Independent Auditor's Report
To the Members of M/s. Joynest Premises Private Limited

1) **Opinion:**

We have audited the accompanying standalone financial statements of **M/s. Joynest Premises Private Limited** ('the Company'), which comprise the balance sheet as at 31st March 2019, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended and notes to the Ind AS financial statements, including a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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, of the state of affairs of the Company as at 31st March, 2019 and its financial performance including other comprehensive income and the statement of changes in equity for the year ended on that date.

2) **Basis of Opinion:**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3) **Emphasis of Matter:**

1. Attention is invited to Note No. 3.1(A) of the financial statements with regarding recognition of expense for ongoing projects which is based upon estimated project costs, as per the judgement of the management, which have been relied upon by us, these being technical matters.
2. Attention is invited to Note No. 13(a) of the financial statements with regard to interest not charged on Compulsory Convertible Debentures.
3. Attention is invited to Note No. 29 of the financial statements with regard to reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities given by the Company.
4. Attention is invited to Note No. 31 of the financial statements with regards to balances that are subject to confirmations, reconciliation and adjustments if any.
5. Attention is invited to Notes the Company has not charged interest on loans and advances given to various entities in which the Company has a business interest.

SANKET R. SHAH & ASSOCIATES
M. No.
152369
Chartered Accountants

Our opinion is not qualified in respect of the matters.

4) Responsibility of Management's 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 financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rule, 2015 as amended, and other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

5) Auditor's Responsibility for the Audit of the Ind AS Financial Statements:

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

a. Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

b. Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

e. Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

6) Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013, we give in the **Annexure A**, a statement on the matters specified in the paragraph 3 and 4 of the order.

2. As required by Section 143(3) of the Act, we report that:
   a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

SANKET SHAH & ASSOCIATES Chartered Accountants M. No. 152369

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, the statement of cash flows 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 standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
e) on the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 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, refer to our separate report in **Annexure B**; and
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 no pending litigations on its financial position in its standalone financial statements.
    ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, and
    iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For Sanket R Shah & Associates
Chartered Accountants
FRN: 135703W

M. No. 152369

Sanket Shah
Proprietor
M. No.: 152369

Place: Mumbai
Date: 29th May, 2019

Annexure - A to the Independent Auditors' Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Joynest Premises Private Limited of even date)

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2019, we report that:

(i) a. The Company has maintained a register of fixed assets, giving description and location of its assets; and

b. As explained to us, the Company has physically verified its fixed assets during the year;

(ii) a. The inventory has been physically verified by the management during the year. In our opinion, the frequency of the verification is reasonable.

b. In our opinion, the procedures of physical verification of Inventory followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business;

c. On the basis of our examination of the records of the company, we are of the opinion that, the company is not maintaining proper project-wise records. The value of inventory has shown of both projects. The discrepancies noticed on physical verification of inventory as compared to its book records were not maintained.

(iii) The Company has granted unsecured loan to one company covered under the register maintained under Section 189 of the Act;

a. The terms and condition of the loan are prima facie not prejudicial to the interest of the Company, and
b. the schedule of repayment of principal on demand and the loan is interest free loan;
c. As per the terms and conditions of the arrangement, the amount of the loan is not overdue;

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.

(vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.

(vii) a. According to the information and explanations given to us and the records of the Company examined by us, in our opinion, except for dues in respect of Income Tax, Tax Deducted at Source (TDS), Goods and Service Tax (GST), Maharashtra Value Added Tax (MVAT) and Employees State Insurance Corporation (ESIC) the Company is generally regular in depositing, undisputed statutory dues, including income-tax and other material statutory dues, wherever applicable, with the appropriate authorities.

SHAH & ASSOCIATES
M. No.
152369
Accountants

The extent of arrears of statutory dues outstanding including interest at the balance sheet date, for a period exceeding six months from the date they become payable and the details of outstanding as follows:

Sr. No.	Particulars	Amount in INR
1.	Tax Deducted at Source (TDS) Liability	19,25,139/-
2.	Goods and Service Tax (GST) Liability	2,38,366/-
3.	ESIC Payable	7,617/-
4.	Maharashtra Value Added Tax (MVAT) Liability	52,99,848/-
5.	Interest on above Statutory Liability	63,57,793/-
	Total Statutory Liability	**1,38,28,763/-**

b. On the basis of our examination of documents and records of the Company, and explanation provided to us, there were no disputed dues in respect of Income Tax, Sales Tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty or Cess;

(viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.

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

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence reporting under Clause 3(xiv) of the Order is not applicable to the Company.

M. No. 152369

(xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into non-cash transactions with directors or persons connected to its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For Sanket R Shah & Associates
Chartered Accountants
FRN: 135703W

SANKET SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Sanket Shah
Proprietor
M. No.: 152369

Place: Mumbai
Date: 29th May, 2019

Annexure - B to the Independent Auditors' Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Joynest Premises Private Limited of even date)

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

We have audited the internal financial controls over financial reporting of Joynest Premises Private Limited ("the Company") as of 31st March 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

1) **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.

2) **Auditor's 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 judgment, including the assessment of the risks of material misstatement of the standalone 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.

M. No.
152369

3) 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 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
3. provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

4) 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.

5) 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 31st March 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Sanket R Shah & Associates
Chartered Accountants
FRN: 135703W

SANKET R SHAH & ASSOCIATES M. No. 152369 Chartered Accountants

Sanket Shah
Proprietor
M. No.: 152369

Place: Mumbai
Date: 29th May, 2019

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
BALANCE SHEET AS AT 31ST MARCH, 2019

Particulars	Note No.	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
1 ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	32,74,270	44,09,195
(b) Capital work-in-progress	4	2,25,69,817	1,99,38,918
(c) Financial assets			
(ii) Other financial assets	5	50,95,250	3,27,65,000
(d) Current tax assets (Net)	6	90,16,475	74,50,617
Total Non-Current assets		**3,99,55,812**	**6,45,63,730**
2 Current assets			
(a) Inventories	7	2,24,06,46,171	1,91,92,40,014
(b) Financial assets			
(i) Cash and cash equivalents	8	1,79,59,263	44,91,505
(ii) Bank balances other than (iii) above	9	12,01,20,051	6,60,00,000
(iv) Other financial assets	5	20,59,09,128	40,73,61,190
(d) Other current assets	10	17,63,87,212	17,16,62,550
Total Current Assets		**2,76,10,21,825**	**2,56,87,55,259**
TOTAL ASSETS		**2,80,09,77,637**	**2,63,33,18,989**
EQUITY AND LIABILITIES			
1 Equity			
(a) Equity share capital	11	1,04,71,94,550	1,04,71,94,550
(b) Other equity	12	(15,22,09,794)	(13,60,74,468)
Total Equity		**89,49,84,756**	**91,11,20,082**
2 Liabilities			
i Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	40,09,85,870	40,15,05,134
(ii) Other Financial Liabilities	14	1,29,46,631	1,56,92,611
(b) Provisions	15	21,247	10,624
Total Non-Current Liabilities		**41,39,53,748**	**41,72,08,369**
ii Current Liabilities			
(a) Financial Liabilities			
(i) Trade payables	16	24,30,26,343	18,74,11,946
(ii) Other financial liabilities	14	55,72,41,161	50,93,15,848
(b) Other current liabilities	17	69,06,11,192	60,70,95,622
(c) Provisions	15	437	7,122
(d) Current tax Liabilities (Net)	18	11,60,000	11,60,000
Total Current Liabilities		**1,49,20,39,133**	**1,30,49,90,538**
Total Liabilities		**1,90,59,92,881**	**1,72,21,98,907**
TOTAL EQUITY AND LIABILITIES		**2,80,09,77,637**	**2,63,33,18,989**

The accompanying notes are an integral part of the financial statements

As per our report of even date

For Sanket R Shah & Associates
Firm Registration No: 135703W
Chartered Accountants

M. No. 152369

SANKET SHAH
Proprietor
Membership No.: 152369

Mumbai
Date: 29th May, 2019

For and on behalf of the board of Directors

KAMAL MATALIA
Director
DIN : 00009695

Joynest Premises Private Limited

KHILEN V SHAH
Director
DIN : 03134932

Mumbai
Date: 29th May, 2019

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2019

	Particulars	Note No.	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
I	**INCOME**			
	Revenue from Operations	19	1,06,00,529	3,13,99,544
	Other Income	20	77,98,206	1,36,94,089
	Total Income		**1,83,98,735**	**4,50,93,633**
II	**Expenses**			
	Costs Of Construction / Development	21	14,36,04,936	19,58,24,955
	Purchase of Stock-in-Trade		1,05,02,108	3,14,85,852
	Changes in Inventories of Incomplete Project	22	(32,40,24,284)	(25,70,10,103)
	Employee Benefits Expense	23	6,18,92,871	3,92,35,970
	Finance Costs	24	92,67,700	3,13,31,270
	Depreciation and Amortisation Expenses	25	12,00,808	13,49,244
	Other Expenses	26	13,20,76,498	1,66,80,348
	Total Expenses		**3,45,20,637**	**5,88,97,536**
III	**Profit before Tax**		**(1,61,21,902)**	**(1,38,03,903)**
IV	**Tax Expense**			
	Current Tax		-	-
	Profit / (Loss) for the Year		**(1,61,21,902)**	**(1,38,03,903)**
V	**Other Comprehensive Income**			
	Items that will not be reclassified to profit or loss			
	Remeseaurement of the net defined benefit liability / asset		(13,423)	23,264
VI	**Total comprehensive income / (loss) for the year**		**(1,61,35,325)**	**(1,37,80,639)**
VII	**Earning per equity share of nominal value of ₹ 10/- each**			
	Basic and Diluted Earning Per Share	27		
	Class - A		(0.89)	(0.76)
	Class - B		(8.00)	(6.85)
	Class - C		(0.31)	(0.26)
	Ordinary		(1,612.19)	(1,380.39)

The accompanying notes are an integral part of the financial statements

As per our report of even date

For Sanket R Shah & Associates
Firm Registration No: 135703W
Chartered Accountants

SANKET SHAH
Proprietor
Membership No.: 152369

M. No. 152369

Mumbai
Date: 29th May, 2019

For and on behalf of the board of Directors

KAMAL MATALIA
Director
DIN : 00009695

Joynest Premises Private Limited

KHILEN V SHAH
Director
DIN : 03134932

Mumbai
Date: 29th May, 2019

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2019

Particulars	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
I CASH FLOW ARISING FROM OPERATING ACTIVITIES :		
Net profit/(loss) before taxation as per Statement of Profit and Loss	**(1,61,21,902)**	**(1,59,44,212)**
Add / (Less) :		
Finance costs	92,67,700	3,13,31,270
Depreciation and amortisation	12,00,808	13,49,244
Remeseaurement of the net defined benefit liability / asset	(13,423)	23,264
Interest income	(77,84,493)	(1,36,89,853)
	26,70,592	**1,90,13,925**
Operating profit before working capital changes	**(1,34,51,310)**	**30,69,713**
Add / (Less) :		
Increase / (Decrease) in Trade payables	5,56,14,397	2,81,49,156
Increase / (Decrease) in Provisions	3,938	2,87,652
Increase / (Decrease) in Other Non Current / Current Liabilities and Provisions	12,86,94,903	21,48,32,823
(Increase) / Decrease in Inventories	(32,14,06,157)	(25,47,19,097)
(Increase) / Decrease in Other Non Current / Current Assets	22,43,97,149	8,89,43,392
Direct taxes paid	(15,65,857)	53,41,317
	8,57,38,373	8,28,35,243
Net Cash flow from Operating Activities	7,22,87,063	8,59,04,956
II CASH FLOW ARISING FROM INVESTING ACTIVITIES :		
Inflow / (Outflow) on account of :		
Purchase of Tangible / Intangible Assets	(65,883)	-
(Increase) / Decrease in Capital Work in Progress	(26,30,899)	-
(Increase) / Decrease in Investment	-	-
(Increase) / Decrease in Bank balance	(5,41,20,051)	(6,60,00,000)
Interest Received	77,84,493	1,36,89,853
Net cash flow from investing activities	**(4,90,32,340)**	**(5,23,10,147)**
III CASH FLOW ARISING FROM FINANCING ACTIVITIES :		
Inflow / (Outflow) on account of :		
Proceeds from Long Term Borrowings	(5,19,264)	(4,71,172)
Finance costs paid	(92,67,700)	(3,13,31,270)
Net Cashflow from Financing Activities	**(97,86,964)**	**(3,18,02,442)**
Net increase in cash and cash equivalents (I + II + III)	1,34,67,758	17,92,368
Add: Balance at the beginning of the year	44,91,505	26,99,137
Cash and Cash Equivalents at the close of the year	**1,79,59,263**	**44,91,505**
Components of cash and cash equivalents (Refer Note 8)		
Cash on hand	57,609	14,444
Balances with Banks (including Fixed Deposits having maturities less than three months)	1,79,01,654	44,77,061
	1,79,59,263	**44,91,505**

The accompanying notes are an integral part of the financial statements

Note:

The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of cash flows.

As per our attached report of even date

For Sanket R Shah & Associates
Firm Registration No: 135703W
Chartered Accountants

SANKET SHAH
Proprietor
Membership No.: 152369

SANKET R. SHAH & ASSOCIATES M. No. 152369 Chartered Accountants

Mumbai
Date: 29th May, 2019

For and on behalf of the board of Directors

KAMAL MATALIA
Director
DIN : 00009695

Joynest Premises Private Limited

KHILEN V SHAH
Director
DIN : 03134932

Mumbai
Date: 29th May, 2019

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2019

	Notes No	Amount ₹	Amount ₹
A. EQUITY SHARE CAPITAL			
		Equity Shares	**Preference Shares**
As at 1st April, 2017	11	**72,70,94,550**	**32,00,00,000**
Changes in share capital		-	-
As at 31st March, 2018		**72,70,94,550**	**32,00,00,000**
Changes in share capital		-	-
As at 31st March, 2019		**72,70,94,550**	**32,00,00,000**

B. OTHER EQUITY

	Reserves and Surplus	
	Retained Earnings	Total
Balance at April 1, 2017	(12,01,53,521)	92,69,41,029
Total Comprehensive Income for the year	23,264	23,264
Transfer to Retained Earnings	(1,38,03,903)	(1,38,03,903)
Balance at March 31, 2018	(13,39,34,159)	91,31,60,391
Total Comprehensive Income for the year	(13,423)	(13,423)
Transfer to Retained Earnings	(1,61,21,902)	(1,61,21,902)
Balance at March 31, 2019	(15,00,69,485)	89,70,25,065

The accompanying notes are an integral part of the financial statements

As per our attached report of even date

For Sanket R Shah & Associates
Firm Registration No: 135703W
Chartered Accountants

SANKET SHAH
Proprietor
Membership No.: 152369

Mumbai
Date: 29th May, 2019

For and on behalf of the board of Directors

KAMAL MATALIA
Director
DIN : 00009695

KHILEN V SHAH
Director
DIN : 03134932

Mumbai
Date: 29th May, 2019

Note 1. COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

1.1 **Company Overview**

Joynest Premises Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. Company is engaged in the real estate business of construction and development of residential project at Chembur and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 29th May, 2019

Note 2. STANDARDS, NOT YET EFFECTIVE AND HAVE NOT BEEN ADOPTED EARLY BY THE COMPANY

Information on new standards, amendments and interpretations that are expected to be relevant to the financial statements is provided below.

Ind AS 115 'Revenue from Contracts with Customers' (Ind AS 115)

There is one new standard issued by MCA (not yet effective) for revenue recognition which overhauls the existing revenue recognition standards including Ind AS 18 - Revenue and Ind AS 11 - Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

i) Identification of the contracts with the customer
ii) Identification of the performance obligations in the contract
iii) Determination of the transaction price
iv) Allocation of transaction price to the performance obligations in the contract (as identified in step ii)
v) Recognition of revenue when performance obligation is satisfied.

The effective date of the new standard has not yet been notified by the MCA. The management is yet to assess the impact of this new standard on the Company's financial statements.

Note 3. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act , 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP. Reconciliations and descriptions of the effect of the transition has been summarized in Note 38.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

a) Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

i. certain financial assets and liabilities that have been measured at fair value
ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
iii. defined benefit plans - plan assets measured at fair value.

b) Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

An asset is classified as current when:

i. It is expected to be realised or intended to sold or consumed in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is expected to be realised within twelve months after the reporting period, or
iv. It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is due to be settled within twelve months after the reporting period, or
iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

c) Foreign currency translation

Functional and presentation currency

The financial statements are presented in Indian Rupee ('INR') which is also the functional and presentation currency of the Company.

SANKET R. SHAH & ASSOCIATES M. No. 152369 Chartered Accountants

Joynest Premises Private Limited

3.1 REVENUE RECOGNITION

A. Revenue from Construction Activity

i. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.

ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met;

a. All critical approvals necessary for the commencement of the project have been obtained;

b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;

c. Atleast 25% of the saleable project area is secured by agreements with the buyers; and

d. Atleast 10% of the sale consideration of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the statement of profit and loss in proportion with the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' under inventories under current assets. Amounts receivable / payable are reflected as Trade Receivables / Unbilled Receivables or Advances from Customers, respectively, after considering income recognized in the aforesaid manner.

iv. Losses expected to be incurred on projects under construction, are charged in the statement of profit and loss in the period in which the losses are known.

B. Interest

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

C. Others

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

3.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION

A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.

B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Computer	3
Office Equipment's	5
Furniture and Fixture	10
Vehicles	8

3.3 FINANCIAL INSTRUMENTS

3.3.1 Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

SANKET R. SHAH & ASSOCIATES Chartered Accountants M. No. 152369

Joynest Premises Private Limited

3.3.2 Subsequent measurement

a. Non-derivative financial instruments

(i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

(iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

(v) Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

3.3.3 Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

3.3.4 Impairment

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

b. Non-financial assets

Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

3.4 TAXATION

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

SHAH & ASSOCIATES M. No. 152369 Chartered Accountants

Joynest Premises Private Limited

ii. **Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.
Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

3.5 INVENTORIES

All inventories are stated at Cost or Net Realizable Value, whichever is lower.
Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

3.6 EMPLOYEE BENEFITS

Post-Employment Benefits

Defined benefit plans:

3.6.1 Gratuity

Gratuity is post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the financial statements in respect of gratuity is the present value of the defined benefit obligation at the reporting date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the reporting date by an independent actuary using the projected unit credit method.
Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of OCI in the year in which such gains or losses are determined.

Short-term employee benefits:

Expense in respect of other short term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

Other Long Term employee Benefits:

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to
statement of profit and loss in the year in which such gains or losses are determined.
Defined contribution plans: Company's contribution to State governed Provident Fund Scheme is recognised during the year in which the related service is rendered.

3.7 BORROWING COSTS

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

3.8 CASH FLOW STATEMENT

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

SHAH & ASSOCIATES M. No. 152369 Accountants

Joynest Premises Private Limited

3.9 FOREIGN CURRENCY TRANSACTIONS

i. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.

ii. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date , are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the statement of profit and loss.

iii. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

3.10 SEGMENT REPORTING

The Company is engaged in the business of Real Estate Development, which as per Ind AS - 108 'Operating Segments' is considered to be the only reportable business segment. The Company is also operating within the same geographical segment. Hence, disclosures under Ind AS - 108 are not applicable.

3.11 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

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.

