INDEPENDENT AUDITOR'S REPORT

To the Members of Wockhardt Infrastructure Development Limited

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial statements of Wockhardt Infrastructure Development Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended and a summary of significant accounting policies and other explanatory information, (hereinafter referred to as "Ind AS Financial Statements").

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit (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 Rule 7 of the Companies (Accounts) Rules, 2014. 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 design, implementation and maintenance of adequate internal financial controls and ensuring their operating effectiveness and the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

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

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

Opinion

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

Other Matter

The comparative financial information of the Company for the year ended 31st March 2016 and the transition date opening balance sheet as at April 01, 2015 included in these Ind AS financial statements, are based on the previously issued statutory financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 audited by us whose report for the year ended March 31, 2016 and March 31, 2015 dated April 25, 2016 and May 26, 2015 respectively expressed an unmodified opinion on those financial statements, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us.

Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

(1) As required by the Companies (Auditors' 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 "Annexure 1", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

(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, Cash Flow Statement and the 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 Indian Accounting Standards specified under Section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014;

e. On the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of Section 164 (2) of the Act;

f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, we give our separate Report in “Annexure 2”.

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

(i) The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements - Refer Note 31 on Contingent Liabilities to the Ind AS financial statements;

(ii)The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts;

(iii)There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(iv)The Company did not have any holdings or dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 - Refer Note 8 to the Ind AS financial statements.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W /W100048

Bhavik L. Shah

Partner

Membership No.122071

Place : Mumbai

Date : April 25, 2017

ANNEXURE 1 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of Wockhardt Infrastructure Development Limited on the Ind AS financial statements for the year ended March 31, 2017]

(i)

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(b) The Company has a regular programme of physical verification of the Property, Plant and Equipment which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. However, during the year, Property, Plant and Equipment have not been physically verified by the management as per the programme of verification.

(c) According to the information and explanation given to us, the title deeds of immovable properties other than self constructed properties recorded as Property, Plant and Equipment in the books of account of the Company as on March 31, 2017 are held in the name of the Company.

(ii) The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.

(iii) As informed, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under Section 189 of the Act. Accordingly, paragraph 3 (iii)(a), 3 (iii)(b) and 3 (iii)(c) of the Order are not applicable to the Company.

(iv) Based on information and explanation given to us in respect of loans, investments, guarantees and securities, the Company has complied with the provisions of Section 185 and 186 of the Act.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the provisions of Sections 73 to 76 of the Act and the rules framed there under.

(vi) The Central Government has not prescribed the maintenance of cost records for any of the products of the Company under sub-section (1) of Section 148 of the Act and the rules framed there under.

(vii)

(a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, customs duty, excise duty, cess and any other material statutory dues applicable to it.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, customs duty, excise duty, cess and any other material statutory dues applicable to it, were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) According to the information and explanation given to us, there are no dues with respect to income tax, sales tax, service tax, value added tax, customs duty, excise duty, which have not been deposited on account of any dispute.

(viii) According to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to financial institution, bank, government or dues to debenture holder.

(ix) The Company has neither raised money by way of public issue offer nor has obtained any term loans. Therefore, paragraph 3(ix) of the Order is not applicable to the Company.

(x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such instance by the management.

(xi) According to the information and explanations given to us, the Company has not paid any remuneration to its key managerial personnel. Therefore paragraph 3(xi) of the Order is not applicable to the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Therefore, paragraph 3(xii) of the Order is not applicable to the Company.

(xiii) According to the information and explanation given to us, all transactions entered into by the Company with the related parties are in compliance with Sections 177 and 188 of Act, where applicable. The details of related party transactions have been disclosed in the financial statements as required under Indian Accounting Standards (Ind AS) 24, Related Party Disclosures specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore, paragraph 3(xiv) of the Order is not applicable to the Company.

(xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year.

(xvi) According to the information and explanation given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No. 103523W/W100048

Bhavik L. Shah
Partner
Membership No. 122071

Place: Mumbai
Date: April 25, 2017

ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of Wockhardt Infrastructure Development Limited on the Ind AS financial statements for the year ended March 31, 2017]

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

We have audited the internal financial controls over financial reporting of Wockhardt Infrastructure Development Limited ("the Company") as of March 31, 2017 in conjunction with our audit of the Ind AS 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 issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing specified under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting 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 Ind AS 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 Ind AS financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 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 system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, 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 issued by the ICAI.

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No.103523W/ W100048

Bhavik L. Shah
Partner
Membership No.122071

Place : Mumbai
Date : April 25, 2017

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED
BALANCE SHEET AS AT MARCH 31, 2017
(All amounts in lakhs of Indian Rupees unless otherwise stated)

Particulars	Note Ref.	As at March 31, 2017	As at March 31, 2016	As at 1 April 2015
ASSETS				
Non-current assets				
Property, Plant and Equipment	2	**21,413.56**	21,792.03	22,181.97
Capital work-in-progress	2	**1,732.59**	1,654.86	784.58
Financial assets				
(i) Other non-current financial assets	3	-	162.51	-
Other non-current assets	4	**148.15**	147.40	188.41
Total non-current assets		**23,294.30**	**23,756.80**	**23,154.96**
Current assets				
Inventories	5	**10.08**	5.54	-
Financial Assets				
(i) Trade receivables	6	-	-	-
(ii) Cash and cash equivalents	7	**75.43**	5.58	49.28
(iii) Bank balance (other than above)	8	**186.91**	11.00	11.00
(iv) Other current financial assets	9	**0.46**	0.50	0.54
Current Tax Assets (Net)		**430.03**	803.87	742.68
Other current assets	10	**5.98**	10.63	16.01
Total current assets		**708.89**	**837.12**	**819.51**
TOTAL ASSETS		**24,003.19**	**24,593.92**	**23,974.47**
EQUITY AND LIABILITIES				
EQUITY				
Equity Share capital	11	**200.00**	200.00	200.00
Other Equity				
(a) Other reserves	12	**16,356.71**	14,832.35	14,087.01
		16,556.71	**15,032.35**	**14,287.01**
LIABILITIES				
Non-current liabilities				
Deferred tax liabilities	13	**3,303.99**	3,776.72	3,952.38
Other non-current liabilities	14	**1,494.14**	2,112.00	2,738.62
Total non-current liabilities		**4,798.13**	**5,888.72**	**6,691.00**
Current liabilities				
Financial Liabilities				
(i) Borrowings	15	**921.53**	1,827.01	1,440.90
(ii) Trade payables	16	**181.57**	228.98	172.18
(iii) Other financial liabilities	17	**925.61**	987.93	747.87
Other current liabilities	18	**619.64**	628.93	635.51
Total current liabilities		**2,648.35**	**3,672.85**	**2,996.46**
TOTAL LIABILITIES		**24,003.19**	**24,593.92**	**23,974.47**

The accompanying notes form an integral part of these Financial Statements.

