

Mahindra Lifespace Developers Ltd.

CIN: L45200MH1999PLC118949

Mahindra Towers, 5th Floor, Dr. G. M. Bhosale Marg, Worli, Mumbai 400 018, India

Tel: +91 22 67478600 / 8601

Fax: +91 22 24975084

BSE Limited

2<sup>nd</sup> May, 2018

Corporate Services, Piroze Jeejeebhoy Towers,

Dalal Street,

Mumbai - 400 001

Listing: http://listing.bseindia.com

National Stock Exchange of India Limited www.mahindralifespaces.com

Exchange Plaza,

Bandra Kurla Complex,

Bandra (East), Mumbai 400051

Listing: https://www.connect2nse.com/LISTING/

Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sirs / Madam,

Ref: Our letter dated 27th April, 2018

## Sub.: Corrigendum to the audited financial results for the financial year ended 31st March, 2018

This has reference to our letter dated 27<sup>th</sup> April, 2018, vide which we had filed / uploaded Audited Standalone and Consolidated Financial Results of the Company for the financial year ended 31<sup>st</sup> March, 2018 which have been approved by the Board of Directors at its meeting held on 27<sup>th</sup> April, 2018.

In connection therewith, we wish to inform of corrections to the items pertaining to 'Investments' disclosed under Financial Assets under Non-current Assets and 'Loans' disclosed under Financial Assets under Current Assets with respect to the Consolidated Statement of Assets and Liabilities as on 31st March, 2018. Consequently, the Total Non-Current Assets and Total Current Assets with respect to the Consolidated Statement of Assets and Liabilities as on 31st March, 2018 stands corrected.

The aforesaid corrections do not have any impact on the Consolidated Total Assets and Consolidated Total Liabilities or Consolidated Revenue or Consolidated Profit for the periods presented.













Accordingly, we are submitting herewith the Statement of Consolidated Audited Financial Results for the quarter and the year ended as on 31st March, 2018 including the revised page of the Statement of Consolidated Assets and Liabilities as on 31st March, 2018 pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements), 2015.

Consequently, the revised statements and revised investors presentation are also being uploaded on the website of the Company.

We sincerely regret the inconvenience caused in this regard.

Thanking you,

Yours faithfully,

For Mahindra Lifespace Developers Limited

Suhas Kulkarni

Sr. Vice President - Legal & Company Secretary

(FCS - 2427)