3.12 USE OF ESTIMATES

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.12.1. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

3.12.1 Critical accounting judgements and estimates

a. Revenue recognition

The Company uses the percentage-of-completion method in accounting for its revenue. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

b. Property, plant and equipment and depreciation

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

SANKET R. SHAH & ASSOCIATES
M. No.
152369

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

Note 4. Property, plant and equipment and capital work in progress

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at April 1, 2017	38,687	11,48,117	39,27,258	42,26,702	93,40,764	1,99,38,918
Additions	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Balance at March 31, 2018	38,687	11,48,117	39,27,258	42,26,702	93,40,764	1,99,38,918
Accumulated depreciation and impairment						
Balance at April 1, 2017	37,566	8,22,188	1,41,099	25,81,472	35,82,325	-
Depreciation expense	1,121	92,736	4,92,147	7,63,240	13,49,244	-
Balance at March 31, 2018	38,687	9,14,924	6,33,246	33,44,712	49,31,569	-
Carrying amount as on 31st March 2018	-	**2,33,193**	**32,94,012**	**8,81,990**	**44,09,195**	**1,99,38,918**

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at March 31, 2018	38,687	11,48,117	39,27,258	42,26,702	93,40,764	1,99,38,918
Additions	-	-	65,883	-	65,883	26,30,899
Disposals	-	-	-	-	-	-
Balance at March 31, 2019	38,687	11,48,117	39,93,141	42,26,702	94,06,647	2,25,69,817
Accumulated depreciation and impairment						
Balance at March 31, 2018	38,687	9,14,924	6,33,246	33,44,712	49,31,569	-
Depreciation expense	-	74,497	4,92,652	6,33,659	12,00,808	-
Balance at March 31, 2019	38,687	9,89,421	11,25,898	39,78,371	61,32,377	-
Carrying amount as at March 31, 2019	-	**1,58,696**	**28,67,243**	**2,48,331**	**32,74,270**	**2,25,69,817**

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 5. Other financial assets			
Non-current			
Bank balances			
- Deposits with maturity of more than twelve months		50,00,000	3,27,00,000
- Margin money deposits		-	-
Security deposits		95,250	65,000
	Total	**50,95,250**	**3,27,65,000**
Current			
Project Advances		15,04,15,754	34,88,86,258
Interest accrued on fixed deposits		9,47,426	8,87,143
Other receivables (Other than Trade Receivables)		5,45,45,948	5,75,87,788
	Total	**20,59,09,128**	**40,73,61,190**
Note 6. Current Tax assets and liabilities			
Advance Tax paid		90,16,475	74,50,617
	Total	**90,16,475**	**74,50,617**
Note 7. Inventories			
Inventories (lower of cost or net realisable value)			
- Stock of material at site		13,09,911	39,28,038
- Stock in trade (Acquired for trading)		-	-
- Incomplete projects		2,23,93,36,260	1,91,53,11,976
	Total	**2,24,06,46,171**	**1,91,92,40,014**
Note 8. Cash and cash equivalents			
Balances with banks:			
- in current accounts		1,62,25,454	24,10,010
- in escrow accounts		16,76,200	-
- in deposit with maturity of less than three months		-	20,67,051
Cheques / Drafts on hand			-
Cash on hand		57,609	14,444
	Total	**1,79,59,263**	**44,91,505**
Note 9. Other bank balances			
Other bank deposits		9,34,50,000	6,55,00,000
Margin money deposits		2,66,70,051	5,00,000
	Total	**12,01,20,051**	**6,60,00,000**

Foot Note:
Balances with bank in margin money and fixed deposits are kept as security for guarantees / other facilities.

Note 10. Other assets			
Current			
Advances to land owners		1,00,00,000	1,00,00,000
Advance recoverable in cash or in kind		13,26,25,698	14,76,57,661
Prepaid Expenses		5,62,555	5,25,539
Balance with statutory authorities		3,31,54,514	1,34,14,445
Plan Assets (Net of provisions ₹ 53,119)		44,445	64,905
	Total	**17,63,87,212**	**17,16,62,550**

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 11. Equity share capital		
Equity share capital	72,70,94,550	72,70,94,550
Preference share capital	32,00,00,000	32,00,00,000
Total	**1,04,70,94,550**	**1,04,70,94,550**
Authorised Share Capital:		
100,00 (P.Y. - 100,00) Ordinary Equity Shares of ₹ 10 each	1,00,000	1,00,000
1,81,34,450 (P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	18,13,44,500	18,13,44,500
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of ₹ 10 each	2,01,60,500	2,01,60,500
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of ₹ 10 each	52,55,89,550	52,55,89,550
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	32,00,00,000	32,00,00,000
Total	**1,04,71,94,550**	**1,04,71,94,550**
Issued and subscribed capital comprises:		
Ordinary Equity Shares		
100,00 (P.Y. - 100,00) Ordinary Equity Shares of ₹ 10 each	1,00,000	1,00,000
Class A Equity Shares		
1,81,34,450(P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	18,13,44,500	18,13,44,500
Class B Equity Shares		
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of ₹ 10 each	2,01,60,500	2,01,60,500
Class 'C' Equity Shares		
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of ₹ 10 each	52,55,89,550	52,55,89,550
Preference Shares		
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	32,00,00,000	32,00,00,000
Total	**1,04,71,94,550**	**1,04,71,94,550**

a) **Reconciliation of Number of shares outstanding at the beginning and at the end of the year**

	Number of shares	Share Capital ₹
Ordinary Equity Shares		
Balance at 1st April, 2017	10,000	1,00,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2018	10,000	1,00,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2019	**10,000**	**1,00,000**
Class A Equity Shares		
Balance at 1st April, 2017	1,81,34,450	18,13,44,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2018	1,81,34,450	18,13,44,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2019	**1,81,34,450**	**18,13,44,500**
Class B Equity Shares		
Balance at 1st April, 2017	20,16,050	2,01,60,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2018	20,16,050	2,01,60,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2019	**20,16,050**	**2,01,60,500**
Class C Equity Shares		
Balance at 1st April, 2017	5,25,58,955	52,55,89,550
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2018	5,25,58,955	52,55,89,550
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2019	**5,25,58,955**	**52,55,89,550**
Preference Shares		
Balance at 1st April, 2017	3,20,00,000	32,00,00,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2018	3,20,00,000	32,00,00,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2019	**3,20,00,000**	**32,00,00,000**

b) Terms / rights attached to Equity Shares:

Equity Shares (Class 'A') :	Class A equity shares have no voting rights.
Equity Shares (Class 'B') :	Class B equity shares shall be entitled to 26% of the total voting rights in the Company.
Equity Shares (Class 'C') :	Class C equity shares shall be entitled to 74% of the total voting rights in the Company.
Ordinary Shares :	Ordinary Equity shares have no voting and distributions rights.

c) Terms of Conversion of Preference Shares

The Company has issued 17.75%, 3,20,00,000, cumulative compulsorily convertible preference shares of Rs. 10 each (CCPS) on 26th February, 2014. Each CCPs shall be compulsorily convertible into Class "B " Equity Share at fair value, which is equivalent to the subscription amount of the CCPS in one or more tranches on or after February 27, 2029. The Company has not paid any dividend since date of issue of the above preference shares.

SANKET R. SHAH & ASSOCIATES Chartered Accountants M. No. 152369

Joynest Premises Private Limited

d) Details of shares held by each shareholders holding more than 5% shares

i. Equity Share Capital

	As at 31st March, 2019		As at 31st March, 2018	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Ordinary Equity Shares				
Hubtown Limited	7,400	74.00%	7,400	74.00%
Shree Naman Developers	2,600	26.00%	2,600	26.00%
	10,000	100.00%	10,000	100.00%
Class 'A' Equity Shares				
Hubtown Limited	1,24,31,045	68.55%	1,24,31,045	68.55%
High Scale Trading Private Limited	20,16,050	11.12%	20,16,050	11.12%
Grayline Real Estate Private Limited	11,08,827	6.11%	11,08,827	6.11%
Eknath Infraprojects Private Limited	16,71,306	9.22%	16,71,306	9.22%
J.P. Vaastu Nirman Private Limited	9,07,222	5.00%	9,07,222	5.00%
	1,81,34,450	100.00%	1,81,34,450	100.00%
Class 'B' Equity Shares				
SIREF I Residential A Limited	20,16,050	100	20,16,050	100
	20,16,050	100%	20,16,050	100%
Class 'C' Equity Shares				
Hubtown Limited	5,25,58,955	100	5,25,58,955	100
	5,25,58,955	100%	5,25,58,955	100%
Preference Shares				
SIREF I Residential A Limited	3,20,00,000	100%	3,20,00,000	100%
	3,20,00,000	100%	3,20,00,000	100%

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 12. Other Equity			
Retained Earning		(15,22,09,794)	(13,60,74,468)
	Total	(15,22,09,794)	(13,60,74,468)
Retained Earnings			
Balance at the beginning of the year		(13,60,74,468)	(12,01,53,521)
Prior Period Adjustment		-	(21,40,309)
Profit attributable to the owners of the company		(1,61,35,325)	(1,37,80,639)
Balance at the end of the year	Total	(15,22,09,794)	(13,60,74,468)

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 13. Borrowings			
Non-current			
(i)	**Debentures (Unsecured)** 40,00,000 (P.Y. - 40,00,000) Compulsorily convertible debentures of the face value of ₹100/- each **(Refer footnote a)**	40,00,00,000	40,00,00,000
(ii)	**Term Loans (Secured)**		
	- From banks **(Refer Foot Note b)**	9,85,870	15,05,134
	Total	**40,09,85,870**	**40,15,05,134**

Foot Note :

a. 17.75% Debentures of ₹4,000 Lacs have a term of 84 months from issue date (20,00,000 debentures issued on 01/02/2013 and 20,00,000 debentures issued on 10/06/2013) same can be converted into Class "B" Shares in whole or in part at the option of the investor but not before expiry of 36 months.

b. - Secured Vehicle loans from banks, which carry interest rate @ 9.76% p.a and are repayable by November,2021
- Vehicle loans secured against the assets of the Company

c. **Guarantees / Security given for Secured loans taken by the company**
- Personal guarantee of Mr. Hemant Shah and Mr. Vyomesh Shah, the promoter directors of Hubtown Limited
- Corporate guarantee of Hubtown Limited
- The promoters of Hubtown Limited have pledged the shares of Hubtown Limited held by them as security for the loan.

Note 14. Other financial liabilities

Non-current			
Retention money payable		1,29,46,631	1,56,92,611
	Total	**1,29,46,631**	**1,56,92,611**
Current			
Current maturities of long-term debts		24,81,15,837	24,55,91,780
Interest Accrued & Due on Other Loan		22,47,228	22,47,228
Interest accrued but not due on borrowings		1,32,970	1,32,970
Retention money payable		27,06,891	27,79,415
Security deposits (Refundable)		6,17,576	2,65,57,576
Other payables		30,34,20,660	23,20,06,879
	Total	**55,72,41,161**	**50,93,15,848**

Foot Note :

Retention Money liability to the contractors which are not due for payment as at 31st March, 2019 have been shown under the head "Other Financial Liabilities" as per Ind AS-32. As per the management, the retention liability is in the nature of holding the amount as guarantee towards performance and does not relate to credit period given by the contractor. Further in the opinion of the management, there has not been any authoritative clarification / interpretation with regard to measurement of fair value in respect of above item hence retention liability has not been discounted as on 31st March, 2019.

SANKET R. SHAH & ASSOCIATES Chartered Accountants M. No. 152369

Joynest Premises Private Limited

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 15. Provisions			
Non-current			
Employee Benefits			
Provision for Gratuity		-	-
Provision for leave benefit		21,247	10,624
	Total	**21,247**	**10,624**
Current			
Employee Benefits			
Provision for Gratuity		-	-
Provision for leave benefit		437	7,122
	Total	**437**	**7,122**

Note 16. Trade payables

Micro, Small and Medium Enterprises (Refer Foot Note)		-	-
Trade Payables		24,30,26,343	18,74,11,946
	Total	**24,30,26,343**	**18,74,11,946**

Foot Note :

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

Note 17. Other current liabilities

Current			
Advance from customers		66,02,13,930	54,65,77,395
Overdrawn bank balances as per books of accounts		4,44,622	1,18,48,912
Other payables :			
- Statutory dues		2,99,52,640	4,86,69,316
	Total	**69,06,11,192**	**60,70,95,622**

Note 18. Current Tax Liabilities (Net)

Provision for Tax		11,60,000	11,60,000
	Total	**11,60,000**	**11,60,000**

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
Note 19. Revenue from operations		
Sale from operations :		
Revenue from sale of Trading Materials	1,01,05,529	3,02,22,608
	1,01,05,529	**3,02,22,608**
Other operating revenue :		
Excess/Short provision for expenses	4,95,000	11,56,847
Creditor Balances Written Back	-	20,089
	4,95,000	**11,76,936**
Total	**1,06,00,529**	**3,13,99,544**
Note 20. Other income		
a) Interest Income:		
- Loans	4,32,000	46,64,713
- Bank fixed deposits	70,90,843	67,20,514
- Others	2,61,650	23,04,627
	77,84,493	**1,36,89,853**
b) Other gains and losses		
Miscellaneous income	13,713	4,236
	13,713	**4,236**
Total	**77,98,206**	**1,36,94,089**

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

EXPENSES

		Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
Note 21. Costs Of Construction / Development			
Construction costs incurred during the year:			
Land / rights acquired		-	5,01,14,020
Material and labour costs		9,71,39,428	8,77,56,785
Approval and consultation expenses		4,60,01,736	4,76,58,285
Other direct development expenses		4,63,772	1,02,95,865
	Total	**14,36,04,936**	**19,58,24,955**
Note 22. Changes in Inventories of incomplete projects			
Opening Inventory of Incomplete projects		1,91,53,11,976	1,65,83,01,873
Closing Inventory of Incomplete projects		2,23,93,36,260	1,91,53,11,976
	Total	**(32,40,24,284)**	**(25,70,10,103)**
Note 23. Employee Benefits Expense			
Salaries, bonus, etc.		5,98,97,459	3,78,52,830
Contribution to provident and other funds		18,56,339	12,18,761
Staff welfare expenses		32,102	80,782
Other fund expenses		1,06,971	83,597
	Total	**6,18,92,871**	**3,92,35,970**
Note 24. Finance Costs			
Other interest expense		50,56,195	1,04,48,695
Delayed/penal interest on loans and statutory dues		39,91,505	1,15,25,209
		90,47,700	2,19,73,904
Other borrowing costs		2,20,000	93,57,365
	Total	**92,67,700**	**3,13,31,270**
Note 25. Depreciation and Amortisation Expenses			
Depreciation of property, plant and equipment		12,00,808	13,49,244
	Total	**12,00,808**	**13,49,244**
Note 26. Other Expenses			
Insurance		7,98,914	4,01,732
Rent		-	10,31,250
Rates and taxes		64,754	2,269
Advertisement expenses		34,52,023	-
Bad Debts		4,93,991	-
Donations		-	25,000
Repairs and society maintenance charges		1,85,143	1,56,685
Legal and professional fees		10,94,01,875	41,25,673
Other expenses (Refer Foot Note)		1,76,79,798	1,09,37,739
	Total	**13,20,76,498**	**1,66,80,348**

Foot Note :

Audit Fees		50,000	1,00,000
	Total	**50,000**	**1,00,000**

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Note 27. Earnings per share (EPS)		
Basic Earnings Per Share		
Class - A	(0.89)	(0.76)
Class - B	(8.00)	(6.85)
Class - C	(0.31)	(0.26)
Ordinary	(1,612.19)	(1,380.39)
Diluted Earnings Per Share		
Class - A	(0.89)	(0.76)
Class - B	(1.25)	(1.91)
Class - C	(0.31)	(0.26)
Ordinary	(1,612.19)	(1,380.39)

Basic EPS

The earnings and weighted average number of equity shares used in the calculation of basic earnings per share are as follows

Profit for the year attributable to the owners of the Company		
Earnings used in the calculation of basic earnings per share	**(1,61,21,902)**	**(1,38,03,903)**
Weighted average number of equity shares for the purposes of basic earnings per share		
Class - A	1,81,34,450	1,81,34,450
Class - B	20,16,050	20,16,050
Class - C	5,25,5B,955	5,25,58,955
Ordinary	10,000	10,000
Total	**7,27,19,455**	**7,27,19,455**

Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of diluted earnings per

Profit for the year attributable to the owners of the Company		
Earnings used in the calculation of diluted earnings per share	**(1,61,21,902)**	**(1,38,03,903)**
Weighted average number of equity shares for the purposes of basic earnings per share		
Class - A	1,81,34,450	1,81,34,450
Class - B	7,40,16,050	7,40,16,050
Class - C	5,25,58,955	5,25,58,955
Ordinary	10,000	10,000
Total	**14,47,19,455**	**14,47,19,455**

For the purpose of diluted EPS convertible instruments 17.75% Debentures are deemed to be converted on the first day of the previous year. The conversion ratio has been arrived at on face value basis.

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

Note 28. Related Parties Disclosures

A. **Names of related parties and description of relationship**

Parent/ Holding Company
Hubtown Limited

Other Fellow Subsidiaries (with Whom transactions have taken place)
Citygold Farming Private Limited
Heddle Knowledge Private Limited

Others - Joint Ventures Of Holding Company (with Whom transactions have taken place)
Rising Glory Developers
Akruti GM JV
Sunstone Developers JV
Ackruti Jay Chandan JV

Key Management personnel their relatives & enterprises (with Whom transactions have taken place)
Citygold Management Services Pvt Ltd

Note: Related party relationships are as identified by the Company and relied upon by the Auditor.
Previous year

B. **Related party transactions and balance as at year end:**

Sr. No.	Nature of transaction	Holding Company	Fellow Subsidiary companies	Joint Ventures of Holding company	Key Management personnel, their relatives & enterprises
a.	**Transactions with Related parties**				
i.	**Loans and Advances received \ recovered \ adjusted**				
	Hubtown Limited	29,05,84,000 (35,76,20,278)			
	Citygold Farming Private Limited		- (15,22,00,000)		
	Rising Glory Developers			2,50,50,000 (5,00,00,000)	
	Akruti GM JV			8,00,000 -	
	Sunstone Developers JV			1,17,00,000 -	
ii	**Loans and Advances given/ repaid/adjusted**				
	Hubtown Limited	4,43,74,500 (38,42,75,239)			
	Heddle Knowledge Private Limited		- (55,00,000)		
	Citygold Farming Private Limited		22,00,000 -		
	Rising Glory Developers			2,06,75,000 (5,00,00,000)	
	Akruti GM JV			8,00,000 -	
	Sunstone Developers JV			1,65,00,000 -	
iii	**Others - given/ repaid/adjusted**				
	Ackruti Jay Chandan JV			25,00,000 -	
iv	**PMC Fees**				
	Citygold Management Services Pvt Ltd				50,00,000 -
v.	**Transfer of Steel (Expenses)**				
	Hubtown Limited	10,56,464 -			
iii	**Reimbursement of Expenses (Ho Allocation)**				
	Hubtown Limited	- (99,31,603)			

SANKET K. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

C. **Balance outstanding**

Sr. No.	Nature of Balance outstanding	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
i	**Balance outstanding Receivables :**		
	Akruti GM JV	4,500	-
	Sunstone Developers JV	39,50,000	-
	Hubtown Bus Terminal (Mehsana) Private Limited	4,99,530	-
	Hubtown Limited	-	20,24,20,504
ii	**Balance outstanding payables :**		
	Hubtown Limited	5,53,18,037	-
	M/s Rising Glory Developers	43,75,000	-
	Citygold Farming Private Limited	-	22,00,000
	Ackruti Jay Chandan JV	17,27,622	-
	Ackruti Jay Developers	13,79,401	-
	Citygold Management Services Pvt Ltd	49,49,409	-

Note 29. Contingent Liability

In the opinion of the management the company does not have any Contingent liabilities, which have not been provided for.

Note 30.

The Company has created charge on its immovable property or any interest therein against borrowings on behalf of the related parties and third parties.

Note 31.

In the opinion of the Board of Directors of the Company, all the items of current assets, current labilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet.

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

Note 32. Capital Management

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company. The borrowings consist of debentures issued, term loans from financial institutions and loans from companies.