As per our attached report of even date

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No. 103523W/W100048

For and on behalf of the Board of Directors

M.H.Khorakiwala
Director

Shahnawaz Khan
Director

Bhavik L. Shah
Partner
Membership No. 122071
Place : Mumbai
Date : April 25, 2017

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2017
(All amounts in lakhs of Indian Rupees unless otherwise stated)

Particulars	Note Ref.	For the year ended March 31, 2017	For the year ended March 31, 2016
REVENUE			
Revenue from operations	19	**3,466.73**	3,611.62
Other Income	20	**63.85**	8.51
Total Revenue		**3,530.58**	**3,620.13**
EXPENSES			
Finance costs	21	**138.80**	171.68
Depreciation	2	**395.39**	395.05
Other Expenses	22	**1,613.46**	2,295.07
Total Expenses		**2,147.65**	**2,861.80**
Profit before exceptional and extraordinary items and tax		**1,382.93**	**758.33**
Exceptional Items		-	-
Profit/(loss) before tax		**1,382.93**	**758.33**
Tax Credit /(Charge):		**141.43**	**(12.99)**
Current tax		**(331.30)**	(188.65)
Deferred tax credit/(charge)	13	**472.73**	175.66
Net Profit after Tax		**1,524.36**	**745.34**
Other Comprehensive Income		-	-
Total Comprehensive Income		**1,524.36**	**745.34**
Earnings per equity share of face value of Rs. 10 each			
Basic (Rs.)	25	**76.22**	37.27
Diluted (Rs.)	25	**76.22**	37.27

The accompanying notes form an integral part of these Financial Statements.

As per our attached report of even date

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No. 103523W/W100048

Bhavik L. Shah
Partner
Membership No. 122071
Place : Mumbai
Date : April 25, 2017

For and on behalf of the Board of Directors

M.H.Khorakiwala
Director

Shahnawaz Khan
Director

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2017
(All amounts in lakhs of Indian Rupees unless otherwise stated)

Equity Share Capital

As at April 01, 2015	Changes in equity share capital during the year 15-16	As at March 31, 2016	Changes in equity share capital during the year 16-17	As at March 31, 2017
200.00	-	200.00	-	200.00

Other equity

	Reserves & Surplus			
	Securities Premium	**General Reserves**	**Other reserves**	**Retained Earnings**
Balance as on Apri1 01, 2015	**-**	**-**	**-**	**14,087.01**
Profit for the year	-	-	-	**745.34**
Other Comprehensive income for the year	-	-	-	-
Total Comprehensive Income				**745.34**
Balance as on March 31, 2016	**-**	**-**	**-**	**14,832.35**
Profit for the year	-	-	-	1,524.36
Other Comprehensive income for the year	-	-	-	-
Total Comprehensive Income				1,524.36
Balance as on March 31, 2017	**-**	**-**	**-**	**16,356.71**

As per our attached report of even date

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No. 103523W/W100048

For and on behalf of the Board of Directors

M.H.Khorakiwala
Director

Shahnawaz Khan
Director

Bhavik L. Shah
Partner
Membership No. 122071
Place : Mumbai
Date : April 25, 2017

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2017
(All amounts in lakhs of Indian Rupees unless otherwise stated)

	For the year ended March 31, 2017	For the year ended March 31, 2016
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net profit before taxation	**1,382.93**	758.33
Adjustments for:		
Depreciation	**395.39**	395.05
Exchange fluctuation gain	**(0.01)**	-
Finance costs	**138.80**	171.68
Fair valuation impact on certain financial instruments	**(64.29)**	(64.46)
Interest income	**(63.84)**	(8.46)
Operating profit before Working Capital changes	**1,788.98**	1,252.14
Movement in working capital:		
(Increase) / Decrease in Inventories	**(4.54)**	(5.54)
(Increase)/Decrease in Loans and Advances and other assets	**3.62**	5.38
Increase /(Decrease) in Trade payables	**(47.41)**	56.80
Increase /(Decrease) in liabilities	**(474.69)**	(511.76)
Cash Generated from Operations	**1,265.96**	797.02
Income taxes (paid)/refund, net	**42.50**	(249.84)
Net cash from Operating Activities	**1,308.46**	547.18
CASH FLOWS USED IN INVESTING ACTIVITIES:		
Purchase of Fixed Assets and Additions to Capital work in progress	**(276.84)**	(681.00)
Margin money and Fixed deposits under lien	**(13.40)**	(162.51)
Interest received	**63.88**	8.50
Net cash used in investing activities	**(226.36)**	(835.01)
CASH FLOWS USED IN FINANCING ACTIVITIES:		
Proceeds from borrowings	**1,728.60**	3,122.11
Repayment of borrowings	**(2,634.08)**	(2,736.00)
Finance cost paid	**(106.77)**	(141.98)
Net cash from/(used in) Financing Activities	**(1,012.25)**	244.13
Net increase in cash and cash equivalents	**69.85**	(43.70)
Cash and cash equivalents at beginning of year	**5.58**	49.28
Cash and cash equivalents at end of year (Refer note below)	**75.43**	5.58
Note:		
Component of cash and cash equivalents:		
Balance with banks:		
-on current account	**75.43**	5.58
	75.43	5.58

As per our attached report of even date

For Haribhakti & Co. LLP
Chartered Accountants
ICAI Firm Registration No. 103523W/W100048

For and on behalf of the Boards of Directo

Bhavik L. Shah
Partner
Membership No. 122071
Place : Mumbai
Date : April 25, 2017

M.H.Khorakiwala
Director

Shahnawaz Khan
Director

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

1.