Encl.: a/a

	CIN - L45200 Fax No.: 022-24975084 Tel.: 022-674	MH1999PLC118949	mahindeelife	DOOR COM		
	Registered Office :- Mahindra Tov	vers 5th Floor, World k	Aumhei - 400018			~~~
	Statement of Consolidated Audited Financial Result	ts For The Quarter and	Year Ended as	on 31st March, 2	018	
	Particulars Particulars		Quarter Ended	ſ		Rs. in lakhs Ended
		31.03.2018		31.03.2017		
		Audited (Refer Note 2)	31.12.2017 Unaudited	Audited (Refer Note 2)	31.03.2018 Audited	31.03,20 Audited
1	Revenue from Operations					
2	Other Income	16,180 1,884	16,834 1,730	32,702 1,545	56,619 7,794	76
3	Total income (1+2)	18,064	18,564	34,247	64,413	6 83
4	Expenses:					
-	a) Cost of Sales					
	- Cost of Projects	10,282	11,541	27,906	37.344	56
	- Operating Expenses	550	524	690	2,017	2
	b) Employee Benefits Expense c) Finance Costs	1,586	1,604	1,825	6,603	6
	d) Depreciation and Amortization Expense	1,982	714 106	424 117	4,129 426	2
	e) Other Expenses	1,478	1,086	1,695	4,912	5
	Total Expenses	15,977	15,575	32,657	55,431	73
	Profit before Share of Profit of Joint Ventures (3-4)					
-	Francisco Colore of Profit of Count Valitaties (2-4)	2,087	2,989	1,590	8,982	9
	Share of Profit of Joint Ventures	3,333	645	1,230	4,472	4
-İ	5					
1	Profit Before Tax (5+6)	5,420	3,634	2,820	13,454	13
	Tax Expense					
	a) Current Tax	702	915	463	3,022	2
4	b) Deferred Tax	(55)		411	96	<del>-</del>
-	Profit after tax (7-8)					
1	TION WILL WATER	4,773	2,714	1,946	10,336	10
1	Other Comprehensive Income					
-1	Items that will not be reclassified to profit or loss					
1	- Remeasurements of the defined benefit liabilities (net of taxes)	(15)		57	(15)	
Î	Total Comprehensive Income (9+10)	4,758	2,714	2,003	10,321	10
	Attributable to:				10,021	
	Owners of the parent Non controlling interest	4,760	2,597	1,797	10,085	10
F		(2)	117	206	236	
ţ	Of The Total Comprehensive Income above.					
1	Profit for the period attributable to:					**
	Owners of the parent Non controlling interest	4,775	2,597	1,740	10,100	10
ľ	And Countoling alleres	(2)	117	206	236	
	Of The Total Comprehensive Income above,					
	Other Comprehensive Income attributable to:			~		
1	Owners of the parent Non controlling Interest	(15)		57	(15)	~~~~~~
1	-					
ŀ	Paid-up Equity Share Capital (Face Value of Rs.10 each)	5,133	5,132	4,105	5,133	4,
Į.					0,100	<u></u>
ľ	Reserves (excluding revaluation reserves) Debenture Redemption Reserve				200,752	165
k	Capital Redemption Reserve				15,011	14,
ı	100000 to 100000				13,139	13,
Ę	arning Per Share (Face value of Rs. 10/- each) (Rs.)*					
	ı) Basic >) Diluted	9.38	5.10	4.24	19.93	23
ľ	1-1-1-1-1	9.36	5.09	4.24	19.88	23
ľ	Debl Service Coverage Ratio (DSCR)				0.27	0
إإ	nterest Service Coverage Ratio (ISCR)			~~~	2.80	2
Ļ	Debt Equity Ralio				0.22	0
Ŧ	Basic and Diluted EPS for all periods, except years ended 31.03.2017 and 31.03.2	2019. per pot popular				
L	/OUR = IPfOfft Defore interest tax and excentional items) / (Interest excense + original	cipal renevments)				
19	SCR = (Profit before interest, tax and exceptional items) / Interest expense	7.755777777			***************************************	