Gearing Ratio

The gearing ratio at the reporting period was as follows

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Unsecured Loan	40,00,00,000	40,00,00,000
Secured Loan	9,85,870	15,05,134
Interest accrued and due/and but not due	1,32,970	1,32,970
Less: Cash and Bank Balance	(1,79,59,263)	(44,91,505)
Total Debt (A)	**38,31,59,576**	**39,71,46,599**
Equity Share Capital	1,04,70,94,550	1,04,70,94,550
Retained Earnings	(15,22,09,794)	(13,60,74,468)
Total Equity (B)	**89,48,84,756**	**91,10,20,082**
Debt Equity Ratio A/B	42.82%	43.59%

	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
Note 33. Post Retirement Benefit Plans		
The Principal assumptions used for the purpose of the actuarial valuations were as follows,		
Gratuity:		
Discount Rate	7.64%	7.67%
Expected rate of salary increase	5%	5%
Expected average remaining service	24.06	24.89
Service cost		
Current service cost	12,015	19,450
Past service cost and (gain)/loss from settlement	-	-
Net interest expense	(4,978)	(4,231)
Component of define benefit cost recognised in profit or loss	**7,037**	**15,219**
Actuarial (gains) / losses for the period	13,423	(23,264)
Component of defined benefit cost recognised in other comprehensive income	**13,423**	**(23,264)**
Total	20,460	(8,045)
Present value of funded defined benefit obligation	53,119	25,996
Fair value of plan assets	(97,564)	(90,901)
Funded status	**(1,50,683)**	**(1,16,897)**
Movement in PV of defined benefit obligation		
Opening define benefit obligation	25,996	27,762
Current service cost	12,015	19,450
Interest cost	1,994	2,065
Actuarial (gains) and losses arising from changes in financial assumption	335	(1,378)
Actuarial (gains) and losses arising from changes in experience adjustment	12,779	(21,903)
closing define benefit obligation	**53,119**	**25,996**
Movements in fair value of plan assets		
Opening fair value of plan assets	90,901	84,622
Interest income	6,972	6,296
Return on plan assets (excluding amounts included in net interest expense)	(309)	(17)
Contribution from employer	-	-
closing fair value of plan assets	**97,564**	**90,901**

Asset Information:	**Total Amount**	**Target Allocation %**
Gratuity Fund	97,564	100%

Expected Payout:	**PVO Payout**
Expected Outgo First Year	1,019
Expected Outgo Second Year	1,063
Expected Outgo Third Year	1,108
Expected Outgo Fourth Year	1,155
Expected Outgo Fifth Year	1,267
Expected Outgo Sixth to Tenth Years	7,269

Sensitivity Analysis:

As of 31st March, 2019, every percentage point increase in discount rate will affect our gratuity benefit obligation ₹ 43,215 /-

As of 31st March, 2019, every percentage point decrease in discount rate will affect our gratuity benefit obligation ₹ 65,940 /-

As of 31st March, 2019, every percentage point increase in salary escalation rate will affect our gratuity benefit obligation ₹ 66,045 /-

As of 31st March, 2019, every percentage point decrease in salary escalation rate will affect our gratuity benefit obligation ₹ 43,005 /-

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

Projected service cost as on 31st March, 2020 is ₹ 22,346 /-

Narrations:

1 **Analysis of Defined Benefit Obligation**
   The number of members under the scheme have increased by 66.67%
   The total salary has increased by 99.45% during the accounting period
   The resultant liability at the end of the period over the beginning of the period has increased by 104.34%

SANKET R SHAH & ASSOCIATES Chartered Accountants M. No. 152369

Joynest Premises Private Limited

2 **Expected rate of return basis:**
EROA is the discount rate as at previous valuation date as per the accounting standard

3 **Description of Plan Assets and Reimbursement Conditions**
100% of the Plan Asset is entrusted to LIC of India under their Group Gratuity Scheme. The reimbursement is subject to Insurer's Surrender Policy.

4 **Investment / Interest Risk**
The Company is exposed to Investment / Interest risk if the return on the invested fund falls below the discount rate used to arrive at present value of the benefit

5 **Longevity Risk**
The Company is not exposed to risk of the employees living longer as the benefit under the scheme ceases on the employee separating from the employer for any reason.

6 **Risk of Salary Increase**
The Company is exposed to higher liability if the future salaries rise more than assumption of salary escalation.

7 **Discount Rate**
The discount rate has decreased from 7.67% to 7.64% and hence there is an increase in liability leading to actuarial loss due to change in discount rate.

SANKET R. SHAH & ASSOCIATES
M. No. 152369
Chartered Accountants

Joynest Premises Private Limited

Note 34. Financial Risk Management Objectives

Financial Risk Management Objectives

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

The Company manages market risk through a treasury department which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommend risk management objectives and policies which are approved by the senior management. The activities of this department include management of cash resourses, borrowing strategies and ensuring compliance with the market risk limits and policies.

Market Risk

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

b) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate on account of changes in foreign exchange rates. The company does not have any exposure to the risk of changes in foreign exchange rates from its operating activities or investments in foreign companies.

Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

Note 35. Previous year figures have been regrouped or reclassified whereever necessary.

As per our report of even date

For Sanket R Shah & Associates
Firm Registration No: 135703W
Chartered Accountants

SANKET R. SHAH & ASSOCIATES
M. No.
152369
Chartered Accountants

SANKET SHAH
Proprietor
Membership No.: 152369

Mumbai
Date: 29th May, 2019

KAMAL MATALIA
Director
DIN : 00009695

Joynest Premises Private Limited

KHILEN V SHAH
Director
DIN : 03134932

Mumbai
Date: 29th May, 2019

S P C M & ASSOCIATES
CHARTERED ACCOUNTANTS

5TH Floor, Centre Point, Mitra Mandal Chowk, Parvati, Pune: 411009
Phone:(020) 24479119. Telefax: 020-24486663
Email: chetan@spcm.in

AUDIT REPORT
AND
FINANCIAL STATEMENTS
OF
SANAS DEVELOPER PVT LTD.

FOR THE

FINANCIAL YEAR

2018-19

A.Y. 2019-2020

Name	: SANAS DEVELOPERS PRIVATE LIMITED	**P. Y.**	: 2018-2019
		P.A.N.	: ABBCS 5370 G
Address	: 56, ST.Patricks Town Hadapsar, PUNE - 411 013	**D.O.I.**	: 04-Feb-2019
		Status	: Domestic Company

Statement of Income

	Sch.No	Rs.	Rs.	Rs.
■ **Profits and gains of Business or Profession**				
Business-1				
Net Profit Before Tax as per P & L a/c			0	
Add: Inadmissible expenses & Income not included				
Depreciation debited to P & L a/c		31,144		
37 disallowance	*1*	200	31,344	
Adjusted Profit of Business-1			31,344	
Total income of Business and Profession			31,344	
Less: Depreciation as per IT Act	*3*		85,313	
Income chargeable under the head "Business and Profession"				-53,969
Total				-53,969
Unabsorbed Losses - C/F	*2*			53,969
■ **Total Income**				0
Tax on total income				0

Schedule 1

Disallowances of expenditure u/s 37

Other expenditure	Disallowance
Any other disallowance u/s 37	
Interest on TDS	200
Total Disallowance	200

Schedule 2

Description	Unabsorbed Loss
Depreciation unabsorbed	53,969

Bank A/c: HDFC BANK 50200037091499 IFSC: HDFC0000148

For SANAS DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Date : 15-Sep-2019
Place : PUNE

Schedule 3

Depreciation as per Income Tax Act

Block	Rate	WDV as on 01-Apr-2018	Additions used >=180 days	Additions used <180 days	Deletions	Total	Depreciation	WDV as on 31-Mar-2019 ^
5: Plant, machinery, cars	15%			11,37,500		11,37,500	85,313	10,52,187
Total				11,37,500		11,37,500	85,313	10,52,187

[Signature]

S P C M & ASSOCIATES

Chartered Accountants

INDEPENDENT AUDITORS REPORT

To,

The Members of SANAS DEVELOPERS PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **SANAS DEVELOPERS PRIVATE LIMITED**, (" the company") which comprise the balance sheet as at 31st. March, 2019 and the Statement of Profit and Loss for the year ended and Notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, and its profit/loss for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the 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 Financial Statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. 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

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SPCM & ASSOCIATES F. R. No. 112165W PUNE Chartered Accountants

and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings.

SPCM & ASSOCIATES F. R. No. 112165W PUNE Chartered Accountants

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

Report on the Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 of the aforesaid financial statements.

b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Financial Statements have been kept so far as it appears from our examination of those books.

c) The Balance Sheet and Statement of Profit and Loss dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the financial statements.

d) In our opinion, the aforesaid financial statements comply with the Accounting Standards referred under Section 133 of the Act as applicable, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of written representations received from the directors as on 31 March, 2019, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2019, from being appointed as a director in terms of Section 164(2) of the Act.

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

i. The Company does not have any pending litigations which would impact its financial position in its financial statements

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

For S P C M & ASSOCIATES
Chartered Accountants
FRN:- 112165W

F. R. No. 112165W PUNE SPCM & ASSOCIATES Chartered Accountants

CA Chetan R. Parakh
Partner
Mem. No. 105408

Place : Pune
Date : 12/08/2019

SANAS DEVELOPERS PRIVATE LIMITED

CIN - U45309PN2019PTC181901

Balance Sheet as at March 31, 2019

(Amount in Rs.)

PARTICULARS	Note No.	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. EQUITY AND LIABILITIES			
(1) SHAREHOLDERS' FUNDS			
(a) Share Capital	A-1	1,00,000	-
(b) Reserves and Surplus	A-2	(14,084)	-
(c) Money Received against Share Warrants		-	-
(2) Share application money pending allotment		-	-
(3) NON-CURRENT LIABILITIES			
(a) Long-Term Borrowings	A-3	2,54,16,077	-
(b) Deferred Tax Liabilities (Net)	A-4	14,084	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions		-	-
(4) CURRENT LIABILITIES			
(a) Short Term Borrowings		-	-
(b) Trade Payables	A-5	4,41,003	-
(c) Other Current Liabilities	A-6	2,32,702	-
(d) Short-Term Provisions	A-7	31,545	-
Total		2,62,21,327	-
II. ASSETS			
(1) NON-CURRENT ASSETS			
(a) Property, Plant & Equipment :			
(i) Tangible Assets	A-8	11,06,356	-
(ii) Intangible Assets		-	-
(iii) Capital Work in Progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-Current Investments		-	-
(c) Deferred Tax Assets (Net)		-	-
(d) Long Term Loans And Advances	A-9	25,000	-
(e) Other Non-Current Assets		-	-
(2) CURRENT ASSETS			
(a) Current Investments		-	-
(b) Inventories	A-10	2,30,67,576	-
(c) Trade Receivables		-	-
(d) Cash and Cash Equivalents	A-11	13,37,045	-
(e) Short-Term Loans and Advances	A-12	6,85,350	-
(f) Other Current Assets		-	-
Total		2,62,21,327	-
Notes to Accounts	Part B & C		

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

CERTIFIED TRUE COPY

For S P C M & ASSOCIATES
(formerly known as BORA KASAT & CO.)
Chartered Accountants

CA CHETAN R. PARAKH
Partner - M. No. 105408

As per our report of even date
For S.P.C.M & Associates
Chartered Accountants
FRN - 112165W

CA Chetan R. Parakh
Partner
M No. 105408
Place : Pune
Date : 12/08/2019

UDIN : 19105408AAAAC8429O

FOR AND ON BEHALF OF THE BOARD OF
SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Siddhanth S. Sanas
Director
DIN - 06382684

SANAS DEVELOPERS PRIVATE LIMITED

CIN - U45309PN2019PTC181901

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

(Amount in Rs.)

	Particulars	Note No.	Figures for the current reporting period ending on March 31,2019	Figures for the current reporting period ending on March 31,2018
I	Revenue From Operations		-	-
II	Other Income		-	-
III	**Total Revenue (I+II)**		-	-
IV	**EXPENSES:**			
	(a) Cost of Raw Material and Components Consumed		-	-
	(b) Purchases	A-13	1,93,58,640	-
	(c) Change in Inventories	A-14	-2,30,67,576	-
	(d) Employee Benefits Expense		-	-
	(e) Finance Costs	A-15	64,842	-
	(f) Depreciation and Amortization Expense	A-8	31,144	-
	(g) Other Expenses	A-16	36,12,950	-
	Total Expenses (a to g)		-	-
V	Profit Before Exceptional And Extraordinary Items and Tax (III - IV)		-	-
VI	Exceptional Items		-	-
VII	Profit Before Extraordinary Items and Tax (V - VI)		-	-
VIII	Extraordinary Items		-	-
IX	**Profit Before Tax (VII - VIII)**		-	-
X	**Tax Expense:**			
	(a) Current Tax		-	-
	(b) Add:-MAT Credit Entitlement		-	-
	(c) Deferred Tax		14,084	-
XI	Profit / (Loss) for the Period From Continuing Operations (IX		-14,084	-
XII	Profit/(Loss) from Discontinuing Operations		-	-
XIII	Tax Expense of Discounting Operations		-	-
XIV	Profit/(Loss) from Discontinuing Operations (XII - XIII)		-	-
XV	**Profit/(Loss) for The Period (XI + XIV)**		**-14,084**	-
XVI	Earning Per Equity Share of face value of Rs.10 each			
	Basic (In Rs.)		-1.41	-
	Diluted (In Rs.)		-1.41	-
	Notes to Accounts	Part B & C		

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

CERTIFIED TRUE COPY

For S P C M & ASSOCIATES
(formerly known as BORA KASAT & CO.)
Chartered Accountants

CA CHETAN R. PARAKH
Partner - M. No. 105408

SPCM & ASSOCIATES F. R. No. 112165W PUNE Chartered Accountants

As per our report of even date
For S.P.C.M. & Associates
Chartered Accountants
FRN - 112165W

CA Chetan R. Parakh
Partner
M No. 105408
Place : Pune
Date : 12/08/2019
UDIN: 19105408AAAACB4200

FOR AND ON BEHALF OF THE BOARD OF SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Siddhanth S. Sanas
Director
DIN - 06382684

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

NOTE A-1: SHARE CAPITAL (Amount in Rs.)

a. Details of authorised, issued and subscribed and paid up share capital

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
Authorised Equity Share Capital		
50000 Equity Shares of Rs.10/- each	5,00,000	-
Total	**5,00,000**	-
Issued, subscribed And fully paid up equity shares		
10000 Equity Shares of Rs.10/- each fully paid up	1,00,000	-
Total	**1,00,000**	-

Disclosures relating to Share Capital

I **Disclosure pursuant to Note no. 6(A)(e) of Part I of Schedule III to the Companies Act, 2013**
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.
In event of liquidation of the Company, the holders of equity shares would be entitled to receive 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.

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO ACCOUNTS : PART A

II **Disclosure pursuant to Note no. 6(A)(g) of Part I of Schedule III to the Companies Act, 2013**
Share holders holding more than 5% of the total Share Capital - As at March 31, 2019

Sr. No.	Name of the Shareholder	No. of shares	Class of share held	% of Holding
1	Hubtown Limited	5,100	Equity	51.00%
2	Surendra R. Sanas	3,000	Equity	30.00%
3	Siddhant S. Sanas	1,500	Equity	15.00%

Share holders holding more than 5% of the total Share Capital - As at March 31, 2018

No.	Name of the Shareholder	No. of shares	Class of share held	% of Holding
	N.A.			

SPCM & ASSOCIATES F. R. No. 112165W PUNE Chartered Accountants

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

(Amount in Rs.)

NOTE A-2: RESERVES AND SURPLUS

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. Surplus / (Deficit) in the Statement of Profit and Loss		
Opening Balance	-	-
Add :-		
Profit for the year	-	-
Less:-		
Loss for the year	(14,084)	-
Closing Balance	(14,084)	-
Total	(14,084)	-

NOTE A-3: LONG TERM BORROWINGS

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
Unsecured		
I. Loans From Directors		
a. Surendra Sanas	2,24,91,139	-
b. Siddhanth Sanas	29,24,938	-
Total	2,54,16,077	-

NOTE A-4: DEFERRED TAX LIABILITIES / (ASSETS) - Net

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
Deferred Tax Liability		
Fixed Assets: Impact of difference between Income Tax depreciation and depreciation charged for the financial reporting.	14,084	-
Net	14,084	-
Deferred Tax Charge / (Credit) for the year Total	14,084	-

NOTE A-5: TRADE PAYABLES

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I) Total outstanding dues of creditors of MSMED enterprises	-	-
II) Total outstanding dues of creditors other than MSMED enterprises		
a. Ashoka Tiles	2,10,413	-
b. D.P.S. Group	36,750	-
c. Patel Enterprises	3,270	-
d. Sameer Enterprises	24,570	-
e. Veritas Constructions	1,66,000	-
Total	4,41,003	-

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PUNE
Chartered Accountants

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

(Amount in Rs.)

NOTE A-6: OTHER CURRENT LIABILITIES

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. Other Payables	-	-
a. Retention Money	1,75,000	-
b. TDS Payable	57,702	-
Total	**2,32,702**	**-**

NOTE A-7: SHORT TERM PROVISIONS

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. Others		
a. Telephone Expenses Payable	1,545	-
b. Audit Fees Payable	20,000	
c. Professional Fees Payable	10,000	-
Total	**31,545**	**-**

NOTE A-9: LONG TERM LOANS AND ADVANCES

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. Loans Receivables considered good - Unsecured		
a. Neha Safal Surpuriya-Professional Fees	25,000	-
Total	**25,000**	**-**

SPCM & ASSOCIATES
F. R. No. 112165W
PUNE
Chartered Accountants

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

(Amount in Rs.)

NOTE A-10: INVENTORIES

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
Work in Progress	2,30,67,576	-
Total	**2,30,67,576**	**-**

NOTE A-11: CASH AND CASH EQUIVALENTS

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I. Cash and Cash Equivalents		
a. Cash on Hand	3,51,420	-
b. Balances with Banks		
i) In Current Deposits	9,85,625	-
Sub Total	9,85,625	-
Total	**13,37,045**	**-**

NOTE A-12: SHORT TERM LOANS AND ADVANCES

Particulars	Figures as at the end of current reporting period ending on March 31,2019	Figures as at the end of current reporting period ending on March 31,2018
I - Other loans and advances-Trading		
a. Aqua Green Envirotech	90,000	-
b. Quark Experiences Pvt Ltd	1,91,750	-
c. Rheaa Civitech Pvt Ltd	25,000	-
d. Smarth Enviro Systems	30,000	-
e. S N Joshi Consultants Pvt Ltd	1,50,000	-
f. Sustainability Initiative	23,600	-
g. V K E Environment LLP	1,75,000	-
Total	**6,85,350**	**-**

SPCM & ASSOCIATES Chartered Accountants F. R. No. 112165W PUNE

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

(Amount in Rs.)

NOTE A-13: PURCHASE / DIRECT EXPENSES

Particulars	Figures for the current reporting period ending on March 31,2019	Figures for the previous reporting period ending on March 31,2018
Purchases during the Period	3,53,659	-
Labour Cost	41,17,490	-
Other Site Expenses	1,09,73,982	-
Opening WIP-SRS Developers	39,13,509	-
Total	**1,93,58,640**	**-**

NOTE A-14: CHANGE IN INVENTORIES

Particulars	Figures for the current reporting period ending on March 31,2019	Figures for the previous reporting period ending on March 31,2018
Inventory at the beginning of the Year		
Work In Progress	-	-
Subtotal	-	-
Inventory at the End of the Year		
Work In Progress	2,30,67,576	-
Subtotal	2,30,67,576	-
Total	**(2,30,67,576)**	**-**

NOTE A-15: FINANCE COST

Particulars	Figures for the current reporting period ending on March 31,2019	Figures for the current reporting period ending on March 31,2018
I. Interest Expenses		
1) Interest - OD	1,243	-
2) Bank Charges	63,599	-
Total	**64,842**	**-**

S M & ASSOCIATES PUNE Chartered Accountants

SANAS DEVELOPERS PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS : PART A

(Amount in Rs.)