A. CORPORATE INFORMATION

Wockhardt Infrastructure Development Limited (the 'Company') is a public Company incorporated in India and has its registered office at Wockhardt towers, Bandra Kurla Complex, Bandra(E), Mumbai, Maharashtra, India.
The Company is the wholly owned subsidiary of Wockhardt Limited.

The Company is in the business of developing infrastructure at Special Economic Zone (SEZ) on leasehold land.

B. SIGNIFICANT ACCOUNTING POLICIES:

a. Basis of Accounting

The Financial Statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act")read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

These financial statements are the Company's first Ind AS financial statements and are covered by Ind AS 101, First-time adoption of Indian Accounting Standards (Ind AS 101). The transition to Ind AS has been carried out from the accounting principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 ("Indian GAAP") which is considered as the "Previous GAAP" for purposes of Ind AS 101.

b. Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is the functional currency of the company.

c. Use of estimates and Judgements

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

Estimates and assumptions are required in particular for:

(i) Leasehold land:

The Company has entered into several arrangements for lease of land from Government entities and other parties. Significant judgement is involved in assessing whether such arrangements are in the nature of finance or operating lease. In making such an assessment, the Company considers various factors which includes whether the present value of minimum lease payments amounts to at least substantially all of the fair value of lease assets, renewal terms, purchase option, sub-lease options etc. Based on evaluation of above factors, leases are evaluated on case to case basis for the purpose of treating as in the nature of finance lease.

(ii) Useful life and residual value of property, plant and equipment and intangible assets:

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support. Assumptions also need to be made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

d. Property, Plant and Equipment

i) Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

• its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates.

• any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

• the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Company incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.

Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by management, are recognised in Statement of Profit and Loss. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Statement of Profit and Loss.

Capital work-in-progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

iii) Depreciation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation is provided, using the straight line method, pro-rata to the period of use of assets, in accordance with the requirements of Schedule II of the Companies Act, 2013, based on the useful lives of the assets determined through technical assessment by the management. The estimated useful lives followed by the Company are as follows:

Assets	**Estimated useful life**
Leasehold land	Over the period of lease
Buildings	30 years
Plant and Machinery	21 years
Furniture and Fixtures	16 years
Office Equipments	4 years
Information Technology Equipments	3 years

Fixed assets whose aggregate cost is Rs 5,000 or less are depreciated fully in the year of acquisition.

iv) Impairment of Assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss.

The recoverable amount is the greater of the fair value less cost of disposal and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss.

e. Borrowing Cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate (EIR) applicable to the respective borrowing. Borrowing costs include interest costs measured at EIR.

Financing / Borrowing costs attributable to acquisition and/or construction of qualifying assets are capitalised as a part of the cost of such assets, up to the date of capitalization of such assets. Capitalisation of borrowing cost is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying asset is interrupted.

Other financing /borrowing costs are charged to the Statement of Profit and Loss. Expenses incurred in connection with raising of funds are amortised over the tenure of the borrowing.

f. Financial Instruments

I. Financial Assets

Classification

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

Initial recognition and measurement

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

Debt instruments at amortised cost

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

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

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

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

Equity investments

All equity investments in scope of Ind-AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

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

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

Derecognition

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

- The rights to receive cash flows from the asset have expired, or

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

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

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

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

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

Impairment of financial assets

In accordance with Ind-AS 109, the Company applies Expected Credit Loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:
a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.

b) Trade receivables.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables which do not contain a significant financing component.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

II. Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost, except for financial liabilities at fair value through profit or loss. Such liabilities, including derivatives that are liabilities, shall be subsequently measured at fair value.

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

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

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also 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. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in Ind-AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/loss are not subsequently transferred to the Statement of Profit and Loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the Statement of Profit and Loss. The Company has not designated any financial liability as at fair value through profit or loss.

Loans and borrowings

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

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

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

Derecognition

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

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Derivative financial instruments

The Company uses derivative financial instruments, such as foreign exchange forward contracts, interest rate swaps and currency options to manage its exposure to interest rate and foreign exchange risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently re-measured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

g. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Revenue from sale of service is recognized on completion of rendering of services. Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Rental income from operating leases is recognized as income over lease term as per the agreed terms.

Interest income is recognized with reference to the EIR method. Dividend from investments is recognized as revenue when right to receive is established.

Land premium is recognized on straight line basis over the lease period.

h. Foreign Currency translation

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of transaction.

Foreign currency monetary items are reported using closing rate. Non-monetary items, which are carried in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of transaction.

Exchange differences arising on the settlement of monetary items or on reporting company’s monetary items at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

i. Valuation of Inventories

Inventories of stores and spare parts are valued at lower of cost or net realizable value. Cost is determined on weighted average basis.

j. Earnings per Share (EPS)

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue to existing shareholders and share split.

For the purpose of calculating diluted earnings per share, the net profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares from the exercise of options on unissued share capital. The number of equity shares is the aggregate of the weighted average number of equity shares and the weighted average number of equity shares, which would be issued on the conversion of all the dilutive potential equity shares into equity shares. Options on unissued equity share capital are deemed to have been converted into equity shares.

k. Income Tax

Tax expense comprises of current and deferred tax. It is recognized in the Statement of Profit and Loss except to the extent that it relates to items recognized directly in equity or OCI. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the provisions of Income Tax Act, 1961 as applicable to the financial year.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

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

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

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

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

Deferred tax assets and liabilities are offset only if:

a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and

b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity

Minimum Alternate Tax (MAT) credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in the Guidance Note issued by the Institute of Chartered Accountants of India. The said asset is created by way of credit to the Statement of Profit and Loss and shown as MAT credit entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

l. Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when an enterprise has a present obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent liabilities are disclosed for (1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent assets are not recognised in the financial statements as this may result in the recognition of income that may never be realized.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