	eporting of Segment wise Revenue, Results & Segment Assets / Liabilities			<u> </u>	<u> </u>	(Rs in Lakhs)
-			Quarter Ended		Year	Ended
	Particulars	31.03.2018 Audited (Refer Note 2)	31.12.2017 Unaudited	31,03,2017 Audited (Refer Note 2)	31.03.2018 Audited	31.03.2017 Audited
1 Se	gment Revenue (Revenue from Operations)					
a)	Projects, Project Management and Development	15,787	16,403	32,186	54,798	74,19
	Operating of Commercial Complexes	393 16,180	431 16,834	516 32,702	1,821 56,619	2,0 76,2
2 Se	gment Results			, , , , , , , , , , , , , , , , , , ,	50,010	10,2
a) i	Projects, Project Management and Development	7,913	4,358	4,685	17,866	17,8
(b)	Operating of Commercial Complexes	352	360	502	1,517	1,9
Les	tal Segment Results ss : Other unallocable expenditure / (income) (net)	8,265 863	4,718 370	5,187 1,943	19,383 1,800	19,7 3,8
Les	ss : Unallocable Interest tal Profit before Tax	1,982	714	424	4,129	2,0
1101	IN PROJECTION OF THE PROJECT OF THE	5,420	3,634	2,820	13,454	13,8
	gment Assets Projects, Project Management and Development					
_ b) (	Operating of Commercial Complexes	232,370 2,201	243,770 2,228	268,085 2,282	232,370 2,201	266,0 2,2
Tot	laf Segment Assets Jnallocated Corporate Assets	234,571	245,998	270,367	234,571	270,3
	al Assets	65,227 299,798	57,960 303,958	18,259 288,626	65,227 299,798	18,2 288,6
d Sar	gment Ltabilitles					
a) F	Projects, Project Management and Development	78,863	87,677	98,314	78,863	98,3
b) C	Operating of Commercial Complexes al Segment Liabilities	555	803	556	555	5.
c) (	Inatlocated Corporate Liabilities	79,418 10,040	88,480 9,252	98,870 15,450	79,418 10,040	98,8 15,4
Tot	al Liabilities	89,458	97,732	114,320	89,458	114,3
			····			
St.	stement of Assets and Liabilities as on 31st March, 2018				***************************************	
310	Rement of Assets and Clabilities as On 315t March, 2018	I	As at	{Rs. in Lakhs}	· · · · · · · · · · · · · · · · · · ·	
			31.03.2018	31.03.2017	***************************************	
	SETS		Audited	Audited		***************************************
	r-current assets					
_	Property, Plant and Equipment Capital work-in-progress		696 915	946 847	***************************************	
	nvestment Property Goodwill		2,187	2,345	***************************************	
	Other Intangible assets		6,604 47	6,604 60		***************************************
<u> </u>	inancial Assets - Investments				***************************************	***************************************
	- Trade Receivables		70,921 1,101	59,680 2,200		
	- Loans		108	1,629		
~- c	- Other Financial Assets Other Non Current Assets		5,887	6,770		
	at Non Current Assets		88,466	81,102		
( C	Current assets					
	nventories		91,242	117,123		
	inancial Assets Investments		21,708	14,566	······································	·
	Trade Receivables		14,521	7,609		
	Cash and Cash Equivalents Bank Balances other than Cash and Cash Equivalents above		4,979 8,038	7,608 893		
	Loans		22,443	14,773		
	Other Financial Assets Other current assets		18,716 29,685	12,566 32,486		
Tota	d Current Assets		211,332	207,524		7.750.110
Tota	ul Assets(1+2)		299,798	288,626		
EOU	UITY AND LIABILITIES					
Equi						
ᄩ	quity Share capital		5,133	4,105		
	Other Equity letworth		200,752 205,885	165,852 169,957		
				109,337		
<u>N</u>	lon Controlling Interest		4,455 210,340	4,349 174,306		
	llitles		210,340	174,308		
	-current llabilities ncial Lieblikies					
	Borrowings		5,758	27,478		
	Other Financial Liabilities islons		697 217	5,545 212		
Defe	rred tax (labilities (Net)		3,873	3,750		***************************************
	Non Current Liabilities		10,545	36,985		
	ent liabilities					·
	ncial Liabilities Borrowings		17 000			
	Trade Payables		17,602 19,429	20,185 20,339		
CH200	Other Financial Liabilities r current fiabilities		32,235	26,406		
Provi	sions		3,476 1,156	4,490 1,017		
Curre	ent Tax Liabilities (Net) I Current Liabilities		5,015	4,898		
			78,913	77,335		
Total	t Equity and Liabilities(1+2+3)		299,798	288,626		
1		T				