NOTE A-16: OTHER EXPENSES

Particulars	Figures for the current reporting period ending on March 31,2019	Figures for the current reporting period ending on March 31,2018
Legal Expenses	14,455	-
CGST Expenses	15,69,325	-
SGST Expenses	2,15,389	-
Printing and Stationery	1,984	-
Professional Fees	15,94,980	-
Telephone Expenses	39,304	-
Travelling Expenses	47,587	-
Office Expenses	1,255	-
Electricity Expenses	51,368	-
Audit Fees	20,000	-
Miscellaneous Expenses	2,800	-
Vehicle repairs	2,600	-
Staff Welfare	804	-
Stamp Duty for Bank Loan	50,900	-
Interest on TDS	200	-
Total	**36,12,950**	-

SPCM & ASSOCIATES
F. R. No. 112165W
PUNE
Chartered Accountants

SANAS DEVELOPERS PRIVATE LIMITED

ANNEXURE 8:-PROPERTY PLANT AND EQUIPMENTS

PARTICULARS	Gross Block				Accumulated Depreciation				Net Block	
	As at April 1, 2018	Additions during the Year	Deletions	As at March 31, 2019	As at April 1, 2018	Depreciation charge for the year	Deletions	As at March 31, 2019	As at March 31, 2019	As at March 31, 2018
A.Tangible Assets										
Vehicles	-	11,37,500	-	11,37,500	-	31,144	-	31,144	11,06,356	-
Total	-	11,37,500	-	11,37,500	-	31,144	-	31,144	11,06,356	-
GRAND TOTAL	-	11,37,500	-	11,37,500	-	31,144	-	31,144	11,06,356	-

Note :-

1) Company Vehicle is held in the name of Director Mr. Siddhanth S. Sanas

SPCM & ASSOCIATES ★ Chartered Accountants ★ F. R. No. 112165W PUNE

SANAS DEVELOPERS PRIVATE LIMITED

SCHEDULE A: DEPRECIATION SCHEDULE AS PER INCOME TAX ACT, 1961

Financial Year 2018-2019 (Assessment Year 2019-2020)

(Amt in Rs.)

Sr. No.	Name of the Asset	Gross Block					Depreciation		Net Block
		Opening WDV	Additions during the year		Deletions/ Transfer during the year	Closing Block	Rate	For the Year	Closing WDV
			More Than180 Days	Less Than180 Days					
1	Vehicle- 4 wheelers	-	-	11,37,500		11,37,500	15%	85,313	10,52,188
	TOTAL	-	-	11,37,500	-	11,37,500		85,313	10,52,188

SPCM & ASSOCIATES * Chartered Accountants * F. R. No. 112165W PUNE

SPCM & ASSOCIATES * Chartered Accountants * F. R. No. 112165W PUNE

Disclosure of Accounting Policies & Notes on Accounts for the year ended on 31.03.2019.

I. Significant Accounting Policies

1. Basis of Preparation of Financial Statements

The Financial statements are prepared on the historical cost convention in accordance with Indian Generally Accepted Accounting Principles ("GAAP") comprising the Accounting Standards prescribed by the Companies (Accounting Standards) Rules, 2006 and in accordance with the provisions of the Companies Act, 1956 as adopted consistently by the company. All Income and Expenditure having a material effect bearing on the Financial Statements are recognised on the accrual basis.

2. Use of Estimates

The preparation of Financial Statements in conformity with generally accepted accounting principals requires the Management to make estimates and assumptions that affect the reported balances of Assets and Liabilities as on the date of the Financial Statement and reported amounts of Income and Expenses during the period. The Management believes that the estimates used in the preparation of Financial Statements are prudent and reasonable. Actual results could differ from the estimates.

3. Property, Plant & Equipment

The Gross Block of Property, Plant & Equipment are stated in the accounts at the purchase price of acquisition of such assets including any attributable cost of bringing the assets to its working condition for its intended use.

4. Depreciation

Depreciation is provided in the Books on WDV basis according to the useful lives of assets as prescribed in Schedule II of the Companies Act, 2013.

5. Inventories

Work in progress is valued at cost, which includes cost of land, development expenses and Other construction expenses, which is certified by the Management.

6. Events Occurring after Balance Sheet Date

No significant events which could affects the financial position as on 31.03.2019 to a material extent have been reported by the company, after the balance sheet date till the signing of Report.

7. Taxes on Income :

a) Current Taxation

Provision for current income tax is made on the current tax rates based on assessable income for the year worked out as per provisions of the Income Tax Act, 1961 as applicable for A.Y. 2019-20. However no provision for current taxes is required since there is no assessable income for the year.

b) Deferred Tax Asset / Liability

The deferred tax assets and liabilities are recognized for the future tax consequences of timing differences, subject to the consideration of prudence. Deferred tax assets and liabilities are measured using the tax rates enacted or substantively enacted by the Balance Sheet date. The company has recognized Deferred Tax Liability as on 31st March, 2019 of Rs. 14,084/-.

SPCM & ASSOCIATES F. R. No. 112165W PUNE Chartered Accountants

8. Revenue Recognition

Revenue is recognized on % completion method as per The Revised Real Estate Guidance Note. However, since there is no booking for units, no revenue needs to be reported.

9. Provisions, Contingent Liabilities and Contingent Assets

As per Accounting Standard 29, Provisions, Contingent Liabilities and Contingent Assets (AS)-29, issued by the Institute of Chartered Accountants of India, the Company recognizes provisions only when it has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation as and when a reliable estimate of the amount of the obligation can be made.

No provision is recognized for –

(i) Any possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company; or

(ii) Any present obligation that arises from past events but is not recognized because-

It is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or A reliable estimate of the amount of obligation cannot be made.

Such obligations are recorded as Contingent Liabilities. These are assessed continually and only that part of the obligation for which an outflow of resources embodying economic benefits is probable, is provided for, except in the extremely rare circumstances where no reliable estimate can be made.

Contingent Assets are not recognized in the financial statements since this may result in the recognition of income that may never be realized.

10. Earnings per Share

The Company reports basic and diluted earnings per share in accordance with Accounting Standard – 20 'Earnings Per Share' issued by the Institute of Chartered Accountants of India on basic earnings per share is computed by dividing the earnings attributable to equity shareholders for the period by the weighted average number of Equity shares outstanding during the period. Diluted earnings per share is computed by dividing the earnings attributable to equity shareholders for the period by the weighted average number of equity shares outstanding during the period as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

Diluted earnings per share is computed by dividing the net profit or loss for the period by the weighted average number of equity shares outstanding during the period as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

II. <u>Notes to Accounts</u> :-

1. The company is engaged in the business of builders and developers. During the year under review, our company has been incorporated as a result of conversion of Partnership Firm M/s. SRS Developers into Private Limited Company. All the assets / liability of the said partnership firm have become assets / liabilities of the company due to this conversion.

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2. The company does not have any contingent liabilities as on 31.03.2019.

3. **Auditors Remuneration**

Details of remuneration payable to Auditors are as under:-

		Rs.
a) Audit Fees		25000.00
	Total:	25000.00

4. **Earning per Share**

a. Profit after tax	(14084)
b. No. of equity shares	10000
c. EPS (a/b)	(1.41)

5. **Prior Period and Extra Ordinary Items**

There are no material changes or credits, which arise in the current period as result of errors or omissions in the preparation of financial statements of one or more periods.

6. **Segment Reporting**

Accounting Standards Interpretation (ASI) 20 Dt. 14.02.2004, issued by the Accounting Standard Board of ICAI, on AS-17, Segment reporting clarifies that in case, by applying the definition of "Business segment and Geographical segment" given in AS-17, it is concluded that there is neither more than one business segment nor more than one geographical segment, segment information as per AS-17 is not required to be disclosed.

7. **Related Party Transactions**

a. Related Parties

i. **Key Managerial Personnel**

a. Surendra Sanas, Director
b. Siddhanth Sanas, Director

ii. **Enterprises in which Key managerial personnel are interested**

a. SRS Projects JV

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b. Transactions with Related Parties

Particulars	Key Managerial Personnel		Enterprises in which Key managerial personnel are interested		Shareholders	
	2018-2019	2017-2018	2018-2019	2017-2018	2018-2019	2017-2018
Loans taken	15480250	N.A.	Nil	N.A.	Nil	N.A.
Loan Repaid	336399	N.A.	Nil	N.A.	Nil	N.A.
Professional Fees paid	Nil	N.A.	Nil	N.A.	525000	N.A.
Advance Returned Back	Nil	N.A.	1166676	N.A.	Nil	N.A.

Note :- Since the Company is incorporated in the year 2018-2019, no comparative figures for previous year have been provided.

8. **Liability towards Micro, Small & Medium Enterprises**

As explained to us my the management, there are no amounts payable to Micro, Small and Medium Enterprises as defined in MSMED Act, 2006 to whom the company owes sum exceeding Rs. 100000/- & outstanding for more than prescribed time limit under the said Act.

9. In the opinion of the Board, Current Assets & Loans & Advances have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated & provisions for all known & determined liabilities are adequate and not in the excess of the amount reasonably necessary.

10. In view of Accounting Standard required by AS-28 "Impairment of Assets" issued by ICAI, the company has reviewed its fixed assets and does not expect any loss as on 31st March 2019 on account of impairment and hence no provision has been made in the books.

11. Balances standing at the debit or credit in the accounts of various parties are subject to confirmation and reconciliation.

BY THE ORDERS OF THE BOARD OF DIRECTORS

PLACE: PUNE
DATE: 12.08.2019

(Surendra R. Sanas)
Din:00164013
Address: 56, St. Patricks Town, Pune-Solapur Road,Hadapsar, Pune-411013

(Siddhanth S. Sanas)
Din: 06382684
Address: 56, St.Patricks Town, Pune-Solapur Road, Hadapsar, Pune-411013

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F. R. No. 112165W
PUNE
Chartered Accountants

MUKESH K. GOHEL
B.com., F.C.A., DISA (ICAI)

M. K. Gohel & Associates
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

TO,
THE MEMBERS OF,
URVI BUILD TECH LIMITED

Report on the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial Statements of **URVI BUILD TECH LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2019, and 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 the significant accounting policies and other explanatory information. (hereinafter referred to as "Ind AS financial statements").

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 of the Company as at 31st March, 2019, and its loss (financial performance including other comprehensive Income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 financial position, financial performance including other comprehensive income, cash flows and changes in equity of the company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the

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MUMBAI
M. No.
038823

B- 104, Sahayog CHS, Ltd., opp, Lohana Mahajan Wadi, 192 - A, S. V. Road, Kandivali - (W), Mumbai - 400 067.
Tel.: 022 - 28078033 / 28068033 / mukesh.gohel@mkgohel.com / www.mkgohel.com

preparation and presentation of the Ind As financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the INDAS Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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M. No.
038823
Chartered Accountants

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced.

We consider quantitative materiality and qualitative factors in
(i) planning the scope of our audit work and in evaluating the results of our work; and
(ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

I. As required by 'the Companies (Auditor's Report) Order, 2016', issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.

II. As required by Section143 (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, the Cash Flow Statement and statement of changes in Equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No.
038823
Chartered Accountants

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**.

(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 does not have any material pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No.: 103256W

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MKGohel

MUKESH K. GOHEL
PROPRIETOR
Membership No. 038823
Place : Mumbai
Date : 26/05/2019

"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF URVI BUILD TECH LIMITED

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

(i) a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;

b) The company has physically verified its fixed assets at reasonable interval and no material discrepancies were noticed on such verification;

c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable property.

(ii) The company does not have any Inventories during the year and as at the balance sheet date.

(iii) In our opinion, and according to the information and explanations given to us, the Company has not granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013;

(iv) As per the information received there are no loan, investment, guarantees and security to director by the company.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.

(vi) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;

(viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings to financial institutions or banks. The Company did not have any loans or borrowing from any Government or dues to debenture holder.

(ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year. Accordingly, 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 the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;

M. K. GOHEL & ASSOCIATES MKG MUMBAI M. No. 038823 Chartered Accountants

(xi) In our opinion and according to the information and explanations given to us, no managerial remuneration has been paid or provided by the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.

(xv) In our opinion and 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/ her. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No.: 103256W

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MKGohel

MUKESH K. GOHEL
PROPRIETOR
Membership No. 038823

Place : Mumbai
Date : 26/05/2019

"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF URVI BUILD TECH LIMITED

We have audited the internal financial controls over financial reporting of URVI BUILD TECH LIMITED ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely

M. K. Gohel & Associates Chartered Accountants MUMBAI M. No. 038823 detection of unauthorized 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, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No.: 103256W

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

mkgohel

MUKESH K. GOHEL
PROPRIETOR
Membership No. 038823

Place : Mumbai
Date : 26/05/2019

URVI BUILD TECH LIMITED

BALANCE SHEET AS AT 31 March, 2019

Particulars	Note No.	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	14,616	16,978
(b) Current tax assets (Net)	5	197,690	174,690
Total Non-Current assets		**212,306**	**191,668**
Current assets			
(a) Inventories	6	-	6,033,073
(b) Financial assets			
(i) Trade receivables	7	-	95,803,551
(ii) Cash and cash equivalents	8	625,037	1,762,086
(iii) Other financial assets	9	16,661,083	12,010,994
(c) Other current assets	10	27,110	280,460
Total Current Assets		**17,313,230**	**115,890,164**
Total assets		17,525,536	116,081,832
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	500,000	500,000
(b) Other equity	12	(18,903,649)	(8,541,201)
Total Equity		(18,403,649)	(8,041,201)
Liabilities			
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	33,064,559	104,707 604
(ii) Other financial liabilities	14	2,674,076	2,883,695
(b) Other current liabilities	15	190,550	16,531,734
Total Liabilities		**35,929,185**	**124,123,033**
Total Equity and Liabilities		**17,525,536**	**116,081,832**

The accompanying notes are an integral part of Financial Statements.
As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REG. NO.:103256W

MKGohel

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K.GOHEL
PROPRIETOR
Membership No. 038823

Mumbai
Date: 26th May, 2019

KAMAL MATALIA
DIRECTOR
DIN : 00009695

URVI BUILD TECH LTD.

JASMIN RATHOD
DIRECTOR
DIN : 03147669

Mumbai
Date: 26th May, 2019

URVI BUILD TECH LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 March, 2019

	Particulars	Note No.	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
I	**INCOME**			
	Other Income	16	3,500	88,000,000
	Revenue from Operations		7,663,500	8,709,610
			7,667,000	**96,709,610**
II	**EXPENSES**			
	Changes in Inventories of Finished Goods	17	6,033,073	6,033,073
	Finance Costs	18	2,657,811	308,280
	Depreciation and Amortisation Expenses	19	2,362	26,748
	Other Expenses	20	547,516	2,834,041
	Total Expenses		**9,240,762**	**9,202,142**
	Profit before exceptional items and Tax (I - II)		**(1,573,762)**	**87,507,468**
	Exceptional Items		-	-
	Profit before Tax		**(1,573,762)**	**87,507,468**
	Tax Expense			
	Current Tax		(8,788,686)	(8,819,500)
	Total		(8,788,686)	(8,819,500)
	Profit for the Period from Continuing Operations		**(10,362,448)**	**78,687,968**
	Profit from Discontinued Operations before Tax		-	-
	Tax Expense of Discontinued Operations		-	-
	Profit from Discontinued Operations (after tax)			
	Profit for the Period		**(10,362,448)**	**78,687,968**
	Earning per equity share of nominal value of ₹ 10/- each	21		
	Basic and Diluted		(207.249)	1,573.759

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REG. NO.:103256W

MKGohel

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K GOHEL
PROPRIETOR
Membership No. 038823

Mumbai
Date: 26th May, 2019

KAMAL MATALIA
DIRECTOR
DIN : 00009695

URVI BUILD TECH LTD.

JASMIN RATHOD
DIRECTOR
DIN : 03147669

Mumbai
Date: 26th May, 2019

URVI BUILD TECH LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2019

Particulars	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
Cash flows arising from operating activities		
Net loss before taxation and prior period items as per statement of profit and loss	(10,362,448)	78,687,968
Add / (Less) :		
Depreciation and amortisation	2,362	26,748
Interest Expenses	2,657,811	308,280
Liability written back to the extent no longer required	-	(909,610)
Total	**2,660,173**	**(574,582)**
Operating profit before working capital changes	**(7,702,275)**	**78,113,386**
Add / (Less) :		
(Increase) / Decrease in Inventories	6,033,073	6,033,073
(Increase) / Decrease in trade receivables	95,803,551	(82,552,894)
(Increase) / Decrease in other receivables	(4,396,739)	(9,267,980)
Increase / (Decrease) in trade and other payables	(16,550,803)	17,923,852
Direct taxes paid	(23,000)	(51,868)
	80,866,082	**(67,915,817)**
Net cash flow from operating activities	**73,163,807**	**10,197,569**
Cash flows arising from investing activities		
Inflow / (Outflow) on account of :		
Proceeds from sale of fixed assets	-	-
Purchase of fixed assets including Payment for capital work in progress	-	-
Net cash flow from investing activities	-	-
Cash flows arising from financing activities		
Inflow / (Outflow) on account of :		
Proceeds from short-term borrowings	(71,643,045)	(9,895,407)
Finance costs paid	(2,657,811)	(308,280)
Net cash flow from financing activities	**(74,300,856)**	**(10,203,687)**
Net increase in cash and cash equivalents	**(1,137,049)**	**(6,118)**
Add: Balance at the beginning of the year	1,762,086	1,768,204
Cash and cash equivalents at the end of the year	**625,037**	**1,762,086**
Components of cash and cash equivalents (Refer note 8)		
Cash and cash equivalents:		
Cash on hand	-	-
Balances with banks		
- On Current accounts	625,037	1,762,086
	625,037	**1,762,086**

As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REG. NO.:103256W

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K GOHEL
PROPRIETOR
Membership No. 038823

Mumbai
Date: 26th May, 2019

KAMAL MATALIA
DIRECTOR
DIN : 00009695

URVI BUILD TECH LTD.

JASMIN RATHOD
DIRECTOR
DIN : 03147669

Mumbai
Date: 26th May, 2019

URVI BUILD TECH LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 March, 2019

		Reserve and Surplus		
	Equity	General reserve	Retained Earnings	Total
Balance as at 1st April, 2017	**500,000**	**92,500,000**	**(179,729,169)**	**(86,729,169)**
Total Comprehensive Income for the year	-	-	78,687,968	78,687,968
Balance as at 31st March, 2018	**500,000**	**92,500,000**	**(101,041,201)**	**(8,041,201)**
Total Comprehensive Income for the year	-	-	(10,362,448)	(10,362,448)
Balance as at 31 March, 2019	**500,000**	**92,500,000**	**(111,403,649)**	**(18,403,649)**

As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REG. NO.:103256W

MKGohel

MUKESH K GOHEL
PROPRIETOR
Membership No. 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

URVI BUILD TECH LTD.

Matalia

KAMAL MATALIA
DIRECTOR
DIN : 00009695

Jasmin

JASMIN RATHOD
DIRECTOR
DIN : 03147669

Mumbai
Date: 26th May, 2019

Mumbai
Date: 26th May, 2019

COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

1. **Company Overview**

Urvi Build Tech Limited is a Public Limited Company domiciled in India, incorporated under The Companies Act, 1956. The Company is engaged in real estate business of construction and development of Residential and Commercial Premises and Other Real Estate Projects including consultancy and sole selling of real estate.

The financial statements are approved for issue by the Company's Board of Directors on 26th May, 2019.

SIGNIFICANT ACCOUNTING POLICY

2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act , 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

a) **Historical Cost Convention**

The financial statements have been prepared on historical cost basis, except for the following:

i. certain financial assets and liabilities that have been measured at fair value
ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
iii. defined benefit plans - plan assets measured at fair value.

b) **Current and Non-Current Classification**

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

An asset is classified as current when it is:

i. Expected to be realised or intended to sold or consumed in normal operating cycle
ii. Held primarily for the purpose of trading
iii. Expected to be realised within twelve months after the reporting period, or
iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is due to be settled within twelve months after the reporting period, or
iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends up to the realisation of receivables within the agreed credit period normally applicable to the respective project.

3.1 REVENUE RECOGNITION

A. **Revenue from Construction Activity**

i. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.

ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met;

a. All critical approvals necessary for the commencement of the project have been obtained;

b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;

c. At least 25% of the saleable project area is secured by agreements with the buyers; and

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

URVI BUILD TECH LTD.

d. At least 10% of the sale consideration of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the statement of profit and loss in proportion with the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' under inventories under current assets. Amounts receivable / payable are reflected as Trade Receivables / Unbilled Receivables or Advances from Customers, respectively, after considering income recognized in the aforesaid manner.

iv. Losses expected to be incurred on projects under construction, are charged in the statement of profit and loss in the period in which the losses are known.