2. PROPERTY, PLANT AND EQUIPMENT

PARTICULARS	Gross Block				Accumulated depreciation				Net Block	
	As at 1.4.2016	Additions	Deductions /other adjustments	As at 31.3.2017	As at 1.4.2016	For the year	Deductions/ Other Adjustments	As at 31.3.2017	As at 31.3.2017	As at 31.3.2016
Leasehold land	18,190.00	-	-	**18,190.00**	213.97	213.97	-	**427.94**	**17,762.06**	17,976.03
Buildings	3,098.58	-	-	**3,098.58**	514.74	103.49	-	**618.23**	**2,480.35**	2,583.84
Plant and Equipment	1,600.10	16.92	-	**1,617.02**	378.83	76.50	-	**455.33**	**1,161.69**	1,221.27
Furniture and Fixtures	12.31	-	-	**12.31**	2.12	0.78	-	**2.90**	**9.41**	10.19
Office equipment	0.87	-	-	**0.87**	0.75	0.07	-	**0.82**	**0.05**	0.12
Information Technology Equipments	13.27	-	-	**13.27**	12.69	0.58	-	**13.27**	**-**	0.58
TOTAL	**22,915.13**	**16.92**	**-**	**22,932.05**	**1,123.10**	**395.39**	**-**	**1,518.49**	**21,413.56**	**21,792.03**
Capital work-in-progress									**1,732.59**	**1,654.86**
TOTAL									**23,146.15**	**23,446.89**

PARTICULARS	Gross Block				Accumulated depreciation				Net Block	
	As at 1.4.2015	Additions	Deductions /other adjustments	As at 31.3.2016	As at 1.4.2015	For the year	Deductions/ Other Adjustments	As at 31.3.2016	As at 31.3.2016	As at 31.3.2015
Leasehold land	18,190.00	-	-	**18,190.00**	-	213.97	-	**213.97**	**17,976.03**	18,190.00
Buildings	3,093.45	5.13	-	**3,098.58**	411.32	103.41	-	**514.73**	**2,583.85**	2,682.13
Plant and Equipment	1,600.10	-	-	**1,600.10**	302.82	76.00	-	**378.82**	**1,221.28**	1,297.28
Furniture and Fixtures	12.31	-	-	**12.31**	1.34	0.78	-	**2.12**	**10.19**	10.97
Office equipment	0.87	-	-	**0.87**	0.68	0.07	-	**0.75**	**0.12**	0.19
Information Technology Equipments	13.27	-	-	**13.27**	11.87	0.82	-	**12.69**	**0.58**	1.40
TOTAL	**22,910.00**	**5.13**	**-**	**22,915.13**	**728.03**	**395.05**	**-**	**1,123.08**	**21,792.05**	**22,181.97**
Capital work-in-progress									**1,654.86**	784.58
TOTAL									**23,446.91**	**22,966.55**

Note:

a) The Company has in accordance with provisions of Ind-AS 101 First time adoption of Indian Accounting Standards, considered fair value of leasehold land as the deemed cost as on its Opening Balance Sheet on April 01, 2015 . Consequently, the impact on Leasehold land amounting Rs. 17,121.39 lakhs being the difference of book value and fair value have been accounted in the retained earnings. The balance assets have been recomputed as per the requirements of Ind AS retrospectively as applicable.

b) Measurement of Fair value

i) Fair value hierarcy:
The Fair value of leasehold land has been determined by external , independent property valuers, having appropriate recognised professional qualifications and experience in the category of the property being valued.
The fair value measurement has been categorised as Level 2 fair value based on the inputs to the valuation technique used.

ii) Valuation technique:
Value of the property has been arrived at using market approach using market corroborated inputs. Adjustments have been made for factors specific to the assets valued including location and condition of the assets, the extent to which inputs relate to items that are comparable to the asset and the volume or level of activity in the markets within which the inputs are observed.

c) Charge was created against the aforesaid assets (excluding leasehold land and buildings) as on March 31, 2016 and April 01,2015 against loan taken by Wockhardt Bio AG, a fellow subsidiary (Refer note 34).

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017

All amounts in lakhs of Indian Rupees unless otherwise stated

	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
3. OTHER NON-CURRENT FINANCIAL ASSETS			
Margin money (under Lien)	-	162.51	-
	-	162.51	-
4. OTHER NON-CURRENT ASSETS			
Capital Advances			
Unsecured, considered good	**6.82**	7.10	48.11
	6.82	7.10	48.11
Security Deposits			
Unsecured, considered good	**141.33**	140.30	140.30
	141.33	140.30	140.30
TOTAL	**148.15**	147.40	188.41
5. INVENTORIES			
Stores and spares	**10.08**	5.54	-
	10.08	5.54	-

Note:

a) Inventories of stores and spare parts are valued at lower of cost or net realizable value.

b) Charge was created against the aforesaid inventories as on March 31, 2016 and April 01,2015 against loan taken by Wockhardt Bio AG, a fellow subsidiary (Refer note 34).

	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
6. TRADE RECEIVABLES			
Unsecured, considered doubtful	**78.50**	78.50	78.50
Less: Provision for doubtful debts (Refer note below)	**(78.50)**	(78.50)	(78.50)
TOTAL	-	-	-

Note:

The above sundry debtors, for which a provision has been made during the year 2000-2001, is subject to the RBI approval for a write off, and hence no further adjustment has been made for exchange fluctuations.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
7. CASH AND CASH EQUIVALENTS			
Cash and cash equivalents			
Balances with banks			
On current account	**75.43**	5.58	49.28
	75.43	5.58	49.28
8. OTHER BANK BALANCES			
Deposits with maturity of 12 months	**11.00**	-	11.00
Deposits with maturity of more than 12 months	**-**	11.00	-
Margin money (under lien)	**175.91**	-	-
	186.91	11.00	11.00
TOTAL	**262.34**	16.58	60.28

Note: The Company did not have any holdings or dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016.

