HDIL Creating Value

Microstructures | Megastructures | Infrastructure

Housing Development and Infrastructure Ltd.

21st ANNUAL REPORT 2016-17

Housing Development and Infrastructure Limited

Contents

Notice	09
Directors' Report	20
Management Discussion and Analysis Report	34
Corporate Governance Report	37
Independent Auditors' Report	55
Balance Sheet	58
Statement of Profit and Loss Account	59
Cash Flow Statement	61
Notes on Financial Statement	62

Consolidated Financial Statements

Independent Auditors' Report	93
Consolidated Balance Sheet	96
Consolidated Statement of Profit and Loss Account	97
Consolidated Cash Flow Statement	99
Notes on Financial Statement	100

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

HDIL has a prominent presence in every segment of the real estate business.

HDIL is among the top-five listed real estate companies in India. Over the last four decades, the group has done pioneering work in the area of affordable housing. While all real estate companies focus on building, we have also focused on land, especially in Mumbai where over 60% of habitable land is occupied by slums. By creating a model for rehabilitating slums, we have freed up land for housing and infrastructure projects such as roads, pipelines and, most recently, the Mumbai airport expansion project which is probably the largest rehabilitation project of its kind in the world. HDIL caters to a diverse set of customers and this is reflected in our portfolio which features premium commercial projects, townships for housing India's burgeoning middle class families and affordable housing for the bottom of the pyramid.

Chairman's Communiqué....

Dear Stakeholders,

**"But there's a big difference between 'impossible' and 'hard to imagine'
The first is about it; the second is about YOU!"**

- Marvin Minsky

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 Company's performance during the Financial Year 2016-17.

Your Company delivered a steady performance during the year in the backdrop of a persistently sluggish demand environment, continuing pressure on the Real Estate and Infrastructure Industry, due to higher cost of funding, cumulative impact of sharp hike in input costs and gestation costs relating to approvals for new projects, the operating environment was rendered particularly challenging in the second half of the year with the currency crunch impacting the incipient recovery in demand.

F.Y. 2016-17 has been fairly satisfactory and encouraging in terms of Company performance despite the uncertainties caused during the year which marked a big effect on Economy. The impact that left its mark on each and every sector of the domestic economy was sudden announcement of demonetisation in November 2016 and the implementation of the Goods and Services Tax (GST) in July this year. Introduction of both these measures will have long term impact on the economy and only time will prove its real value to the economy.

As we all were aware of the fact that, Indian economy was largely cash driven with substantial transactions taking place in cash and very marginal percentile in digital transactions. With the decision of demonetization, Investment power of consumers has been negatively affected due to cash not being readily available. Consequential to this, cash-sensitive sectors like Small Scale Industries and real estate sector suffered heavily during the second half of the year. Bank changed main focus on the single task i.e deposit and withdrawals; with the result that their core function of lending was adversely affected, which again added adversity to Real estate as all stakeholders in this sector are financed by them. Now, looking at the GST prospectus, the Real Estate Sector has brought to some relief on the implementation of GST. Supply chain mechanism in real estate sector has revamped, as cascading effect in the tax was reaped off. Currently, the sale of land and buildings have been kept out of the ambit of GST and hopefully expected to be continued in future too. Construction of land and building will benefit from the rates declared for cement, bricks, and iron under GST, but looking at the rate specified, real estate sector is expected to be neutral. In the phase of major challenges, we made a significant progress.

The Company has successfully Registered its ongoing Projects under The Real Estate (Regulation and Development) Act 2016 which came into force with effect from May 1, 2017. Looking ahead to 2018, we will need to work harder to execute the strategies in the face of uncertain economic conditions confronting our business, and by the upcoming years your Company will launch many affordable housing projects which will strengthen Company's financial Position and flourish its arena of operations. Presently, Your Company is one of the largest developer and land bank owner in Mumbai Metropolitan Region. Mumbai has witnessed many changes in urban infrastructure landscape and effective measures are needed to adapt to such changes.

FINANCIAL PERFORMANCE

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

- The Turnover of ₹ 74,617.74 Lacs as against ₹ 1,19,239.50 Lacs in the previous year.
- The Company's Profit from operations for the year ended March 31, 2017 is ₹ 20,856.28 Lacs as against ₹ 28,642.35 Lacs in the previous year.
- The Net Profit for the year is ₹ 17,524.58 Lacs as against ₹ 34,035.15 Lacs in previous year.

"BUDGET HOMES"- A MILESTONE ADDED TO AFFORDABLE HOUSING SEGMENT:-

We would like to take this opportunity to address you that, in line with the vision & mission of "Housing for All" by 2022 for "MAKE IN INDIA" concept, the Company launched "Budget Homes" in affordable housing segment in Mulund - Mumbai which provide 1BHK at ₹ 45 Lacs, and the same has been receiving very good response. So far the company has received booking for 239 flats as compared to 243 flats in total of Budget Homes which itself is a overwhelming vibes. In rapidly growing country like India with a large young population needs more homes at affordable price points which in turn, would enable more households to become homeowners. "Budget Homes" is a wish to conquer their dream of homeowner.

The thrust given to affordable housing has been extremely encouraging. Developers, specially your Company can now avail a 100% tax deduction on profits and gains if they construct affordable housing units. No other major sector of the economy has been given such attractive incentives. Further, infrastructure status for affordable housing has open up more avenues of lower Cost, longer tenor funding in the Real Estate Sector.

Last but not the Least, I wish to express sincere thanks to all my shareholders, Board of Directors, bankers, business partners, Government agencies, contractors and customers for their continued support and faith reposed in the Company. I also place on record my deep appreciation to all employees for their hard-work and dedication.

I would also take this opportunity to acknowledge that your Company is upholding responsibility for the environment and promoting well-being of all stakeholders including employees, customers and society at large.

Regards,

Rakesh Kumar Wadhawan

Executive Chairman

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

The Meadows, Goregaon (W).

Enjoy the comfort of living in a pleasant and tranquil environment where anything and everything that you require for a comfortable daily living is available in close proximity. What makes The Meadows distinct from other real estate properties is that it is affixed with world-class facilities that will simplify your life and give you more time to spend with family and friends. With a serene vista to savor from a height, The Meadows is essentially a real estate project that gives you the best housing comfort with a natural ambiance.

- Power Back Up
- Modular Sockets and Switches
- Generator for Lift
- Generator Backup
- Concealed Copper Wiring
- Ceramic Tiles
- Branded C.P. Fittings
- Anti-skid Ceramic Tiles
- Vitrified Tile Flooring
- Sliding (French) Windows
- Designer POP Cornices
- Anodised Aluminium Glazing
- Stainless Steel Sink
- Granite Working Top
- Elevators
- Entrance Lobby with Reception and Waiting Area
- Decorated Entrance Lobby
- Intercom – Amongst Residents