Dividend income is recognized when the right to receive payment is established.

B. Others

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

3.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION

A. Tangible Fixed Assets are stated at cost of acquisitinn or construction less accumulated depreciation and accumulated impairment losses, if any.

B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or up to the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Macbinery	3
Furniture and Fixture	10

3.3 TAXATION

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. Tbe Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which tbe liability is settled or the asset realized, based on tax rates (and tax laws) that bave been enacted or substantively enacted by the end of the reporting period.

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

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in whicb case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

3.4 INVENTORIES

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Stock of material at Site' includes cost of purcbase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred up to the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributahle to the projects. Cost formula used is average cost.

M. No. 038823

URVI BUILD TECH LTD.

3.5 BORROWINGS AND BORROWING COSTS

Borrowings are initially recognised at the net transaction costs incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

3.6 CASH FLOW STATEMENT

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

3.7 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

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.

3.8 USE OF ESTIMATES

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.8.1 Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

3.8.1 Critical accounting judgements and estimates

a. Revenue recognition

The Company uses the percentage-of-completion method in accounting for its revenue. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

b. Property, plant and equipment and depreciation

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

c. Fair value measurements and valuation processes

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

M.K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

URVI BUILD TECH LTD.

4. Property, plant and equipment

	Plant and machinery	Furniture and Fixtures	Total
Cost or deemed cost			
Balance at 31st March, 2017	157,044	126,569	283,613
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2018	**157,044**	**126,569**	**283,613**
Accumulated depreciation			
Balance at 31st March, 2017	122,962	116,925	239,887
Eliminated on disposal of assets			-
Depreciation expense	17,104	9,644	26,748
Balance at 31st March, 2018	140,066	126,569	266,635
Carrying amount as at 31st March 2018	**16,978**	-	**16,978**

	Plant and Machinery	Furniture and Fixtures	Total
Cost or deemed cost			
Balance at 31st March, 2018	157,044	126,569	283,613
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2018	**157,044**	**126,569**	**283,613**
Accumulated depreciation			
Balance at 31st March, 2018	140,066	126,569	266,635
Eliminated on disposal of assets	-	-	-
Depreciation during the year	2,362	-	2,362
Balance at 31st March, 2019	142,428	126,569	268,997
Carrying amount as at 31st March, 2019	**14,616**	-	**14,616**

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038823
Chartered Accountants

URVI BUILD TECH LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
5. Current Tax assets and liabilities			
Advance Tax paid		17,805,876	8,994,190
Less: Provision for Tax		17,608,186	8,819,500
Curent Tax Asset		**197,690**	**174,690**
Footnotes:			
Footnote:			
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate			
6. Inventories			
Inventories (lower of cost or net realisable value)			
- Finished Property		-	6,033,073
	Total	-	**6,033,073**
7. Trade Receivables			
Current			
Trade Receivables		-	95,040,000
Unsecured, considered good			
Outstanding for a period exceeding six months from the date they are due for payment		-	763,551
	Total	-	**95,803,551**
8. Cash and cash equivalents			
Balances with banks:			
- in current accounts		625,037	1,762,086
Cash and cash equivalents		**625,037**	**1,762,086**
9. Other financial assets			
Current			
Security deposits		-	25,000
Other Advances and Receivables			
Loans & Advances			
- Related parties		1,697,583	2,994,428
- Others		14,963,500	8,991,566
	Total	**16,661,083**	**12,010,994**
10. Other assets			
Current			
Service tax-cenvat credit		4,340	4,340
Advances Recoverable in Cash Or in Kind		22,770	276,120
	Total	**27,110**	**280,460**

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URVI BUILD TECH LTD.

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
11. Equity share capital		
Authorised Share Capital:		
50,000 (PY: 50,000) Equity Shares of ₹ 10/- each	500,000	500,000
50,000 (PY: 50,000) Preference Shares of ₹ 10/- each	500,000	500,000
Total	**1,000,000**	**1,000,000**
Issued and subscribed capital comprises:		
50,000 (PY: 50,000) Equity Shares of ₹ 10/- each fully paid up	500,000	500,000
Total	**500,000**	**500,000**

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.

	Number of shares	Share Capital
Balance at 1st April, 2017	50,000	500,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March,2018	50,000	500,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2019	**50,000**	**500,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.

	As at 31st March, 2019 (No.)	As at 31st March, 2018 (No.)
Hubtown Limited with its beneficiary owners	50000	50000
Total	**50000**	**50000**

(iii) Details of shares held by each shareholders holding more than 5% shares

	31st March, 2019		31st March, 2018	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited	50,000	100%	50,000	100%
Total	**50,000**	**100%**	**50,000**	**100%**

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive 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.

M. K. GOHEL & ASSOCIATES
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M. No. 038823
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URVI BUILD TECH LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
General reserve		92,500,000	92,500,000
Retained Earning		(111,403,649)	(101,041,201)
	Total	**(18,903,649)**	**(8,541,201)**

	As at 31st March, 2019	As at 31st March, 2018
12. Other Equity		
(i) General reserve		
Balance at the beginning of the year	92,500,000	92,500,000
Add / (Less) :	-	-
Balance at the end of the year	**92,500,000**	**92,500,000**
(ii) Retained Earnings		
Balance at the beginning of the year	(101,041,201)	(179,729,169)
Profit attributable to the owners of the company	(10,362,448)	78,687,968
Balance at the end of the year	**(111,403,649)**	**(101,041,201)**
Total Other Equity	**(18,903,649)**	**(8,541,201)**

MUMBAI
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URVI BUILD TECH LTD.

URVI BUILD TECH LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
13. Borrowings			
Current			
(i) Loans repayable on demand (Unsecured):			
- From Companies (Refer footnote a)		10,848,450	1,107,093
- From Related Party(Refer footnote b)		22,216,109	103,600,511
	Total	**33,064,559**	**104,707,604**

Footnote:

a. Loans from Companies are interest free and repayable on demand.

b. The Company has received interest free Loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measurable precisely.

14. Other financial liabilities			
Current			
Other payables		2,674,076	2,883,695
	Total	**2,674,076**	**2,883,695**
15. Other current liabilities			
Current			
Other payables :			
- Statutory dues		190,550	16,531,734
	Total	**190,550**	**16,531,734**

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URVI BUILD TECH LTD.

URVI BUILD TECH LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
16. Revenue from operations			
Sale from operations :			
Sale of properties / rights (Net)		7,663,500	7,800,000
		7,663,500	**7,800,000**
Other operating revenue :			
Liabilities written back to the extent no longer required		-	909,610
		-	**909,610**
	Total	**7,663,500**	**8,709,610**
*** Other Income**			
Project Management Fees Received		-	88,000,000
Refund from Govt Authority		3,500	-
	Total	**3,500**	**88,000,000**
17. EXPENSES			
Changes in Inventories of Finished Property			
Opening Inventory :			
Finished Property		6,033,073	12,066,146
Closing Inventory :			
Finished Property		-	6,033,073
	Total	**6,033,073**	**6,033,073**
18. Finance Costs			
Delayed/penal interest on loans and statutory dues		2,657,811	308,280
	Total	**2,657,811**	**308,280**
19. Depreciation and Amortisation Expenses			
Depreciation of property, plant and equipment		2,362	26,748
	Total	**2,362**	**26,748**
20. Other Expenses			
Legal and professional fees		104,500	57,186
PMC Fees		-	1,500,000
Auditors Remuneration (Refer footnote)		12,300	43,150
Other expenses		430,716	1,233,705
	Total	**547,516**	**2,834,041**
Footnote:			
Auditor's Remuneration			
Audit fees		12,300	15,000
Tax Audit Fees		-	15,000
GST on above		-	5,400
	Total	**12,300**	**35,400**

M. K. GOHEL & A... MUMBAI M. No. 038823

URVI BUILD TECH LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
21. EARNINGS PER SHARE (EPS)		
Basic and Diluted Earning Per Share	(207.25)	1,573.76

(i) Basic and Diluted EPS
The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows.

	Year Ended 31 March, 2019	Year Ended 31 March, 2018
Profit for the year attributable to the owners of the Company	(10,362,448)	78,687,968
Earnings used in the calculation of basic and diluted earnings per share	(10,362,448)	78,687,968

	As at 31 March, 2019	As at 31 March, 2018
(ii) Weighted average number of equity shares for the purposes of basic and diluted earnings per share	50,000	50,000

M. K. GOHEL & ASSOCIATES
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M. No. 038823
Chartered Accountants

URVI BUILD TECH LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

22. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

i) **Holding Company**
Hubtown Limited

ii) **Fellow Subsidiary**
Devkrupa Build Tech Limited

iii) **Joint Ventures of Holding Company**
Akruti Jay Developers

Footnote:
Related parties are identified by the Company and relied upon by the auditors.

B. Transactions with Related Parties:

(₹)

Sr. No.	Particulars	Holding Company	Fellow Subsidiary	Joint Ventures of Holding Company
1	**Loans and advances received /recovered:**			
	Devkrupa Build Tech Limited	-	1,296,845	-
		-	(-)	-
	Akruti Jay Developers	-	-	5,971,934
		-	-	(8,991,566)
2	**Loans and advances Repaid/Given:**			
	Hubtown limited	81,384,402	-	-
		(11,000,000)	-	-

Footnote:
Figures in bracket pertains to previous year.

Balance outstanding payables / receivables:			
	Nature of Transactions	**Amount (₹)**	
		31st March, 2019	**31st March, 2018**
1	**Holding Company**		
	Hubtown limited	22,216,109	103,600,511
2	**Fellow Subsidiary**		
	Devkrupa Build Tech Limited	1,697,583	2,994,428
3	**Joint Ventures of Holding Company**		
	Akruti Jay Developers	14,963,500	8,991,566

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
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URVI BUILD TECH LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

23. Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

1) Market Risk

Interest rate risk

Company has received interest free loan and it receives interest funds for operating cash flow from its holding company as and when required (Refer note 13), hence the company is not exposed to interest risk.

2) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

3) Liquidity Risk

The companies cashflow requirement are met by funds received from its holding company.

24. In the opinion of the Board of Directors of the company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

25. CONTINGENT LIABILITIES

The Company does not have any contingent liabilities as at balance sheet date, as certified by management and relied upon by the auditors.

26. Previous year's figures have been regrouped / recast wherever necessary.

27. CAPITAL MANAGEMENT

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

URVI BUILD TECH LTD.

URVI BUILD TECH LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

Note 28 :FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

	31st March 2019			31st March 2018		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
Financial Assets						
Trade receivables	-	-	-	-	-	95,803,551
Cash and cash equivalent	-	-	625,037	-	-	1,762,086
Other financial assets	-	-	16,661,083	-	-	12,010,994
Total of Financial Assets	-	-	-	-	-	**109,576,631**
Financial Liabilities						
Borrowings	-	-	33,064,559	-	-	104,707,604
Trade payables	-	-	-	-	-	-
Other Financial liabilities	-	-	2,674,076	-	-	2,883,695
Total of Financial Liabilities	-	-	**35,738,635**	-	-	**107,591,299**

As per our report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REG. NO.:103256W

MKGohel

MUKESH K GOHEL
PROPRIETOR
Membership No. 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

URVI BUILD TECH LTD.

KAMAL MATALIA
DIRECTOR
DIN : 00009695

JASMIN RATHOD
DIRECTOR
DIN : 03147669

Mumbai
Date: 26th May, 2019

INDEPENDENT AUDITOR'S REPORT

TO,
THE MEMBERS OF,
UPVAN LAKE RESORTS PRIVATE LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial Statements of **UPVAN LAKE RESORTS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2019, and 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 the significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS financial statements").

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 of the Company as at 31st March, 2019, and its loss (financial performance including other comprehensive Income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 financial position, financial performance including other comprehensive income, cash flows and changes in equity of the company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

M.K. GOHEL & ASSOCIATES
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MUMBAI
M. No. 038823
Chartered Accountants

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, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind As financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the INDAS Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

• Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

• Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

M.K. GOHEL & ASSOCIATES
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MUMBAI
M. No
038823
Chartered Accountants

• Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

I. As required by 'the Companies (Auditor's Report) Order, 2016', issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.

II. As required by Section143 (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, the Cash Flow Statement and statement of changes in Equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**.

(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 does not have any material pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
M. No. : 038823

Place : Mumbai
Date : 23/05/2019

"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF UPVAN LAKE RESORTS PRIVATE LIMITED

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

(i) a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;

b) The company has physically verified its fixed assets at reasonable interval;

c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, no material discrepancies were noticed on verification of such assets.

(ii) As explained to us, the company does not have any inventory during the year. Accordingly the provisions of this clause are not applicable to the company.

(iii) In our opinion, and according to the information and explanations given to us, the Company has not granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013;

(iv) As per the information received there are no loan, investment, guarantees and security to director by the company.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.

(vi) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;

(vii) a) According to the records of the Company, there were interest on Tax Deducted at Source of Rs.2,337/- and Professional Tax of Rs.2,500/- outstanding at the last day of the financial year for a period exceeding six months from the date they became payable;

b) On the basis of our examination of documents and records of the Company, and explanation provided to us, there are no disputed dues in respect of Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty or Cess.

(viii) The company has not defaulted in repayment of loans and borrowing to a financial institution, banks, government or dues to debenture holders.

M.K. GOHEL & ASSOCIATES
MRG
MUMBAI
M. No.
038823
Chartered Accountants

(ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year

(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 the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;

(xi) No Managerial remuneration has been paid or provided during the year.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.

(xv) In our opinion and 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/ her. Accordingly, paragraph 3(xv) of the Order is not applicable

(xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
M. No. : 038823

Place : Mumbai
Date : 23/05/2019

"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF UPVAN LAKE RESORTS PRIVATE LIMITED.

We have audited the internal financial controls over financial reporting of UPVAN LAKE RESORTS PRIVATE LIMITED ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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.

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No. : 038823

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Place : Mumbai
Date : 23/05/2019

UPVAN LAKE RESORTS PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH 2019

Particulars	Note No.	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	34,654	55,309
(b) Financial assets			
Investments in Firm	4	-	10,000
Total Non-Current assets		**34,654**	**65,309**
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	5	48,967	185,270
(b) Other current assets	6	710,740	1,420,279
Total Current Assets		**759,707**	**1,605,549**
Total assets		**794,361**	**1,670,858**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	7	120,000	120,000
(b) Other equity	8	(2,363,389)	(2,518,994)
Total Equity		**(2,243,389)**	**(2,398,994)**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Other Financial Liabilities	9	900,000	900,000
Total Non-Current Liabilities		**900,000**	**900,000**
Current Liabilities			
(a) Financial Liabilities			
(i) Trade payables	10	2,102,962	2,677,331
(ii) Other financial liabilities	9	27,451	66,452
(b) Other current liabilities	11	7,337	426,069
Total Current Liabilities		**2,137,750**	**3,169,852**
Total Liabilities		**3,037,750**	**4,069,852**
Total Equity and Liabilities		**794,361**	**1,670,858**

The accompanying notes are an integral part of Financial Statements

As per our report of even date
For M.K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 103256W

MKGohel
MUKESH K GOHEL
PROPRIETOR
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai
Date:24th May 2019

For and on behalf of the Board of Directors

Bhavik Shah
BHAVIK SHAH
DIRECTOR
DIN: 07108862

SnSalot
SAMIR KUMAR SALOT
DIRECTOR
DIN: 07115916

UPVAN LAKE RESORTS PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2019

	Particulars	Note No.	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
I	**INCOME**			
	Revenue from Operations		-	-
	Share of Profit / (Loss) of Joint Ventures		18,944	(365)
	Other Income	12	188,652	1,265,044
	Total Income		**207,596**	**1,264,679**
II	**EXPENSES**			
	Costs Of Construction / Development		-	-
	Finance Costs		-	-
	Depreciation and Amortisation Expenses	3	20,655	20,656
	Other Expenses	13	111,847	53,177
	Total Expenses		**132,502**	**73,833**
	Profit before Tax		**75,094**	**1,190,847**
	Tax Expense			
	(1) Current Tax		-	307,500
	(2) Excess / (Short) provision for taxation in respect of earlier years		80,511	-
			80,511	**307,500**
	Profit/(Loss) for the year		**155,605**	**883,347**
	Other Comprehensive Income		-	-
	Total Comprehensive Income/(Loss) for the year		**155,605**	**883,347**
	Earning per equity share of nominal value of ₹ 10/- each.	14		
	Basic and Diluted		12.97	73.61

The accompanying notes are an integral part of Financial Statements

As per our report of even date
For M.K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 103256W

MKGohel
MUKESH K GOHEL
PROPRIETOR
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

Mumbai
Date:24th May 2019

For and on behalf of the Board of Directors

Bhavik Shah
BHAVIK SHAH
DIRECTOR
DIN: 07108862

SmSalot
SAMIR KUMAR SALOT
DIRECTOR
DIN: 07115916

UPVAN LAKE RESORTS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2019

	Particulars	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
I.	**Cash Flow arising from Operating Activities:**		
	Net Loss before taxes as per Statement of Profit and Loss	**155,605**	**883,347**
	Add / (Deduct) :		
	Interest Expenses	23,262	11,454
	Share of Profit / (Loss) of Joint Ventures	18,944	(365)
	Depreciation	20,655	20,656
	Operating Profit / (Loss) before Working Capital Changes	218,466	915,092
	Add / (Deduct) :		
	(Increase) / Decrease in Loans & Advances	700,595	(1,365,835)
	Increase / (Decrease) in Trade Payable	(574,369)	673,074
	Increase / (Decrease) in Other liabilities and other provisions	(457,733)	447,107
		(331,507)	(245,654)
	Net Cash Flow in the course of operating activities	**(113,041)**	**669,438**
II	**Cash Flow from Investing Activities:**		
	Inflow / (Outflow) on account of:		
	Fixed Assets Acquired	-	-
	Proceeds from Long Term Investments	-	-
	Net Cash Flow in the course of Investing activities	-	-
III	**Cash Flow from Financing Activities:**		
	Inflow / (Outflow) on account of:		
	Interest Paid	(23,262)	(11,454)
	Borrowings	-	(657,984)
	Net Cash Flow in the course of Financing activities	**(23,262)**	**(669,438)**
	Net Increase / (Decrease) in Cash and Cash Equivalents (I + II + III)	(136,303)	(0)
	Add: Cash and Cash Equivalents at the Beginning of the Year	185,270	185,270
	Cash and Cash Equivalents at the end of the Year	**48,967**	**185,270**
	Reconciliation of Cash and Cash Equivalents		
	Balances with banks:		
	- in current accounts	48,960	185,263
	Cash on hand	7	7
	Cash and Cash Equivalents at the end of the Year	**48,967**	**185,270**

As per our report of even date

For M.K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 103256W

MKGohel

MUKESH K GOHEL
PROPRIETOR
Membership No.: 038823
Mumbai
Date:24th May 2019

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

For and on behalf of the Board of Directors

Bhavik Shah

BHAVIK SHAH
DIRECTOR
DIN: 07108862

SAMIR KUMAR SALOT
DIRECTOR
DIN: 07115916

UPVAN LAKE RESORTS PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH 2019 (₹)

	Equity Share Capital	Retained Earnings	Total
Balance at March 31, 2017	**120,000**	**(3,402,341)**	**(3,282,341)**
Total Comprehensive Income for the year	-	883,347	883,347
Balance at March 31, 2018	**120,000**	**(2,518,994)**	**(2,398,994)**
Total Comprehensive Income for the year	-	155,605	155,605
Balance at March 31, 2019	**120,000**	**(2,363,389)**	**(2,243,389)**

As per our report of even date

For and on behalf of the Board of Directors

For M.K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 103256W

MKGohel

MUKESH K GOHEL
PROPRIETOR
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai

UPVAN LAKE RESORTS PVT. LTD.

Bhavik Shah

BHAVIK SHAH
DIRECTOR
DIN: 07108862

SAMIR KUMAR SALOT
DIRECTOR
DIN: 07115916

UPVAN LAKE RESORTS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**
Upvan Lake Resorts Private Limited is a Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business.