	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
9. OTHER CURRENT FINANCIAL ASSETS			
Accrued income	**0.46**	0.50	0.54
TOTAL	**0.46**	0.50	0.54
10. OTHER CURRENT ASSETS			
Balances with statutory/government authorities	-	0.56	-
Other short term loans and advances			
Advances recoverable in cash or in kind or for value to be received			
Unsecured, considered good	**5.98**	10.07	16.01
TOTAL	**5.98**	10.63	16.01

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

11. EQUITY SHARE CAPITAL

	As at March 31, 2017		As at March 31, 2016		As at April 01, 2015	
	Number of shares	**Amount**	**Number of shares**	**Amount**	**Number of shares**	**Amount**
AUTHORISED						
Equity shares of Rs. 10 each	**2,500,000**	**250.00**	2,500,000	250.00	2,500,000	250.00
		250.00		250.00		250.00
ISSUED, SUBSCRIBED AND PAID UP						
Equity shares of Rs. 10 each fully paid up:	**2,000,000**	**200.00**	2,000,000	200.00	2,000,000	200.00
	2,000,000	**200.00**	2,000,000	200.00	2,000,000	200.00
TOTAL						

Notes:

a) The above 2,000,000 (Previous Year - 2,000,000) equity shares are held by Wockhardt Limited, the holding company including 6 fully paid up shares of par value held in the name of the nominee of the Company.

	Number of shares	**Amount**	**Number of shares**	**Amount**	**Number of shares**	**Amount**
b) Reconciliation of the shares outstanding at the beginning and at the end of year						
Shares outstanding at the beginning of the year	**2,000,000**	**200.00**	2,000,000	200.00	2,000,000	200.00
Add: Issued during the year	-	-	-	-	-	-
Shares outstanding at the end of the year	**2,000,000**	**200.00**	2,000,000	200.00	2,000,000	200.00

c) Terms /rights attached to Equity Shares

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share held and is entitled to dividend, if declared at the Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017

All amounts in lakhs of Indian Rupees unless otherwise stated

	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
12. OTHER RESERVES			
Retained Earnings			
Opening balance	**14,832.35**	14,087.01	
Add: Profit for the year	**1,524.36**	745.34	
Closing Balance	**16,356.71**	14,832.35	14,087.01
TOTAL	**16,356.71**	14,832.35	14,087.01

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

13. INCOME TAX

(a) Amounts recognised in profit and loss

	For the year ended March 31, 2017	For the year ended March 31, 2016
Current income tax (charge)/credit	**(331.30)**	(188.65)
Deferred income tax asset /(liability), net		
Origination and reversal of temporary differences including Minimum Alternate Tax (MAT) Credit entitlement	**490.56**	175.66
Increase in tax rate	**(17.83)**	-
Deferred tax credit/(charge)	**472.73**	175.66
Tax (expense)/credit for the year	**141.43**	(12.99)

The increase in Indian corporate tax rate from 33.063% to 34.61% for the financial year 2016-17 resulted in a remeasurement of deferred tax liability as of March 31, 2017. Consequently, a loss of Rs. 17.83 lakhs relating to such remeasurement was recognised in the income statement during the year ended March 31, 2017.

(b) Reconciliation of effective tax rate

	For the year ended March 31, 2017	For the year ended March 31, 2016
Profit before tax	**1,382.93**	758.33
Tax using the Company's domestic tax rate (Current year 34.61% and Previous Year 33.063%)	**478.63**	250.73
Non-deductible/chargeable tax expense/(income)	**(11.60)**	(2.89)
Truing up effect on fair value of leasehold land for rate change	**(174.27)**	-
Profits from exempted tax units	**(475.00)**	(255.00)
Difference in tax rate for depreciation on leasehold land	**25.35**	20.15
Difference in tax rate on interest income	**(2.37)**	-
Rate change impact	**17.83**	-
	(141.43)	12.99
Effective tax rate for the year	**-10.23%**	1.71%

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017

All amounts in lakhs of Indian Rupees unless otherwise stated

13. INCOME TAX

(c) Movement in deferred tax balances

					March 31, 2017		
	Net balance April 1, 2016	Recognised in profit or loss	Recognised in OCI	Recognised directly in equity	Net deferred tax asset/(liability)	Deferred tax asset	Deferred tax liability
	INR	INR	INR	INR	INR	INR	INR
Deferred tax asset/(liabilities)							
Property, plant and equipment	(4,310.69)	159.95	-	-	**(4,150.74)**	**-**	**(4,150.74)**
Other items	106.05	1.21	-	-	**107.26**	**107.26**	**-**
Tax assets (Liabilities)	**(4,204.64)**	**161.16**	**-**	**-**	**(4,043.48)**	**107.26**	**(4,150.74)**
Minimum Alternate Tax (MAT) credit entitlement	427.92	311.57	-	-	**739.49**	**739.49**	**-**
Net tax assets/(Liabilties)	**(3,776.72)**	**472.73**	**-**	**-**	**(3,303.99)**	**846.75**	**(4,150.74)**

(d) Movement in deferred tax balances

					March 31, 2016		
	Net balance April 01, 2015	Recognised in profit or loss	Recognised in OCI	Recognised directly in equity	Net deferred tax asset/(liability)	Deferred tax asset	Deferred tax liability
Deferred tax asset/(liabilities)							
Property, plant and equipment	(4,316.93)	6.24	-	-	(4,310.69)	-	(4,310.69)
Other items	125.28	(19.23)	-	-	106.05	106.05	-
Tax assets (Liabilities)	**(4,191.65)**	**(12.99)**	**-**	**-**	**(4,204.64)**	**106.05**	**(4,310.69)**
Minimum Alternate Tax (MAT) credit entitlement	239.27	188.65	-	-	427.92	427.92	-
Net tax assets/(Liabilties)	**(3,952.38)**	**175.66**	**-**	**-**	**(3,776.72)**	**533.97**	**(4,310.69)**

The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Minimum Alternative Tax (MAT credit) balance as on March 31, 2017 amounts to Rs. 739.49 lakhs (March 31, 2016 : Rs. 427.92 lakhs, April 1, 2015 Rs. 239.27 lakhs). The Company is reasonably certain of availing the said MAT credit in future years against the normal tax expected to be paid in those years.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on estimates of taxable income by each jurisdiction in which the relevant entity operates and the period over which deferred income tax assets will be recovered.

