawan <b>PROJECT COMMITTEE</b> Sarang Wadhawan Rakesh Kumar Wadhawan <b>BANKERS / FINANCIAL INSTITUTIONS</b> Allahabad Bank Andhra Bank Bank of India Central Bank of India IDBI Bank Limited Infrastructure Leasing & Financial Services Limited Life Insurance Corporation of India Syndicate Bank The Jammu & Kashmir Bank limited UCO Bank	Union Bank of India Yes Bank Limited <b>REGISTERED OFFICE</b> 9-01, HDIL Towers, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051 Tel.: +91-22-6788 9000 Fax: +91-22-6788 9090 E-mail id: info@hdil.in Website: www.hdil.in <b>DEBENTURE TRUSTEE:</b> IDBI Trusteeship Services Limited Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400 001 Tel No.: +91 22 4080 7000 Fax: +91 22 6631 1776 e-mail id: itsl@idbitrustee.com <b>REGISTRAR &amp; SHARE TRANSFER AGENT</b> Karvy Computer share Private Limited Karvy Selenium Tower-B, Plot No. 31 & 32, Financial District, Gachibowli, Nanakramguda, Serilingampally, Hyderabad – 500 032. Tel.: +91-040-6716 1524 Toll Free No.: 1800-3454-001 Fax: +91-040-2300 1153 e-mail id: einward.ris@karvy.com Website: www.karvy.com
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