1.2 The financial statements are approved for issue by the Company's Board of Directors on **24th May, 2019**

Note 2. Significant Accounting Policies followed by the Company

I. **Basis of preparation of financial Statements**

(i) Compliance with Ind AS
These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention
The financial statements have been prepared on a historical cost basis, except for the following:
1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification
All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. **Significant accounting judgements, estimates and assumptions**
The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements
Classification of property
The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.
b) Estimates and assumptions
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

III. **Revenue recognition**
Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. **Revenue from Construction Activity:**
Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.
Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.
Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange forgoods or services that the company has transferred to the customer are classified as receivables.
The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable.

B. **Interest income:**
Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

C. **Others:**

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV. **Property plant and equipment, investment property and depreciation / amortisation**

A. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any

B. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (In Years)
Office Equipments	5
Furniture and Fixture	10

H. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

V. **Taxation**

i. **Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. **Deferred Tax**

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VI. **Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

VII. **Trade receivable**

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

VIII. **Borrowings and Borrowing costs**

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

IX. **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders 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, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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

X. **Cash Flow Statement**

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

XI. **Cash and Cash Equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XII. **Provisions, contingent liabilities and contingent assets**

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XIII. **Recent accounting pronouncements**

Ind AS 116

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019

Ind AS 116 sets out the principles for the recognition,measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of IND AS 116 is expected to be insignificent.

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI M. No. 038823

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

3. Property, plant and equipment and capital work-in-progress

	As at 31st March, 2019 ₹	As at 31 March, 2018 ₹
Carrying amounts of:		
Office Equipments	3,089	3,603
Furniture and Fixtures	31,565	51,706
	34,654	**55,309**
Capital work-in-progress	-	49,572,457
	34,654	**49,627,765**

	Office Equipments	Furniture and Fixtures	Total
Cost or deemed cost			
Balance at 31st March, 2017	13,520	271,644	285,164
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2018	**13,520**	**271,644**	**285,164**
Accumulated depreciation			
Balance at 31st March, 2017	9,402	199,797	209,199
Eliminated on disposal of assets	-	-	-
Depreciation expense	514	20,141	**20,656**
Balance at 31st March, 2018	**9,917**	**219,938**	**229,855**
Carrying amount as at 31st March, 2018	**3,603**	**51,706**	**55,309**
Cost or deemed cost			
Balance at 31st March, 2018	13,520	271,644	285,164
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2019	**13,520**	**271,644**	**285,164**
Accumulated depreciation			
Balance at 31st March, 2018	9,917	219,938	229,855
Eliminated on disposal of assets	-	-	-
Depreciation expense	514	20,141	**20,655**
Balance at 31st March, 2019	**10,431**	**240,079**	**250,510**
Carrying amount as at 31st March, 2019	**3,089**	**31,565**	**34,654**

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

	31st March, 2019 ₹	31st March, 2018 ₹
4. Investments		
Non Current Investments		
(Trade, unless otherwise specified)		
Capital Investment in Partnership Firms (Refer footnote)	-	10,000
M/s Rising Glory Developers		-
	-	**10,000**
Less: Provision for Diminution in the value of investments	-	-
Total Non Current Investments	-	**10,000**

Footnote:

Details of Investments made in capital of partnership firm:

Sr No	Name of Partners	31st March, 2019 Profit Sharing Ratio	31st March, 2018 Profit Sharing Ratio
1	Hubtown Limited	25.00%	20.00%
2	Ackruti Safeguard System Private Limited (Upto 31st July, 2018)	-	5.34%
3	Citygold Education Research Limited	25.00%	5.34%
4	Citygold Farming Private Limited (Upto 31st July, 2018)	-	5.34%
5	Diviniti Projects Private Limited	25.00%	5.34%
6	Halitious Developers Limited (Upto 31st July, 2018)	-	5.34%
7	Headland Farming Private Limited (Upto 31st July, 2018)	-	5.33%
8	Heddle Knowledge Private Limited	25.00%	5.33%
9	Heet Builders Private Limited (Upto 31st July, 2018)	-	5.33%
10	Hoary Realty Limited (Upto 31st July, 2018)	-	5.33%
11	Subhsiddhi Builders Private Limited (Upto 31st July, 2018)	-	5.33%
12	Sunstream City Private Limited (Upto 31st July, 2018)	-	5.33%
13	Upvan lake Resort Private Limited (Upto 31st July, 2018)	-	5.33%
14	Vega Developers Private Limited (Upto 31st July, 2018)	-	5.33%
15	Whitebud Developers Limited (Upto 31st July, 2018)	-	5.33%
16	Yantti Buildcon Private Limited (Upto 31st July, 2018)	-	5.33%
	TOTAL	**100%**	**100%**
	Toatal Share Capital in Firm (₹)	**150,000**	**150,000**

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI M. No. 038823

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
5. Cash and cash equivalents		
Balances with banks:		
- in current accounts	48,960	185,263
Cash on hand	7	7
Cash and cash equivalents	**48,967**	**185,270**

6. Other assets		
Current		
Advance to contractors	54,079	54,079
Other receivable	44,044	1,366,200
Business Advances for project from related party	612,617	-
Total	**710,740**	**1,420,279**

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

7. Equity share capital	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Authorised Share Capital:		
50,000 (As at March 31, 2019: 50,000; As at April 1, 2018: 50,000) Equity Shares of ₹ 10/- each fully paid up	500,000	500,000
Issued and subscribed capital comprises:		
12,000 (As at March 31, 2019: 12,000; As at April 1, 2018: 12,000) Equity Shares of ₹ 10/- each fully paid up	120,000	120,000
Fully paid equity shares	**120,000**	**120,000**

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.	Number of shares	Number of shares
Balance at March 31, 2018	**12,000**	**12,000**
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at March 31, 2019	**12,000**	**12,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.	As at 31st March, 2019 (No.)	As at 31st March, 2018 (No.)
Hubtown Limited with its benefeciary owners	9000	9000
Total	**9000**	**9000**

(iii) Details of shares held by each shareholders holding more than 5% shares

	No of shares held	No of shares held
Fully paid equity shares		
Hubtown Limited with Benificiary Owners	9,000	9,000
Arunkumar Mahabal Suvarna	1,000	1,000
Vivek Sadanand Salian	1,000	1,000
Prasad Shashikant Kolambkar	1,000	1,000
Total -	**12000**	**12000**

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive 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.

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
8. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(2,518,994)	(3,402,341)
Profit attributable to the owners of the company	155,605	883,347
Balance at the end of the year	**(2,363,389)**	**(2,518,994)**

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
9. Other financial liabilities			
Non-current			
Retention money payable		-	-
Lease deposits from tenants		900,000	900,000
	TOTAL	**900,000**	**900,000**
Current			
Loan from related party		-	-
Other payables		27,451	66,452
	TOTAL	**27,451**	**66,452**

Foot note :

The Company has received interest free Advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

10. Trade payables			
Trade Payables(Refer Footnote)		2,102,962	2,677,331
	TOTAL	**2,102,962**	**2,677,331**

Footnote :

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

11. Other current liabilities			
Current			
Other payables :		-	
Provision for Tax Liaility		-	307,500
Less: Advance Tax paid		-	(126,500)
		-	**181,000**
- Statutory dues		7,337	245,069
	TOTAL	**7,337**	**426,069**

M. K. GOHEL & ASSOCIATES MKG MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

		Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
12. Other Income			
Other operating revenue :			
Management and Professional Fees Received		-	1,265,000
Sundry Creditor Balances Written Back		162,256	44
Excess Provision Written Back		26,396	-
	TOTAL	**188,652**	**1,265,044**
13. Other Expenses			
Legal and professional fees		53,750	10,893
Other expenses (Refer Footnote)		19,547	23,010
Filing Fees		6,890	5,320
Delayed/penal interest on loans and statutory dues		23,262	11,454
Profession Tax (Company)		5,000	2,500
Sundry Balances Written off		3,398	-
	TOTAL	**111,847**	**53,177**
Footnote:			
Audit Fees		19,500	19,500
GST on above		3,510	3,510
	TOTAL	**23,010**	**23,010**

M.K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No. 038823
Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
14. EARNINGS PER SHARE (EPS)		
Basic and Diluted Earning Per Share	12.97	73.61

(i) Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

	Year Ended 31st March, 2019	Year Ended 31st March, 2018
Profit for the year attributable to the owners of the Company	155,605	883,347
Any other adjustments	-	-
Earnings used in the calculation of basic and diluted earnings per share	**155,605**	**883,347**

	Year Ended 31st March, 2019	Year Ended 31st March, 2018
(ii) Weighted average number of equity shares for the purposes of basic and diluted earnings per share	12,000	12,000

M. K. GOHEL & ASSOCIATES MKG MUMBAI M. No. 038823 Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

15. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

i) Holding Company
Hubtown limited

ii) Firm with whom Company is Partener
Rising Glory Developers (Upto 31st July, 2018)

iii) Other significant infuences with whom transaction taken place
Citygold Management Services Private Limited

Footnote:
Related party relationship are identified by the Company and relied upon by the Auditors.

B. Transaction with Related Parties -

(₹)

Sr. No.	Particulars	HOLDING COMPANY	OTHER SIGNIFICANT INFLUENCES	KMP of Holding Company
1	**Loans and advances received /recovered:**			
	Hubtown limited	4,946,947	-	-
		-	-	-
2	**Loans and advances given /repaid/adjusted:**			
	Hubtown limited	4,334,330	-	-
		-	-	-
3	**Sale of Investment**			
	Rising Glory Developers	-	10,000	
		-	-	
3	**Share of Profit/Loss of Joint Ventures**			
	Rising Glory Developers	-	28,944	
		-	(1,056)	
4	**Reimburesement of Expenses**			
i)	Citygold Management Services Private Limited	-	4,096	-
		-	(5,320)	-

Footnote:
Previous Year figures are given in brackets.

Balance outstanding payables / receivables:

	Nature of Transactions	Amount(₹)	Amount(₹)
		31st March, 2019	31st March, 2018
1	Hubtown limited	612,617	-
2	Rising Glory Developers	27,888	8,944
3	Citygold Management Services Private Limited	1,224	5,320

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

UPVAN LAKE RESORTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

16. CONTINGENT LIABILITIES

The company does not have any contingent liability as at the balance sheet date, as certified by management & relied upon by the auditors.

17. In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

18. Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

1) Market Risk

Interest rate risk : Company has received intrest free Business Advances and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

2) Credit Risk

Credit risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract leading to a financial loss. The company is not exposed to credit risk from its operating activities or trade receivables.

Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

3) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

19.CAPITAL MANAGEMENT

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

20. Previous year figures have been regrouped / reclassified wherever necessary to make them comparable with current year figures.

The accompanying notes are an integral part of Financial Statements

As per our report of even date
For M.K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 103256W

MKGohel

MUKESH K GOHEL
PROPRIETOR
Membership No.: 038823

Mumbai
Date:24th May 2019

UPVAN LAKE RESORTS PVT. LTD.

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

For and on behalf of the Board of Directors

SAMIR KUMAR SALOT
DIRECTOR
DIN: 07115916

Bhavik Shah
BHAVIK SHAH
DIRECTOR
DIN: 07108862

L. J. KOTHARI
B.COM, F.C.A.
9920424040

L. J. KOTHARI & CO.

CHARTERED ACCOUNTANTS

GANDHI MANSION, 3RD FLOOR, NEW SILK BAZAR, OPP KALBADEVI HEAD P. O.,
MUMBAI - 400 002 * Tel.: 2205 5916 * E-mail: ca_lalitkothari@yahoo.co.in

INDEPENDENT AUDITOR'S REPORT

To the Members of M/s. Vama Housing Limited

Report on the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of **M/s. Vama Housing Limited (*"the Company"*)** which comprises the Balance Sheet as at March 31, 2019, the Statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

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 financial position of the Company as at March 31, 2019, and profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibility of Management for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the 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 financial position, financial performance(including other comprehensive income), changes in equity and cash flows 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.

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

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 implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion.

KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

I. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss(including other comprehensive income), the 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 Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"; and

(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 financial statements.

ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses; and

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

For L.J. Kothari & Co.
Chartered Accountants
Firm Regn.No 105313W

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

Lalit Kothari
Proprietor
Membership No.: 30917

Place: Mumbai
Date: 24th May ,2019

ANNEXURE "A" REFERRED TO IN OUR REPORT TO THE MEMBERS OF VAMA HOUSING LIMITED ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019;

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

(i) According to the information and explanations given to us and based on our examination of the records of the Company, the Company does not have any fixed assets during the year. Accordingly, paragraph 3(i) of the Order is not applicable.

(ii) According to the information and explanations given to us and based on our examination of the records of the Company, the Company does not have any inventory during the year. Accordingly, paragraph 3(ii) of the Order is not applicable.

(iii) 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) of the Order is not applicable.

(iv) The Company has not granted any loans or made any investments, or provided any guarantees or security to the parties covered under Section 185 and 186. Therefore, the provisions of Clause 3(iv) of the said Order are not applicable to the Company.

(v) The Company has not accepted any deposits from the public during the year within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed thereunder to the extent notified. Accordingly, paragraph 3(v) of the Order is not applicable.

(vi) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence the provision for maintenance of records are not applicable to the Company;

(vii) a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, except for dues in respect of Income tax deducted at source, the Company is generally regular in depositing, undisputed statutory dues, including income-tax and other material statutory dues, wherever applicable, with the appropriate authorities. The extent of arrears of statutory dues outstanding including interest at the balance sheet date , for a period exceeding six months from the date they become payable is Rs.18,825 relating to Income Tax Deducted at Source.

b) According to the information and explanations given to us and the records of the Company examined by us, there were no disputed dues in respect of Income Tax as at the Balance Sheet date.

(viii) On the basis of records examined by us and the information and explanation given to us, the Company has not defaulted in repayment of dues to any financial institution, bank or debenture holders.

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

(ix) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable.

(x) Based on the audit procedures performed and the information and explanations given by the management, we report that no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) The provisions of Section 197 read with Schedule V to the Act are applicable only to public companies. Accordingly, the provisions of Clause 3(xi) of the Order are 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. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) The Company has not entered into any related party transactions as covered by the section 188 of the Act. The details of related party transaction have been disclosed in the financial statements as required under IND AS - 24 Related Party Disclosure specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, the provisions of Clause 3(xiii) of the Order are not applicable to the Company.

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

(xv) Based upon the audit procedures performed and the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) The company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable.

FOR L.J. KOTHARI & CO
Firm Registration No. 105313W
Chartered Accountants

L.J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No.: 30917

Place: Mumbai
Date : 24th May,2019

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS OF VAMA HOUSING LIMITED

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

We have audited the internal financial controls over financial reporting of **VAMA HOUSING LIMITED** ("the Company") as of 31st March 2019 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 the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, 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 risks. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone 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 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;

MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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 31st March 2019, based on the internal control over financial reporting criteria established by the Company, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR L.J. KOTHARI & CO
Firm Registration No. 105313W
Chartered Accountants

L.J. KOTHARI & CO. ★ MEMBERSHIP No. 30917 ★ CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No.: 30917

Place : Mumbai
Date : 24th May, 2019

VAMA HOUSING LIMITED

BALANCE SHEET AS AT 31st MARCH, 2019

Particulars	Note No.	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	-	-
(b) Investment property	4	1,21,89,044	1,24,49,875
Total Non-Current assets		**1,21,89,044**	**1,24,49,875**
Current assets			
(a) Financial assets			
Trade Receivables	5	-	53,46,000
Cash and cash equivalents	6	10,229	88,368
(b) Other Current Assets	7	-	1,305
(c) Current Tax Assets (Net)	8	15,12,715	10,83,169
Total Current Assets		**15,22,944**	**65,18,842**
Total assets		**1,37,11,988**	**1,89,68,717**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	9	5,00,000	5,00,000
(b) Other equity	10	(2,71,53,834)	(2,75,51,705)
Total Equity		**(2,66,53,834)**	**(2,70,51,705)**
Liabilities			
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	11	3,99,95,402	4,41,05,000
(ii) Trade payables	12	80,750	74,766
(iii) Other financial liabilities	13	1,79,380	2,93,093
(b) Other current liabilities	14	1,10,290	9,54,563
(c) Current Tax Liabilities (Net)	15	-	5,93,000
Total Current Liabilities		**4,03,65,822**	**4,60,20,422**
Total Equity and Liabilities		**1,37,11,988**	**1,89,68,717**

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Mumbai
Date: 24th May, 2019

For and on behalf of the Board of Directors

VAMA HOUSING LIMITED

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2019

	Particulars	Note No.	Year ended 31st March, 2019 ₹	Year ended 31st March, 2018 ₹
I	**INCOME**			
	Revenue from Operations	16	-	49,50,000
	Total Income		-	**49,50,000**
II	**EXPENSES**			
	Finance Costs	17	29,779	56,409
	Depreciation and Amortisation Expenses	18	2,60,831	2,60,831
	Other Expenses	19	3,34,065	4,18,559
	Total Expenses		**6,24,675**	**7,35,799**
	Profit/(Loss) before Tax		**(6,24,675)**	**42,14,202**
	Tax Expense			
	(1) Current Tax		-	(10,88,000)
	(2) Excess / (Short) provision for taxation in respect of earlier years		10,22,546	-
			10,22,546	(10,88,000)
	Profit/(Loss) for the Year		**3,97,871**	**31,26,202**
	Other Comprehensive Income		-	-
	Total Comprehensive Income/(Loss)		**3,97,871**	**31,26,202**
	Earning per equity share of nominal value of ₹ 10/- each	20		
	Basic and Diluted		7.96	62.52

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For L. J. KOTHARI & CO.

CHARTERED ACCOUNTANT

FIRM REGISTRATION NO. 105313W

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI

PROPRIETOR

MEMBERSHIP NO. 30917

Mumbai

Date: 24th May, 2019

For and on behalf of the Board of Directors

VAMA HOUSING LIMITED

RAJEEVAN PARAMBAN

DIRECTOR

DIN: 03141200

KUSHAL SHAH

DIRECTOR

DIN: 06843982

VAMA HOUSING LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2019

Particulars	31st March, 2019 Amount (₹)	31st March, 2019 Amount (₹)	31st March, 2018 Amount (₹)	31st March, 2018 Amount (₹)
I. Cash flows arising from operating activities				
Net Profit/(Loss) Before tax as per Statement of Profit and Loss		(6,24,675)		42,14,202
Add / (Less) :				
Depreciation and Amortisation	2,60,831		2,60,831	
Finance Costs	29,779		56,409	
Interest Income	-		-	
		2,90,610		3,17,240
		(3,34,065)		45,31,442
Operating Profit / (Loss) Before Working Capital Changes				
Add / (Less) :				
Increase / (Decrease) in Other Liabilities	(9,52,002)		10,00,296	
Increase / (Decrease) Trade Receivables	53,46,000		(53,46,000)	
Increase / (Decrease) in Other Assets	1,305		(4,96,305)	
Direct Taxes paid	-	43,95,303	-	(48,42,010)
Net Cash flow in the course of Operating Activities		40,61,238		(3,10,568)
II. Cash flows arising from Investing activities				
Net Cash flow in the course of Investing Activities		-		-
III. Cash flows arising from Financing activities				
Inflow / (Outflow) on account of :				
Finance Costs	(29,779)		(56,409)	
Interest Income	-		-	
Increase / (Decrease) in Unsecured Loans	(41,09,598)		4,35,000	
Net Cash flow in the course of Financing Activities		(41,39,377)		3,78,591
Net Increase in cash and cash Equivalents (I + II + III)		(78,139)		68,023
Add: Balance at the beginning of the year		88,368		20,345
Cash and Cash Equivalents at the end of the year		**10,229**		**88,368**
Reconciliation of Cash and Cash Equivalents (Refer Note 5)				
Cash on Hand		330		330
Bank Balances in Current Accounts		9,899		88,038
Cash and Cash Equivalents at the end of the year		**10,229**		**88,368**

As per attached report of even date
For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Place: Mumbai
Date: 24th May, 2019

For and on behalf of the Board of Directors

VAMA HOUSING LIMITED

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**

Vama Housing Limited is unlisted Public Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ as well as sale and lease of commercial, industrial and residential properties and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on **24th May, 2019**.