The Company does not have any intention to dispose the land on an individual basis, hence deferred tax asset on the indexation benefit on land has not been recognised.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

14. OTHER NON-CURRENT LIABILITIES	As at March 31, 2017	As at March 31, 2016	As at April 01, 2015
Income received in advance (including land premium)	**1,494.14**	2,112.00	2,738.62
TOTAL	**1,494.14**	2,112.00	2,738.62

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

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	As at March 31, 2017	As at March 31, 2016	As at March 31, 2015
15. BORROWINGS			
Unsecured Loan from Related party- Holding Company	**921.53**	1,827.01	1,440.90
TOTAL	**921.53**	1,827.01	1,440.90
16. TRADE PAYABLES			
Total outstanding dues of micro enterprises and small enterprises; (Also refer note 24)	-	-	-
Others	**181.57**	228.98	172.18
TOTAL	**181.57**	228.98	172.18
17. OTHER FINANCIAL LIABILITIES			
Deposits payable	**431.97**	399.97	370.27
Other payables			
Other payable for expenses/capex	**493.64**	587.96	377.60
TOTAL	**925.61**	987.93	747.87
18. OTHER CURRENT LIABILITIES			
Income received in advance	**617.85**	626.45	626.45
Payable for Statutory liabilities	**1.79**	2.48	9.06
	619.64	628.93	635.51

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

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All amounts in lakhs of Indian Rupees unless otherwise stated

	For the year ended March 31, 2017	For the year ended March 31, 2016
19. REVENUE FROM OPERATIONS		
Lease rent	**1,602.95**	1,046.16
Income from Utility and Facility Services	**1,863.78**	2,565.46
TOTAL	**3,466.73**	3,611.62

20. OTHER INCOME

Interest income	**63.84**	8.46
Exchange fluctuation gain	**0.01**	0.05
TOTAL	**63.85**	8.51

21. FINANCE COSTS

Interest expense	**138.80**	171.68
TOTAL	**138.80**	171.68

22. OTHER EXPENSES

Power and fuel	**1,233.14**	1,795.80
Rates and taxes	**99.16**	105.94
Repairs and maintenance		
-to Building	**16.05**	23.65
-to Plant and machinery	**0.84**	92.21
-to Others	**-**	2.76
Stores and spare parts consumed	**2.34**	-
Water Charges	**111.99**	121.07
Security Charges	**62.21**	60.48
Effluent treatment	**43.55**	43.53
Miscellaneous expenses	**44.18**	49.63
TOTAL	**1,613.46**	2,295.07

23. RELATED PARTY DISCLOSURES:

- Holding Company: Wockhardt Limited
- Parties where control exists: H.F.Khorakiwala
- Key managerial personnel: Dr. Murtaza Habil Khorakiwala- Non-Executive Director
  Mr. Shahnawaz Khan - Non-Executive Director
  Mr. Deepak Madnani - Non-Executive Director

Related Party Transactions:

(All the amounts mentioned below are the contractual amounts based on arrangements with the respective parties)

- Loan taken from holding company Rs. 1,728.60 lakhs (Previous Year – Rs. 3,122.11 lakhs)
- Repayment of Loan of holding company Rs. 2,634.08 lakhs (Previous Year – Rs. 2,736.00 lakhs)
- Income from Utility and Facility Services from Holding Company Rs. 1,863.79 lakhs (Previous Year – Rs. 2,565.46 lakhs)
- Lease rent income from holding company Rs. 1,538.66 lakhs (Previous Year – Rs. 981.69 lakhs)
- Interest on loan taken from holding company Rs. 106.69 lakhs (Previous Year– Rs. 141.16 lakhs)

Related Party Balances:

(All the amounts mentioned below are the contractual amounts based on arrangements with the respective parties. Where such amounts are different from carrying amount as per Ind AS Financial Statement, their carrying amounts have been disclosed additionally)

- Payable to holding company Rs. 1,866.69 lakhs (Previous Year– Rs. 3,318.29 lakhs)
- Security deposit payable to holding company :

Amount in Lakhs

Particulars	**As at March 31, 2017**	**As at March 31, 2016**
Transaction value	1,685.35	1,685.35
Ind AS adjustment	(1,253.38)	(1,285.38)
Balance as per Balance sheet	431.97	399.97

24. DETAILS OF DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES AS PER MSMED ACT,2006:

		As at March 31, 2017	**As at March 31, 2016**
a)	Principal amount due to suppliers under MSMED Act, 2006	**-**	**-**
b)	Interest accrued, due to suppliers under MSMED Act on the above amount, and unpaid	**-**	**-**
c)	Payment made to suppliers (other than interest) beyond the appointed day during the year	**-**	**-**
d)	Interest paid to suppliers under MSMED Act (Section 16)	**-**	**-**
e)	Interest due and payable towards suppliers under MSMED Act for payments already made	**-**	**-**
f)	Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act (including interest mentioned in (e) above)	**-**	-

The above information is given to the extent information available with the Company and relied upon by the auditors.

25. EARNINGS PER SHARE (EPS):

	For the year ended March 31, 2017	**For the year ended March 31, 2016**
Profit after tax	**1,524.36**	745.34
Number of Equity Shares	**2,000,000**	2,000,000
Earnings per share (face value Rs. 10 each) Basic/ Diluted Rs.	**76.22**	37.27

26. AUDITORS' REMUNERATION
(Excluding Service tax)

Audit fees*	**2.80**	**2.00**
Tax Audit fees**	**1.85**	**1.35**
	4.65	**3.35**

* includes audit fees pertaining to FY 15-16 Rs. 0.40 lakhs (Previous Year Rs. Nil)

** includes tax audit fee pertaining to FY 15-16 Rs. 0.25 lakhs (Previous Year – Rs. Nil)

27. Estimated amount of contracts remaining to be executed on capital account not provided for Rs. 30.48 lakhs (Previous Year– Rs 100.50 lakhs) after deducting advance on capital account of Rs. 6.82 lakhs (Previous Year– Rs. 7.10 lakhs).