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: 1	The above results have been reviewed by the Audit Committee and approved by the t	Roard of Directors	of the Company	L their respective	meetings hald a	n 27th Andi
-	2018. The consolidated financial statements for the quarter and year ended March 31	2018 bave been	audited by the str	dutory suditore. F	Alaitta Haskine r	and Salte L. Duck
	have expressed an unmodified opinion. The consolidated ind AS financial results of th	e Company for the	quarter and yea	ended March 31	, 2017 were aud	ted by B.K. Kha
	& Co., Chartered Accountants, the predecessor auditor.					,
		I			I	I
	The figures for the quarter ended 31st March 2018 and 31st March 2017 are the balan	cing figures betwe	en the audited fig	jures in respect o	f the full financia	year and the
	published year to date figures upto the third quarter.					
			<u> </u>	I	I	]
	The consolidated financial results of the Company have been prepared in accordance	with the Indian Ac	counting Standar	ds (Ind-AS) as pr	escribed under S	ection 133 of th
	Companies Act, 2013 read with the relevant rules issued thereunder and the other acc	ounling principles	generally accept	ed in India.		
	The Board has secommonded a divided of De S and show a self-the second		Ĭ	I	L	
	The Board has recommended a dividend of Rs 6 per share on equity shares of Rs 10. Seneral Meeting.	each (60%) subjec	it to approval of a	nembers of the C	ompany at the fo	rthcoming Annu
	The state of the s	1	1		·	·
	hese results include the result of (I) Mahindra Infrastructure Developers Ltd, a 100%	subsidiary (ii) * Ma	hindra World Cit	Developere i Id	n 90% eutheidia	1 /501 6
	ABRINGFS WORD City (Jaipur) Ltd. a 74% subsidiary (iv) Mahindra World City (Maharas	hira) I td a 100%	subsidiant (v) M	ahindra Intonesta	d Towashin tid	В.
	16.30% subsidiary. (vi) Knowledge Township Ltd., a 100% subsidiary (vii) Mahindra F	esidential Develo	nere Italia DA 300	& gubeidigo: (Ali)	* Mohindea Dah	anco
	Developers Ltd., a 70% subsidiary, (ix) Industrial Township (Maharashtra) Ltd., a 1009	subsidiary, (x) A	nthurium Develor	ers Limited, a 10	0% subsidiary,	
	xi) * Industrial Cluster Private Limited (Earlier Known as Mahindra Housing Private Li 3.4% subsidiary, (xill) Mahindra Water Utilities Ltd, a 98.99% subsidiary (xiv) *Mahin	nited), a 100% su	osidiary (xii) * Ma	hindra Industrial	Park Chennai Lir	niled, a
	nvate Limited and before that Watsonia Developers Limited) , a 74 98% subsidiary (	xv) * Mahindra He	poinest Develope	ers i td (Ferlier kn	oum or Mehinde	<del> </del>
	lappinest Developers Private Limited), a 51% subsidiary. (xvl) Deepmangal Develops	rs Privata Limiter	a 100% subsidi	ane (vviil Monnet	ing Construction	Dougla
	imited, a 100% subsidiary; (i) * Mahindra Inframan Water Utilities Private Limited, a 5	0% joint venture c	subsidiary and	ii) Rathna Bhoon	ni Enterprises Pri	vate
	imited consolidated using line by line consolidation method under Ind AS.  Consolidated as per equity accounting under Ind AS	<del> </del>				
		1				<u> </u>
	buring the current quarter ended 31st March 2018, the paid up equity capital has gone	up by Rs 0.46 lak	hs due to allotme	nt of 4,550 share	s pursuant to exc	ercise of stock
	ptions by eligible employees under ESOS 2012,					
		T			T	,
Š	ince the nature of activities being carried out by the Company is such that profits / los	ses from certain t	ansactions do no	1 necessarily acc	rue evenly over t	he year, results
C	f a quarter may not be representative of profits / losses for the year.			•	•	
		J				T
Ĺ	uring the year ended 31st March 2018, Series II Non Convertible Debentures (Series	II NCDs) of Rs 17	,500 lakh ware re	deemed alongwi	th redemption on	emium and
Ü	iterest thereon on its due date on 3rd April 2017.			_		
٤	eries III Non Convertible Debentures (Series III NCDs) of Rs 20,000 lakh were redeel	ned alongwith red	emption premiun	and interest the	reon on its due d	ate on 4th April
2	018. With this repayment and the earlier repayment of Series I NCDs of Rs 12,500 lai hese NCD's issued by the Company were adequately secured by an exclusive charge	th in the year 2016	17, the entire N	CD's of Rs 50,000	) lekh have been	repaid in full.
7						
3	ne to time. The identified assets were /a) land owned by the Company accounted as	i over certain asse Construction t∧lod	is, including Land	and owned by its	entitled by the Co	mpany from
li	me to time. The identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1,66.	Construction World	(in Progress (b)	and owned by its	entified by the Co subsidiary Mahi	ompany from ndra integrated
ti	me to time. The identified assets were (a) land owned by the Company accounted as	Construction World	(in Progress (b)	and owned by its	entified by the Co subsidiary Mahi	empany from ndra Integrated
Li	me to time. The identified assets were (a) land owned by the Company accounted as	Construction Work	(in Progress (b)	and owned by its	entified by the Co subsidiary Mahi	empany from ndra Integrated
ti T	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.	Construction Worl	(in Progress (b)	and owned by its	subsidiary Mahi	ndra Integrated
T C	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Company's Non Convertible Dobents, die Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has after	Construction Work	c in Progress (b)  Lakhs. The said	and owned by its	subsidiary Mahii	the April 2018.
T Cliff	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Companya Non Convertible Debent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire rating assigned for bank facilities (Fund based & Non fund based) has been affire.	Construction Work	c in Progress (b)  Lakhs. The said	and owned by its	subsidiary Mahii	the April 2018.