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017

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28. FINANCIAL INSTRUMENTS - FAIR VALUES

A. Accounting classification and fair values

Carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below. It does not include the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

		Carrying amount			Total Fair value
March 31, 2017	**Fair value through profit and loss**	**Fair value through other comprehensive income**	**Amortised Cost**	**Total**	**Total**
Assets					
Cash and cash equivalents	-	-	75.43	75.43	75.43
Bank balance (other than above)	-	-	186.91	186.91	186.91
Others	-	-	0.46	0.46	0.46
Total	-	-	262.80	262.80	262.80
Liabilities					
Borrowings	-	-	921.53	921.53	921.53
Trade payables	-	-	181.57	181.57	181.57
Others	-	-	925.61	925.61	1,299.84
Total	-	-	2,028.71	2,028.71	2,402.94

		Fair value		
March 31, 2017	**Quoted prices in active markets (Level 1)**	**Significant observable inputs (Level 2)**	**Significant unobservable inputs (Level 3)**	**Total**
Assets				
Total	-	-	-	-
Liabilities				
Others	-	1,299.84	-	1,299.84
Total	-	1,299.84	-	1,299.84

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
All amounts in lakhs of Indian Rupees unless otherwise stated

28. FINANCIAL INSTRUMENTS - FAIR VALUES (Continued…)

	Carrying amount				Total Fair value
March 31, 2016	**Fair value through profit and loss**	**Fair value through other comprehensive income**	**Amortised Cost**	**Total**	**Total**
Assets					
Cash and cash equivalents	-	-	5.58	5.58	5.58
Bank balance (other than above)	-	-	11.00	11.00	11.00
Others	-	-	0.50	0.50	0.50
Total	-	-	17.08	17.08	17.08
Liabilities					
Borrowings	-	-	1,827.01	1,827.01	1,827.01
Trade payables	-	-	228.98	228.98	228.98
Others	-	-	987.93	987.93	1,063.64
Total	-	-	3,043.92	3,043.92	3,119.63

March 31, 2016	Fair value			
Assets	**Level 1**	**Level 2**	**Level 3**	**Total**
Total	-	-	-	-
Liabilities				
Others	-	1,063.64	-	1,063.64
Total	-	1,063.64	-	1,063.64

All amounts in lakhs of Indian Rupees unless otherwise stated

28. FINANCIAL INSTRUMENTS - FAIR VALUES (Continued…)

	Carrying amount				Total Fair value
April 1, 2015	**Fair value through profit and loss**	**Fair value through other comprehensive income**	**Amortised Cost**	**Total**	**Total**
Assets					
Cash and cash equivalents	-	-	49.28	49.28	49.28
Bank balance (other than above)	-	-	11.00	11.00	11.00
Others	-	-	0.54	0.54	0.54
Total	-	-	60.82	60.82	60.82
Liabilities					
Borrowings	-	-	1,440.90	1,440.90	1,440.90
Trade payables	-	-	172.18	172.18	172.18
Others	-	-	747.87	747.87	731.45
Total	-	-	2,360.95	2,360.95	2,344.53

April 1, 2015	Fair value			
Assets	**Level 1**	**Level 2**	**Level 3**	**Total**
Total	-	-	-	-
Liabilities				
Others	-	731.45	-	731.45
Total	-	731.45	-	731.45

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
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28. FINANCIAL INSTRUMENTS - FAIR VALUES (Continued…)

Measurement of fair values:
The fair value of the financial assets and liabilties 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.

The following tables show the valuation techniques used in measuring Level 2 fair values, as well as the significant inputs used.

Financial instruments measured at fair value

Type	Valuation technique
Security deposit received against lease	Discounted cash flows: The valuation model considers the present value of expected payment discounted using appropriate discounting rates.

29. FINANCIAL RISK MANAGEMENT

The Company has exposure to the following risks arising from financial instruments:
- Credit risk ;
- Liquidity risk ; and
- Market risk

Risk management framework

The Company’s board of directors has overall responsibility for the establishment and oversight of the risk management framework.

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

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017
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29. FINANCIAL RISK MANAGEMENT (continued)

i. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investment securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

Trade and other receivables
The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the customer, including the default risk of the industry and country in which the customer operates, also has an influence on credit risk assessment. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business.

The Company has major trasactions with the holding company. However there is no amount outstanding as on the balance sheet date.

The movement in the loss allowance in respect of trade and other receivables during the year was as follows:

	March 31, 2017	**March 31, 2016**
Balance as at April 1	**78.50**	78.50
Impairment loss recognised	**(78.50)**	(78.50)
Bad debts	**-**	-
Balance as at March 31	**-**	-

Cash and cash equivalents
The Company held cash and cash equivalents of Rs. 75.43 lakhs at March 31, 2017 (March 31, 2016: Rs. 5.58 lakhs; April 1, 2015: Rs. 49.28 lakhs). The cash and cash equivalents are held with bank and financial institution counterparties with good credit rating.

Others
Other than trade receivables reported above , the Company has no other financial assets that is past due but not impaired.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017

All amounts in lakhs of Indian Rupees unless otherwise stated

29. FINANCIAL RISK MANAGEMENT (continued)

ii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure that it will have sufficient liquidity to meet its liabilities .The Company monitors the net liquidity position through forecasts on the basis of expected cash flows.

The Company has obtained loan from its holding company which is repayable on demand.

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

		Contractual cash flows			
March 31, 2017	**Carrying amount**	**Total**	**0-12 months**	**1- 5 years**	**More than 5 years**
Non-derivative financial liabilities					
Borrowings (including interest)	921.53	950.37	950.37	-	-
Trade payable and other Financial Liabilities	1,107.18	2,360.56	722.21	-	1,638.35
	2,028.71	**3,310.93**	**1,672.58**	**-**	**1,638.35**

		Contractual cash flows			
March 31, 2016	**Carrying amount**	**Total**	**0-12 months**	**1- 5 years**	**More than 5 years**
Non-derivative financial liabilities					
Borrowings (including interest)	1,827.01	1,933.70	1,933.70	-	-
Trade payable and other Financial Liabilities	1,216.91	2,502.29	816.94	47.00	1,638.35
	3,043.92	**4,435.99**	**2,750.64**	**47.00**	**1,638.35**

		Contractual cash flows			
April 1, 2015	**Carrying amount**	**Total**	**0-12 months**	**1- 5 years**	**More than 5 years**
Non-derivative financial liabilities					
Borrowings (including interest)	1,440.90	1,582.06	1,582.06	-	-
Trade payable and other Financial Liabilities	920.05	2,235.13	549.78	47.00	1,638.35
	2,360.95	**3,817.19**	**2,131.84**	**47.00**	**1,638.35**