T Chil	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Company's Non Convertible Dobents, die Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has after	Construction Work	c in Progress (b)  Lakhs. The said	and owned by its	subsidiary Mahii	the April 2018.
T Cliff	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Companya Non Convertible Debent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire rating assigned for bank facilities (Fund based & Non fund based) has been affire.	Construction Work	c in Progress (b)  Lakhs. The said	and owned by its	subsidiary Mahii	the April 2018.
T Chili	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Companya Non Convertible Dobent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire e rating assigned for bank facilities (Fund based & Non fund based) has been affirme har ended 31st March, 2018.	Construction Worl  ros for Rs 50,000  med the Company d at "IND AA/Stab	k in Progress (b)  Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its	subsidiary Mahii	the April 2018.
3 ti T — Chili y — A	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Companya Non Convertible Debent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire rating assigned for bank facilities (Fund based & Non fund based) has been affire.	Construction Worl  ros for Rs 50,000  med the Company d at "IND AA/Stab	k in Progress (b)  Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its	subsidiary Mahii	the April 2018.
But Chiby - Aab	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Companya Non Convortible Dobent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire e rating assigned for bank facilities (Fund based & Non fund based) has been affirme har ended 31st March, 2018.  s per Ind AS 108 'Operating Segment', the Company has reported Segment Informati Projects, Project Management and Development	Construction Worl  ros for Rs 50,000  med the Company d at "IND AA/Stab	k in Progress (b)  Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its	subsidiary Mahii	the April 2018.
But Chiby - Aab	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Company's Non Convertible Dobent, dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has aftir e rating assigned for bank facilities (Fund based & Non fund based) has been affirme ar ended 31st March, 2018.  s per Ind AS 108 'Operating Segment', the Company has reported Segment Informati Projects, Project Management and Development.	Construction Worl  ros for Rs 50,000  med the Company d at "IND AA/Stab	k in Progress (b)  Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its	subsidiary Mahii	the April 2018.
TIT CIVY AabF	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Company's Non Convertible Dobents die Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire e rating assigned for bank facilities (Fund based & Non fund based) has been affirms har ended 31st March, 2018.  s per Ind AS 108 'Operating Segment', the Company has reported Segment Informati Projects, Project Management and Development Operating of Commercial Complexes or the purpose of this, the Managing Director is the Chief Operating Decision Maker.	Construction World fros for Rs 50,000 mod the Company d at "IND AA/Stab	Lakhs. The said a Long-Torm Iss let/IND A1+". The	and owned by its  NCD's stand rede  uor Rating of "IN  are was no chang	subsidiary Mahi numed in full on 4 D AA Outlook St. e in the credit rat	idra Integrated  iii April 2018.  sble". Further ings during the
THE CHUY - A REF	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  Itial had assigned a rating of "AA-/Stable" to the Company's Non Convertible Dobents dia Ratings and Research Private Limited (Ind-Ra), a Fitch Group Company has affire e rating assigned for bank facilities (Fund based & Non fund based) has been affirme are ended 31st March, 2018.  It is per Ind AS 108 'Operating Segment', the Company has reported Segment Informati Projects, Project Management and Development Operating of Commercial Complexes or the purpose of this, the Managing Director is the Chief Operating Decision Maker.	ros for Rs 50,000 med the Company of all "IND AA/Stat	Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its  NCD's stand rede  uor Rating of "IN  re was no chang	subsidiary Mahi	th April 2018.
THE CHUY AABF RE	me to time. The Identified assets were (a) land owned by the Company accounted as ownship Limited. The Asset Cover ratio as on 31st March 2018 was 1.66.  risil had assigned a rating of "AA-/Stable" to the Company's Non Convertible Debent, dia Ratings and Research Private Limited (Ind-Rs), a Fitch Group Company has affire e rating assigned for bank facilities (Fund based & Non fund based) has been affirms har ended 31st March, 2018.  s per Ind AS 108 'Operating Segment', the Company has reported Segment Informati Projects, Project Management and Development Operating of Commercial Complexes or the purpose of this, the Managing Director is the Chief Operating Decision Maker.  sevenue from Operations for the quarter ended 31st March 2018 is net of Rs 108 lakhs wards Input Tax Credit benefit passed on to the customers as per the provisions of as	ros for Rs 50,000 med the Company of all "IND AA/Stat	Lakhs. The said a Long-Torm Iss le/IND A1+". The	and owned by its  NCD's stand rede  uor Rating of "IN  re was no chang	subsidiary Mahi	th April 2018.
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