29. FINANCIAL RISK MANAGEMENT (continued)

iii. Market risk
Market risk is the risk that changes in market prices – such as foreign exchange rates, interest rates and other prices such as equity price. These will affect the Company's income or the value of its holdings of financial instruments.Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. Financial instruments affected by market risk include loans, borrowings and deposits. The Market risk the Company is exposed can be classifed as Currency risk and Interest rate risk . The Company does not have any currency risk.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

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29. FINANCIAL RISK MANAGEMENT (continued)

a) Interest rate risk

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

Exposure to interest rate risk
The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

	Nominal amount	Nominal amount	Nominal amount
	March 31, 2017	**March 31, 2016**	**April 01, 2015**
Variable-rate instruments			
Financial liabilities	**921.53**	**1,827.01**	**1,440.90**
	921.53	1,827.01	1,440.90

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

Variable-rate instruments	Impact on Profit/ (loss)- Increase /(Decrease) in Profit	
Particulars	**March 31, 2017**	**March 31, 2016**
100 bp increase	**(9.22)**	(18.27)
100 bp decrease	**9.22**	18.27

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30. CAPITAL MANAGEMENT

The Company's capital management is intended to create value for shareholders by facilitating the meeting of long-term and short-term goals of the Company.

The Company determines the amount of capital required on the basis of annual and long-term strategic plans. The Company's policy is aimed at combination of short-term and long-term borrowings.

The Company monitors the capital structure on the basis of 'adjusted net debt' to 'adjusted equity'. For this purpose adjusted net debt is defined as total liabilities comprising interest bearing loans and borrowings and obligations under finance lease, less cash and cash equivalents, Bank balance and current investments. Adjusted equity comprises Total equity (other than amounts accumulated in the hedging reserve, if any.)

The following table summarizes the capital of the Company:

	March 31, 2017	**March 31, 2016**	**April 1, 2015**
Total liabilities	**921.53**	1,827.01	1,440.90
Less : Cash and cash equivalent and other bank balances	**262.34**	16.58	60.28
Adjusted net debt	**659.19**	**1,810.43**	**1,380.62**
Total equity	**16,556.71**	15,032.35	14,287.01
Adjusted equity	**16,556.71**	**15,032.35**	**14,287.01**
Adjusted net debt to adjusted equity ratio	**0.04**	0.12	0.10

31. CONTINGENT LIABILITY:

A) Disputed income tax demand of Rs. Nil (Previous Year– Rs. Nil).

32. Since the Company is operating under single segment as developer of SEZ and is operating in single geographical segment, hence the disclosure of reportable Segment in accordance with Indian Accounting Standard (Ind AS-108) “Operating Segments” is not applicable.

33. The Company has entered into finance lease for land for a period of 95 years. The lease can be extended for further 95 years. The Company has sub-leased certain portion of the land. Except for the initial payment there are no material annual payments for the aforesaid leasehold land obtained.

34. The movable assets of the Company were hypothecated against loan taken by Wockhardt Bio AG, a fellow subsidiary. During the year, the loan obtained by Wockhardt Bio AG was fully repaid and charges were also satisfied.

    For carrying amount of movable assets (excluding leasehold land and buildings) on which charge was created as on March 31, 2016 and April 01, 2015 Refer Note 2 and Note 5.

WOCKHARDT INFRASTRUCTURE DEVELOPMENT LIMITED

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35. DISCLOSURES AS REQUIRED BY INDIAN ACCOUNTING STANDARD (IND AS) 101 FIRST TIME ADOPTION ON INDIAN ACCOUNTING STANDARDS

Explanation of transition to Ind AS

The below mentioned reconciliations provide a quantification of the effect of significant differences arising from the transition from Indian GAAP to Ind AS in accordance with Ind AS 101 for the following:
- equity as at 1 April 2015;
- equity as at 31 March 2016
- profit for the year ended 31 March 2016

EQUITY RECONCILIATION

Particulars	Note	As at March 31, 2016	As at April 01, 2015
Equity as per Previous GAAP (Indian GAAP)		**1,855.93**	**990.19**
Fair Valuation of security deposits received as per Ind AS 109	1	1,285.38	1,315.08
Advance Lease Rent created on fair valuation of security deposits received	1	(1,205.03)	(1,269.49)
Fair valuation of Leasehold land considered as deemed cost	2	16,919.70	17,121.39
Tax adjustments	3	(3,823.63)	(3,870.16)
Adjusted Equity as per Ind-AS		**15,032.35**	**14,287.01**

PROFIT RECONCILIATION

Particulars		For the year ended March 31, 2016
Profit as per Previous GAAP (Indian GAAP)		**865.74**
Amortisation of Advance Lease Rent created on fair valuation of security deposits received	1	64.46
Unwinding of interest on security deposits received	1	(29.70)
Depreciation on leasehold land related to fair value considered as deemed cost	2	(201.69)
Tax adjustments	3	46.53
Adjusted profit as per Ind-AS		**745.34**

Notes -

1. Under the previous GAAP, interest free security deposits received were accounted for at transaction price. Under Ind AS, security deposits received are to be measured at fair value at inception with reference to market rates and the difference is to be recognised as advance rentals.

2. The Company has chosen to value leasehold land at its fair value on the transition date. The incremental amount on fair valuation has been recognised in Retained Earnings. Further on the transition date, the company has recognised additional depreciation on aforesaid based on the fair value.

3. Tax adjustments include the tax effects of certain pre-tax Previous GAAP to Ind AS adjustments described above.

4. Optional Exemptions and Mandatory Exemptions availed under Ind AS 101

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

Optional Exemptions

The Company has elected to measure some items of property, plant and equipment at the date of transition to Ind AS at their fair value and use that fair value as its deemed cost at that date. The remaining items of property, plant and equipment are measured as per Ind AS at the date of transition.

Mandatory Exemptions

None of the mandatory exemptions are applicable to the Company

36. There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the balance sheet date.

37. These financial statements are the Company’s first Ind AS financial statements and accordingly previous year figures have been regrouped where necessary to conform to current year's classification.

As per our attached report of even date	**For and on behalf of Board of Directors**	
For Haribhakti & Co. LLP Chartered Accountants ICAI Firm Registration No. 103523W/W100048		
Bhavik L. Shah Partner Membership No. 122071	**M.H. Khorakiwala** Director	**Shahnawaz Khan** Director

Place: Mumbai
Date: April 25, 2017