Note 2. Significant Accounting Policies followed by the Company

I. Basis of preparation of financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

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

III. Revenue recognition

Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. **Revenue from Construction Activity:**

Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.

Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.

Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange forgoods or services that the company has transferred to the customer are classified as receivables.

The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable.

B. **Interest income:**

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

C. **Others:**

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV. Property plant and equipment, investment property and depreciation / ammortisation

A. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

B. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Office Equipments	5

Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment if any. Depreciation on building is provided over it's useful life using the written down value method.

Useful life considered for calculation of depreciation for assets class are as follows-

Asset Category	Estimated useful life (in Years)
Residential Flat	60

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

VAMA HOUSING LIMITED

V. Taxation

I. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

II. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

III. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VI. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

VII. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

VIII. Borrowings and Borrowing costs

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

IX. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders 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, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

X. Cash Flow Statement

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

XI. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XIII. Recent accounting pronouncements

Ind AS 116

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019.

Ind AS 116 sets out the principles for the recognition,measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of IND AS 116 is expected to be insignificant.

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2019

	Note	Amount
	9	(₹)
A. EQUITY SHARE CAPITAL		
As at 1st April, 2017		5,00,000.00
Changes in equity share capital		-
As at 31st March, 2018		**5,00,000.00**
Changes in equity share capital		-
As at 31st March, 2019		**5,00,000.00**

B. OTHER EQUITY

Particulars	Reserves & Surplus	Total
	Retained Earnings	
Balance at 1st April, 2017	**(3,06,77,907)**	**(3,06,77,907)**
Other comprehensive income for the year	-	-
Total comprehensive income for the year	31,26,202	**31,26,202**
Balance at 31st March, 2018	**(2,75,51,705)**	**(2,75,51,705)**
Other comprehensive income for the year	-	-
Total comprehensive income for the year	3,97,871	**3,97,871**
Balance at 31st March, 2019	**(2,71,53,834)**	**(2,71,53,834)**

The accompanying notes are an integral part of the financial statements

As per attached report of even date
For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Place: Mumbai
Date: 24th May, 2019

For and on behalf of the Board of Directors

VAMA HOUSING LIMITED

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

3. Property, plant and equipment	Office Equipment ₹
Cost or deemed cost	
Balance at 1st April, 2017	1,42,113
Additions	-
Disposals/Discardment of Assets	-
Balance at 31st March, 2018	1,42,113
Accumulated depreciation	
Balance at 1st April, 2017	1,42,113
Eliminated on disposal of assets	-
Depreciation expense	-
Balance at 31st March, 2018	1,42,113
Carrying amount as at 31st March, 2018	-
Cost or deemed cost	
Balance at 1st April, 2018	1,42,113
Additions	-
Disposals/Discardment of Assets	(1,42,113)
Balance at 31st March, 2019	-
Accumulated depreciation	
Balance at 1st April, 2018	1,42,113
Eliminated on disposal of assets	(1,42,113)
Depreciation expense	-
Balance at 31st March, 2019	-
Carrying amount as at 31st March, 2019	-

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
4. Investment property		
Cost or deemed cost		
Balance at the beginning of the year	1,95,57,675	1,95,57,675
Additions	-	-
Balance at the end of the year	**1,95,57,675**	**1,95,57,675**
Accumulated depreciation and impairment		
Balance at the beginning of the year	71,07,800	68,46,969
Depreciation expense	2,60,831	2,60,831
Balance at the end of the year	**73,68,631**	**71,07,800**
Carrying amount	**1,21,89,044**	**1,24,49,875**

Note: Details of Income and Expense relating to Investment Property

Particulars	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
Rental income derived from investment properties	-	-
Direct operating expenses (including repairs and maintenance) generating rental income	2,12,473	2,33,165
Loss from Investment Properties before Depreciation	**2,12,473**	**2,33,165**
Depreciation	2,60,831	2,60,831
Loss from Investment Properties	**4,73,304**	**4,93,996**

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
5. Trade Receivables		
Current		
Unsecured, Considered good	-	53,46,000
Less: Allowance for doubtful debts	-	-
Total	-	**53,46,000**
6. Cash and cash equivalents		
Balances with banks:		
- in current accounts	9,899	88,038
Cash on hand	330	330
Total	**10,229**	**88,368**
7. Other Current Assets		
Prepaid Expense - Current	-	1,305
Total	-	**1,305**
8. Current Tax Assets (Net)		
Advance Tax paid	15,12,715	10,83,169
Less:- Provision for Tax	-	-
Total	**15,12,715**	**10,83,169**

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
9. Equity share capital		
Authorised Share Capital:		
50,000 (P.Y. 31st March, 2017: 50,000) Equity Shares of ₹ 10/- each	5,00,000	5,00,000
Issued and subscribed capital comprises:		
50,000 (P.Y. 31st March, 2017: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000
Total	**5,00,000**	**5,00,000**

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.	Number of shares	Number of shares
Balance at 1st April, 2017	50,000	50,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2018	**50,000**	**50,000**
Balance at 1st April, 2018	50,000	50,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2019	**50,000**	**50,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.	As at 31st March, 2019 (No.)	As at 31st March, 2018 (No.)
Hubtown Limited with its benefeciary owners	50,000	50,000
Total	**50,000**	**50,000**

(iii) Details of shares held by each shareholders holding more than 5% shares

	31st March, 2019		As at 31st March, 2018	
	No. of shares	% holding	No. of shares	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	50,000	100%	50,000	100%

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive 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.

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
10. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(2,75,51,705)	(3,06,77,907)
Profit/(Loss) attributable to the owners of the company	3,97,871	31,26,202
Balance at the end of the year	**(2,71,53,834)**	**(2,75,51,705)**

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
11. Borrowings		
Current		
Loans repayable on demand (Unsecured):		
- From Related Party(Refer Footnote)	3,99,95,402	4,41,05,000
	3,99,95,402	**4,41,05,000**

Footnote:
The Company has received interest free Loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

		As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
12. Trade payables			
Trade Payables(Refer Footnote)		80,750	74,766
	TOTAL	**80,750**	**74,766**

Footnote: As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

13. Other financial liabilities			
Current			
Other payables		1,79,380	2,93,093
	TOTAL	**1,79,380**	**2,93,093**
14. Other liabilities			
Current			
Overdrawn bank balance as per books of accounts		87,992	-
Other payables :			
- Statutory dues		22,298	9,52,108
- Others		-	2,455
	TOTAL	**1,10,290**	**9,54,563**
15. Current Tax Liabilities (Net)			
Provision for Tax		-	10,88,000
Less : Advance Tax paid		-	(4,95,000)
	TOTAL	-	**5,93,000**

L. J. KOTHARI & CO. ★ CHARTERED ACCOUNTANTS ★ MEMBERSHIP No. 30917

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
16. Revenue from Operations		
Management and Professional Fees Received	-	49,50,000
Other Income	-	-
Total	**-**	**49,50,000**
17. Finance Costs		
Delayed/penal interest on loans and statutory dues	29,779	56,409
Total	**29,779**	**56,409**
18. Depreciation and Amortisation Expenses		
Depreciation of investment property	2,60,831	2,60,831
Total	**2,60,831**	**2,60,831**
19. Other Expenses		
Repairs and society maintenance charges	2,12,473	2,33,165
Legal and professional fees	56,932	1,63,163
Other expenses	64,660	22,231
Total	**3,34,065**	**4,18,559**

Footnote:

Auditors Remuneration (included in other expenses) :

Audit Fees	10,000	10,000
GST / Service Tax on above	-	-
Total	**10,000**	**10,000**

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

20. EARNINGS PER SHARE (EPS)	As at 31st March, 2019 ₹	As at 31st March, 2018 ₹
Basic and Diluted Earning Per Share	7.96	62.52

(i) Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of Basic and Diluted earnings per share are as follows:

	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
Profit/(Loss) for the year attributable to the owners of the Company	3,97,871	31,26,202
Earnings used in the calculation of basic earnings per share	3,97,871	31,26,202

	As at 31st March, 2019	As at 31st March, 2018
(ii) Weighted average number of equity shares for the purposes of basic earnings per share	50,000	50,000

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

21. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

HOLDING COMPANY
Hubtown Limited

B. Transactions with Related Parties:

Sr. No.	Particulars	HOLDING COMPANY
1	**Loans and advances received /recovered:** Hubtown limited	2,60,000 (10,70,000)
2	**Loans and advances Repaid/Given:** Hubtown limited	52,91,000 (6,35,000)
3	**On behalf payments made (Including reimbursemnet of expenses) :** Hubtown limited	9,21,402 -

Footnote:
Figures in bracket pertains to previous year.

Balance outstanding payables / receivables:

	Nature of Transactions	Amount	
		31st March, 2019	31st March, 2018
1	**HOLDING COMPANY** **Payables** Hubtown limited	3,99,95,402	4,41,05,000

Footnotes:
Related parties are identified by the Company and relied upon by the auditors.

22. Contingent Liabilities

The Company does not have any contingent liability as at balance sheet date, as certified by management and relied upon by the auditors.

23 In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continues to have a realisable value of atleast the amounts at which they are stated in the balancesheet.

24. FINANCIAL RISK MANAGEMENT OBJECTIVES

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

1) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument which fluctuate because of changes in market prices.

Interest rate risk

Company has received intrest free loan and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 11), hence the Company is not exposed to interest risk.

2) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

3) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

25. Capital Management

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 26 :FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

	31st March, 2019			31st March, 2018		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
Financial Assets						
Cash and cash equivalent	-	-	10,229	-	-	88,368
Trade Receivables	-	-	-	-	-	53,46,000
Total of Financial Assets	-	-	**10,229**	-	-	**54,34,368**
Financial Liabilities						
Borrowings	-	-	3,99,95,402	-	-	4,41,05,000
Trade payables	-	-	80,750	-	-	74,766
Other Financial liabilities	-	-	1,79,380	-	-	2,93,093
Total of Financial Liabilities	-	-	**4,02,55,532**	-	-	**4,44,72,859**

Note 27 : Loans and advances, other receivables and creditors are subject to confirmation and are considered payable / realisable, as the case may be.

The accompanying notes are an integral part of Financial Statements.

As per our report of even date
For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Mumbai

Date: 24th May, 2019

For and on behalf of the Board of Directors

VAMA HOUSING LIMITED

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

P M Pande And Co
Chartered Accountants

Pankaaj Pande
B. Com., F.C.A.

Bldg. No. 3, 4th Floor, Office No. 4R, Navjivan Society, Lamington Road, Mumbai - 400 008. Tel. : 2309 2250
Email : pankaajpande@hotmail.com

INDEPENDENT AUDITOR'S REPORT

The Members of
Vega Developers Pvt Ltd
Mumbai

Opinion

We have audited the standalone financial statements of VEGA DEVELOPERS PRIVATE Limited, which comprise the balance sheet as at 31st March 2019, and the statement of profit and loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

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

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in

India, including the Accounting Standards 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 jndgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or tbe override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 issued by the Central Government of India in terms of sub-section (11) of section 143 of The Companies Act 2013, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143(3) of the Act, we report that:

    a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose 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 and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.

c. The reports on the accounts of the branch offices of the Company audited under Section 143(8) of the Act by branch auditors have been sent to us and have been properly dealt with by us in preparing this report

d. The Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account and with the returns received from branches not visited by us.

e. In our opinion the aforesaid financial statements comply with Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

f. On the basis of written representations received from the directors as on March 31, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164(2) of the Act.

g. With respect to the adequacy of the iuternal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".

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 , if any, of pending litigations as at March 31 , 2019 on its financial position in its standalone 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 is been no delay in transferring amounts , required to be transferred , to the Investor Education and Protection Fund by the Company during the year ended March 31 , 2019 .

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaaj Pande

PANKAAJ PANDE
Proprietor
M No 040694

Place: Mumbai
Date:27/08/2019

UDIN 19040694AAAAAL3586

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in paragraph 1 on Report on Other Legal and Regulatory Requirements in our report of even date to the members VEGA DEVELOPERS PVT LTD on the financial statement for the year ended on March 31, 2019, we report that:

(i) a) The company is maintaining proper records showing full particulars including quantative details and situation of fixed assets.

b) The management at reasonable intervals has verified the fixed assets . We Have been informed that no material discrepancies on such verification have been noticed.

(ii) a) As per the records maintained, the management has conducted verification of inventory at reasonable intervals.

b) In our view the procedures of physical verification of inventory followed by the management are reasonable and adequate in relation to the size of the company and nature of business.

c) In our view , the company has maintained proper records of inventory. No discrepancy has been noticed on physical verification of stocks as compared to the books record

(iii) The Company has not granted any loan, secured or unsecured to companies, firms or other parties covered in the register maintained under Section 189 of the Act. Accordingly, the provisions of clauses 3(iii) (a) and 3(iii) (b) of the Order are not applicable

(iv) In our opinion and according to the information and explanation give to us, the company has complied with section 185 and section 186 of the companies Act 2013 in respect of corporate guarantee given in connection with the loan taken by the others from bank or financial institutions and investment in other related party.

(v) The Company has not accepted any deposits from public in terms of the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Companies Act, 2013. We are informed that no order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or Court or any other tribunal. Accordingly, the Company has complied with the provisions of section 73 to 76 of the Companies Act, 2013.

(vi) Central Government has not prescribed/specified the maintenance of cost records under sub-section (l) of section 148 of the Companies Act, 2013, hence clause (vi) of Paragraph 3is not applicable to the company.

(vii) (a) According to the information and explanations given to us,the Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, service tax and any other statutory dues with the appropriate authorities.

(b) According to the information and explanations given to us, there are no dues of income-tax, service tax, wealth tax, which have not been deposited on account of any dispute.

(viii) Based on our audit procedures and on the information and explanation give to us by the management, the company has not borrowed any amount from financial institutions or bank or Government issued debentures till 31st March 2019. Hence clause (viii) of Paragraph 3 is not applicable to the company.

(ix) In our opinion and according to the information and explanation give to us, the company has not raised money by way of public issue/ follow-on offer (including debt instruments). The company has not obtained housing loan during the year .

(x) To the best of our knowledge and belief, and according to the information and explanations given to us, no fraud by the company or any fraud on the Company by its officers/ employees was noticed or reported during the course of our audit

(xi) To the best of our knowledge and belief, and according to the information and explanations given to us the company has paid/provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the Companies Act.

(xii) According to the record of the Company and the information and explanations given to us the company, the company is not the Nidhi Company, hence the clause (xii) of Paragraph 3 is not applicable to the company.

(xiii) To the best of our knowledge and belief, and according to the information and explanations given to us, the company has complied with Section 188 and 177 of Companies Act, 2013 where applicable in respect of all transactions with the related parties and the details have been disclosed in the Financial Statements etc. as required by the accounting standards and Companies Act, 2013.

(xiv) According to the record of the Company and the information and explanations given to us the company, the company has not made preferential allotment / private placement of shares during the year under review and the requirement of Section 42 of the Companies Act, 2013. Hence the clause (xiv) of Paragraph 3 is not applicable to the company.

(xv) According to the record of the Company and the information and explanations given to us the company, the company has not entered into any non-cash transactions with directors or persons connected with him hence the clause (xv) of Paragraph 3 is not applicable to the company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaj Pande

PAKAAJ PANDE
Place: Mumbai
Dated: 27/8/2019

P M Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

UDIN 19040694AAAAAL3586

ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT

Report on the Internal Financial Controls under Clause (f) 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 M/s. VEGA DEVELPOERS PRIVATE LIMITED. ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone 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. 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the 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 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaaj Pande

PANKAAJ PANDE
Proprietor
M. No. 40694
Place: Mumbai
Dated: 27/8/2019
UDIN 19040694AAAAAL3586

P. M. Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

VEGA DEVELOPERS PRIVATE LIMITED

BALANCE SHEET AS AT 31st MARCH, 2019

Particulars	Note No.	As at 31st March 2019 ₹	As at 31st March 2018 ₹
ASSETS			
Non-Current Assets			
Financial assets			
Investments	3	-	10,000
Total Non-Current assets		-	**10,000**
Current assets			
(a) Inventories	4	131,568,281	134,967,025
(b) Financial assets			
(i) Trade Receivables	5	46,212,720	48,222,720
(ii) Cash and cash equivalents	6	483,873	498,612
(iii) Other financial assets	7	8,608	720
(c) Other current assets	8	979,000	960,750
Total Current Assets		**179,252,482**	**184,649,827**
Total assets		**179,252,482**	**184,659,827**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	9	30,000,000	30,000,000
(b) Other equity	10	(1,293,670)	(1,157,039)
Total Equity		**28,706,330**	**28,842,961**
Liabilities			
Current Liabilities			
(a) Financial Liabilities			
(i) Trade payables	11	46,389,976	48,262,564
(ii) Other financial liabilities	12	103,999,809	107,320,571
(b) Other current liabilities	13	156,367	233,731
Total Current Liabilities		**150,546,152**	**155,816,866**
Total Liabilities		**150,546,152**	**155,816,866**
Total Equity and Liabilities		**179,252,482**	**184,659,827**

The accompanying notes are an intergal part of financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

P M Pande And Co Chartered Accountants M. No. 40694 FRN 107289 W

Place: Mumbai
Date: 27|08|19

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

UDIN 19040694AAAAAL3586

VEGA DEVELOPERS PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2019

	Particulars	Note No.	Year ended 31st March 2019 ₹	Year ended 31st March 2018 ₹
I	**INCOME**			
	Revenue from Operations	14	-	48,222,720
	Other Income	15	440	15,000
	Share of Profit / (Loss) of Firms		20,516	(1,937)
	Total Income		20,956	48,235,783
II	**Expenses**			
	Costs Of Construction / Development	16	101,256	48,222,720
	Changes in inventories of work-in-progress	17	(101,256)	(108,251)
	Employee Benefits Expense	18	-	108,251
	Finance Costs	19	-	-
	Other Expenses	20	157,587	77,711
	Total Expenses		**157,587**	**48,300,431**
	Profit / (Loss) Before Tax		**(136,631)**	**(64,648)**
	Tax Expense			
	Current Tax		-	-
	Profit / (Loss) for the Year		**(136,631)**	**(64,648)**
	Other Comprehensive Income			-
	Total Comprehensive Income		(136,631)	(64,648)
	Earning per equity share of nominal value of ₹ 100/- each	21		
	Basic and Diluted		(0.46)	(0.22)

The accompanying notes are an intergal part of financial statements
As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

P. M. Pande And Co. ★ M. No. 40694 FRN 107289 W ★ Chartered Accountants

Place: Mumbai
Date: 27/08/19

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

UDIN 19040694AAAAAL3586

VEGA DEVELOPERS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE PERIOD ENDED 31st MARCH, 2019

Particulars	As at 31st March 2019 ₹		As at 31st March 2018 ₹	
I. Cash flows arising from operating activities				
Net Profit before tax as per Statement of Profit and Loss Account		(136,631)		(64,648)
Add / (Less) :				
Finance Charges	-		-	
Share of Profit / (Loss) of Firms	(20,516)		1,937	
Provision no longer required written back	(440)		(15,000)	
Interest Income	-	(20,956)	-	(13,063)
Operating Profit Before Working Capital Changes		(157,587)		(77,711)
Add / (Less) :				
(Increase) / Decrease in Inventories	3,398,744		30,059,805	
(Increase) / Decrease in Trade and Other Receivables	1,904,862		(20,972,720)	
Increase / (Decrease) in Trade Payables & Other Payables	(1,872,148)		(9,086,864)	
Increase/ (Decrease) in Other Liablities	(3,398,126)		105,152	
Direct Taxes Paid	79,000	112,332	-	105,373
Net Cash flow in the course of Operating Activities		**(45,255)**		**27,662**
II. Cash flows arising from Investing activities				
Inflow / (Outflow) on account of :				
(increase) / Decrease in Investments	30,516	-	(1,937)	-
Net Cash flow in the course of Investing Activities		**30,516**		**(1,937)**
III. Cash flows arising from Financing activities				
Inflow / (Outflow) on account of :				
Increase in Unsecured Loans	-		-	
Interest and Finance Charges Paid	-		-	
Net Cash flow in the course of Financing Activities		**-**		**-**
Net Increase in cash and cash Equivalents (I + II + III)		**(14,739)**		**25,725**
Add: Balance at the beginning of the year		**498,612**		**472,887**
Cash and Cash Equivalents at the end of the year		**483,873**		**498,612**
Reconciliation of Cash and Bank Balances given in Note 5 is as follows				
Cash on hand		454,114		454,114
Bank balance in Current Account		29,759		44,498
Cash and Cash Equivalents at the end of the year		**483,873**		**498,612**
		-		

The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE & Co.
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO.40694

P. M. Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

Place: Mumbai
Date: 27/08/19

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

UDIN 19040694AAAAAL3586

VEGA DEVELOPERS PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2019 (₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance as at 31st March, 2017	**30,000,000**	**(1,092,391)**	**28,907,609**
Changes in accounting Policy or prior period errors			-
Total Comprehensive Income for the year	-	(64,648)	(64,648)
Balance as at 31st March, 2018	**30,000,000**	**(1,157,039)**	**28,842,961**
Total Comprehensive Income for the year	-	(136,631)	(136,631)
Balance as at 31st March, 2019	**30,000,000**	**(1,293,670)**	**28,706,330**

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO.107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694
Date: 27/08/19

P M Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

UDIN 19040694AAAAAL3586

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**

Vega Developers Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business of construction and development of residential and commercial premises.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 25-July-2019

Note 2. Significant Accounting Policies followed by the Company

I. Basis of preparation of financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

I. Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

i. certain financial assets and liabilities that have been measured at fair value
ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
iii. defined benefit plans - plan assets measured at fair value.

II. Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

An asset is classified as current when it is:

i. Expected to be realised or intended to sold or consumed in normal operating cycle
ii. Held primarily for the purpose of trading
iii. Expected to be realised within twelve months after the reporting period, or
iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is due to be settled within twelve months after the reporting period, or
iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

II. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

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

i) Revenue Recognition

Vega Developers Pvt. Ltd.

The Company uses the percentage-of-completion method in accounting for its revenue. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

ii) Estimation of net realisable value for inventory (including advance to land owner)

Inventory are stated at the lower of cost and net realisable value (NRV).

NRV for completed property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction / incomplete projects is assessed with reference to market prices at the reporting date for similar completed property less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Advance given to land owners, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) Valuation of investment in/ loans to subsidiaries

The Company has performed valuation for its investments in equity of subsidiaries, associates and JV's for assessing whether there is any impairment. When the fair value of investments in such entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

III. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. **Revenue from sale of properties / development rights**

i. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable

ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / buildings / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sale contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met :

a. All critical approvals necessary for the commencement of the project have been obtained;

b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;

c. Atleast 25% of the saleable project area is secured by agreements with the buyers; and

d. Atleast 10% of the agreement value of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the Statement of Profit and Loss in proportion to the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' as inventories under current assets. Amounts receivable / payable are reflected as 'Trade Receivables / Unbilled Receivables or Advances from Customers', respectively, after considering income recognized in the aforesaid manner.

iv. Losses expected to be incurred on projects under construction, are charged in the Statement of Profit and Loss in the period in which the losses are known.

v. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically.

vi. The sale proceeds of the investments held in subsidiaries, joint ventures, etc. developing real estate projects are included in revenue from operations, net of cost.

B. **Revenue from Trading Materials:**

Revenue from sale of trading material is recognised when significant risks and rewards associated with the sale of material is transferred to the buyer.

C. **Revenue from project management services:**

Revenue from 'project management services' is recognized based on the agreements between the Company and the parties to whom such services are rendered.

B. **Profit / loss from partnership firms / association of persons:**

Share of profit / loss from partnership firms / association of persons (AOP) is recognised on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

E. **Income from leased premises:**

Lease income from operating lease is recognised in the Statement of Profit and Loss on straight line basis after adjusting for escalation over the lease term except where the lease incomes are structured to increase in line with expected general inflation.

F. **Interest and dividend:**

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.
Dividend income is recognized when the right to receive dividend is established.

C. **Others:**

Vega Developers Pvt. Ltd.

Other revenues / incomes and costs / expenditure are accounted on accrual as they are earned or incurred.

IV. Property plant and equipment, investment property and depreciation / ammortisation

A. On transition to Ind AS the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e 1st April, 2015.

B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.

D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3 to 5
Computer servers and network systems	6
Computer desktops and laptops	3
Office Equipments	5
Vehicles	8
Furniture and Fixture	10
Completed Investment Properties	60
Leasehold Land	Over the Primary Lease period
Commercial Premises	60

The residual values, useful lives and methods of depreciation of property plant equipment are reviewed at each financial year and adjusted prospectively, if appropriate.

E. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation.

V. Intangible assets and amortisation

Acquired computer softwares are classified as intangible assets and are stated at cost less accumulated amortisation. These are being amortised over the estimated useful life of five years, as determined by the management.

IV. Financial Instruments

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

A. **Financial Assets**

i. **Initial recognition**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

ii. **Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in following categories:

a) **Financial Assets at Amortised Cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

b) **Financial Assets Measured at Fair Value**

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVTPL.

On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its investments in subsidiaries, associates and joint ventures and used that carrying value as the deemed cost of these investments on the date of transition i.e. 1st April, 2015.

(ii) **Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

(iii) **Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

(iv) **Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

(v) **Fair value of financial instruments**

Vega Developers Pvt. Ltd.

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

iii De-recognition of Financial Assets:

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

B **Equity Instruments and Financial Liabilities**

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii. **Financial Liabilities**

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings and payables 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.

2. Subsequent Measurement

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

- Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

- Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. 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.

3. De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. 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 de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

C **Offsetting 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.

V. **Derecognition of financial instrumeots**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the finacial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

VI. **Impairment**

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case thoseare measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

b. Non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profitand loss.

Vega Developers Pvt. Ltd.

i. **Intangible assets and property, plant and equipment**

Intangible assets and property, plant and equipment are evaluated for recoverability wheneer events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. **Provisions**

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is

VII. Taxation

i. **Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. **Deferred Tax**

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VIII. Inventories

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

IX. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

X. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

XI. Employee benefits

a) Defined Contribution Plan

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

b) Defined Benefit Plan

The Company provides for gratuity which is a defined benefit plans the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) Leave Entitlement

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) Short-term Benefits

Short-term employee benefits such as salaries, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XII. Borrowings and Borrowing costs

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 or Loss when the liabilities are de-recognised as well as through the EIR amortisation process. 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.

Vega Developers Pvt. Ltd.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

XIII. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders 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, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

XIV. Cash Flow Statement

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

XV. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XVIII. Foreign currency transactions

A. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.

B. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date , are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the Statement of Profit and Loss.

C. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

XVI. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development". Thus, as defined in Ind AS 108 "Operating Segments", the Company's entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

XVII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably

Contingent assets are neither recognised nor disclosed in the financial statements.

XVIII. Recent accounting pronouncements

Appendix B to Ind AS 21, Foreign currency transactions and advance consideration: On March 28, 2018, Ministry of Corporate Affairs (""MCA"") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreigncurrency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency.

The amendment will come into force from 1 April 2018. The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 21 is expected to be insignificant."

Ind AS 115

In March 2018, the Ministry of Corporate Affairs has notified the Companies (Indian Accounting Standards) Amended Rules, 2018 ("amended rules"). As per the amended rules, Ind AS 115 "Revenue from contracts with customers" supersedes Ind AS 11, "Construction contracts" and Ind AS 18, "Revenue" and is applicable for all accounting periods commencing on or after 1 April 2018.

Ind AS 115 introduces a new framework of five step model for the analysis of revenue transactions. The model specifies that revenue should be recognised when (or as) an entity transfer control of goods or services to a customer at the amount to which the entity expects to be entitled. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers. The new revenue standard is applicable to the Company from 1 April 2018.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach)

The Company is evaluating the requirement of the amendment and the impact on the financial statements.

XXII. Interest in Joint Arrangements

As per Ind AS 111 - Joint Arrangements, investment in Joint Arrangement is classified as either Joint Operation or Joint Venture. The classification depends on the contractual rights and obligations of each investor rather than legal structure of the Joint Arrangement. The Company classifies its Joint Arrangements as Joint Ventures.

The company recognizes its interest in Joint Venture as an investment and accounts for that investment using the Equity method in accordance with Ind AS 28

Vega Developers Pvt. Ltd.

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March 2019 ₹	As at 31st March 2018 ₹
3. Investments		
Non Current Investments		
(Trade, unless otherwise specified)		
Capital Investment in Firms (Refer footnote & Note 6)		
M/s Rising Glory Developers	-	10,000
Total	-	**10,000**

Footnote:

a. Vega Developers Pvt. Ltd. Was Partner in Rising Glory Developers and has beed retired on 31st July 2018. Hence Receivable from Rising glory balance is adjusted with Hubtown Limited.

b. Details of Investments made in capital of partnership firm:

Sr No	Name of Partners	31st March, 2019 Profit Sharing Ratio	31st March, 2018 Profit Sharing Ratio
1	Hubtown Limited	25.00%	20.00%
2	Ackruti Safeguard System Private Limited	0.00%	5.34%
3	Citygold Education Research Limited	25.00%	5.34%
4	Citygold Farming Private Limited	0.00%	5.34%
5	Diviniti Projects Private Limited	25.00%	5.34%
6	Halitious Developers Limited	0.00%	5.34%
7	Headland Farming Private Limited	0.00%	5.33%
8	Heddle Knowledge Private Limited	0.00%	5.33%
9	Heet Builders Private Limited	25.00%	5.33%
10	Subhsiddhi Builders Private Limited	0.00%	5.33%
11	Sunstream City Private Limited	0.00%	10.66%
12	Upvan Lake Resort Private Limited	0.00%	5.33%
13	Vega Developers Private Limited	0.00%	5.33%
14	Whitebud Developers Limited	0.00%	5.33%
15	Yantti Buildcon Private Limited	0.00%	5.33%
	TOTAL	**100%**	**100%**
	Total Share Capital in Firm (₹)	**150,000**	**150,000**

	31st March 2019	31st March 2018
4. Inventories		
Inventories (lower of cost or net realisable value)		
Incomplete projects		
Work in Progress (Kalina)	65,044,526	65,044,526
Work in Progress (Santacruz)	37,642,135	37,617,135
Work in Progress (Vile Parle)	28,881,619	32,305,363
Total	**131,568,281**	**134,967,025**
5. Trade Receivables		
From Related Party	46,212,720	48,222,720
From Others	-	-
Total	**46,212,720**	**48,222,720**
6. Cash and cash equivalents		
Balances with banks:		
- in current accounts	29,759	44,498
Cash on hand	454,114	454,114
Cash and cash equivalents	**483,873**	**498,612**
7. Other financial assets		
Current		
Security deposits	720	720
Other Receivables (Refer footnote & Note 3)	7,888	-
Total	**8,608**	**720**

Footnote:

Other Receivable Includes ₹ 7,888/- from Rising Glory Developers (a partnership firm) in which Company was partner and has voluntary retired from firm on 31st July 2018 and Partner's current account balance transfer to other receivables.

	31st March 2019	31st March 2018
8. Other current assets		
Current		
Advances to Suppliers	-	60,750
Advances / Deposits recoverable in cash or in kind or for value to be received	979,000	900,000
Total	**979,000**	**960,750**

		As at 31st March 2019 ₹	As at 31st March 2018 ₹
9. Equity share capital			
Equity share capital		30,000,000	30,000,000
	TOTAL	**30,000,000**	**30,000,000**
Authorised Share Capital:			
300,000 (As at 31st March, 2019: 300,000) Equity Shares of ₹ 100/- each fully paid up		30,000,000	30,000,000
Issued and subscribed capital comprises:			
300,000 (As at 31st March , 2019: 300,000) Equity Shares of ₹ 100/- each fully paid up		30,000,000	30,000,000

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.

	Number of shares
Balance at 1st April , 2017	300,000
Add : Issued during the year	-
Less : Bought back during the year	-
Balance at 31st March, 2018	300,000
Add : Issued during the year	-
Less : Bought back during the year	-
Balance at 31st March, 2019	**300,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.		As at 31st March 2019 (No.)	As at 31st March, 2018 (No.)
Hubtown Limited with its benefeciary owners		299994	299994
Others		6	6
	Total	**300000**	**300000**

(iii) Details of shares held by each shareholders holding more than 5% shares

	31st March, 2019		31st March, 2018	
	No of shares held	% of holding	No of shares held	% of holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	300,000	100%	300,000	100%
Others	-	0%	-	0%
Total	**300,000**	**100%**	**300,000**	**100%**

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 100/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive 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.

	As at 31st March 2019 ₹	As at 31st March 2018 ₹
10. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(1,157,039)	(1,092,391)
Profit / (Loss) attributable to the owners of the company	(136,631)	(64,648)
Balance at the end of the year	**(1,293,670)**	**(1,157,039)**
11. Trade payables		
Trade Payables(Refer footnote)	46,389,976	48,262,564
Total	**46,389,976**	**48,262,564**

Footnote:
As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

12. Other financial liabilities		
Current		
Advances payable in cash or in kind	1,100,000	1,100,000
Business Advances for project from related party(Refer Footnote)	102,629,198	106,139,198
Current Account balance in Firms (Refer Note 03)	-	12,628
Other payables	270,611	68,745
Total	**103,999,809**	**107,320,571**

Foot note :
The Company has received interest free Advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

13. Other Liabilities		
Current		
Other payables :		
- Statutory dues	156,367	233,731
Total	**156,367**	**233,731**

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

		Year ended 31st March 2019 ₹	Year ended 31st March 2018 ₹
14. Revenue from Operation			
Sale from Operation:			
Revenue from Sale of TDR		-	48,222,720
	Total	**-**	**48,222,720**
15. Others Income			
Sundry Credit Balance Written Back		440	15,000
	Total	**440**	**15,000**
16. Costs Of Construction / Development			
Construction costs incurred during the year:			
Purchase of TDR		-	48,222,720
Approval/Construction expenses		101,256	-
		101,256	**48,222,720**
17. Changes in Inventories of Work-in-progress			
Opening Inventory :			
Work-in-progress		134,967,025	165,026,830
		134,967,025	**165,026,830**
Add/(Less): During the year		(3,500,000)	(30,168,056)
Total		**131,467,025**	**134,858,774**
Closing Inventory :			
Work-in-progress		131,568,281	134,967,025
		131,568,281	134,967,025
	Total	**(101,256)**	**(108,251)**
18. Employee Benefits Expense			
Salaries, bonus, etc.		-	108,251
	Total	-	**108,251**
19. Finance Costs			
Interest costs:-			
Interest on Fixed loans		-	-
	Total	-	-
20. Other Expenses			
Legal and professional fees		81,890	20,000
Filing Fee		17,520	7,979
Other expenses (Refer Footnote)		58,177	49,732
	Total	**157,587**	**77,711**
Footnote :			
Auditors Remuneration			
- Audit Fees		30,000	30,000
- Limited Review		-	-
	Total	**30,000**	**30,000**

Vega Developers Pvt. Ltd

21. EARNINGS PER SHARE (EPS)	Year Ended 31st March, 2019 ₹	Year Ended 31st March, 2018 ₹
Basic and Diluted Earning Per Share	(0.46)	(0.22)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

Profit for the year attributable to the owners of the Company	(136,631)	(64,648)
Earnings used in the calculation of basic earnings per share	(136,631)	(64,648)
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	300,000	300,000

22. CONTINGENT LIABILITY

The company does not have any contingent liability as on the balance sheet date, as certified by the management and relied upon by the auditor.

23. In the opinion of the Board of Directors of the Company, all the items of current assets, current libilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet.

24. CAPITAL MANAGEMENT

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company.

Vega Developers Pvt. Ltd.

25. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

i) Holding Company
Hubtown Limited

ii) Firm with whom Company is Partner (till 31st July 2018)
Rising Glory Developers

Footnote:
(i) Related party relationship are identified by the Company and relied upon by the Auditors.
(ii) Previous Year figures are given in brackets.

B. Transaction with Related Parties -

(₹)

Particulars	HOLDING COMPANY
Loans and advances received /recovered:	
Hubtown Limited	-
	-
Loans and advances Paid:	
Hubtown Limited	-
	(3,510,000)

Balance outstanding receivables/ (payable) :

	Nature of Transactions	Amount (₹)	
		31st March, 2019	31st March, 2018
1	Hubtown Limited	(102,629,198)	(106,139,198)
2	Rising Glory Developers	-	-

Vega Developers Pvt. Ltd,

Particulars	WIP as on 31st Mar 2018	Addition/ Deletion During the year	WIP as on 31st March . 2019
Work-In-Progress (Kalina)			
Conveyance (Kalina)	19.473		19.473
CO-ORDINATION FEE (KALINA)	2 500 000		2.500.000
GENERAL EXP (KALINA)	15 043 533		15,043.533
Kalina (Kunchikurve) Project	3.649 099		3.549.099
Kunchikorve Complex Co-Op Society	612.000		612.000
Legal Charges	5 902		5.902
Mohd Farid Ali (SRA- KALINA PROJECT)	1 001 155		1 001.155
Office Exp. (Kunchikurve)	120		120
Professional Fees-Kalina	102,500		102,500
PROFESSIONAL FEES ON SITE	199.270		199.270
Sayyed Shaizadi Begum(Kalina Project)	9.000.000		9.000.000
Sheikh M.K (Kalina Project)	250.000		250.000
Soma S. Jadhav	717,000		717,000
Stamp Duty Charges(SRA - KALINA)	972,272		972,272
Stationery (Kalina)	853		853
Wadia Land Kalina	30,963,888		30,963,888
Zerox (Kalina)	7,461		7,461
Total Rs.	***65,044,526***	-	***65,044,526***
Work-In-Progress (Santacruz)			
Conveyance (K B Lal Ind)	14.504		14.504
K.B Lal .Industries (Santacruz Project)	37,567.996		37,567.996
Legal Exp. -KB Lal	25.000	25000	50.000
Mobile Expenses-K.B.Lal	400		400
Mobile Exp. (K B LAL IND)	4.719		4,719
STATIONERY (K.B.LAL IND.)	640		640
ZEROX (K.B.LAL INDUSTRIES)	3.876		3.876
Total Rs.	***37,617,135***	***25,000***	***37,642,135***
Work-In-Progress (Vile Parle)			
Bipin Vora (Ashok Niwas WIP)	-4.400.000	-3500000	-7.900.000
CFO Charges	164,000		164,000
Conveyance (Parle Ashok Niwas)	22.615		22.615
ELECTRICITY EXPS.-ASHOK NIVAS	3.520		3.520
Interest on Loan - WIP	29.673		29,673
Legal Fees-Ashok Nivas	-	60,750	60,750
Maintainence Charges	73,652	15,506	89.158
Mobile Exps (Ashok Nivas)	7.816		7,816
Parle Ashok Niwas Co Op Hsg Soc Ltd	19.318.282		19,318,282
Parle Ashok Niwas Co-Op.Soc.	618.174		618.174
Pravin Nanji Shah (Ashok Niwas WIP)	-1,600,000		-1.600.000
Professional Fees-Ashok Nivas	2,511,208		2,511.208
Rajeshree N. Joshi	9,500,000		9.500.000
Registration Charges (Ashok Niwas)	535,590		535.590
SALARY (ASHOK NIVAS)	641.251		641,251
Scrutiny Expenses	56,640		56,640
Stamp Duty Charges (Ashok Niwas)	4,819,896		4,819,896
STATIONERY (PARLE ASHOK NIWAS)	640		640
TDR (Parle Ashok Niwas)	-	-	-
ZEROX (PARLE ASHOK NIVAS)	2,406		2.406
Total Rs.	***32,305,363***	***-3,423,744***	***28,881,619***
Total WIP	134,967,025	-3,398,744	131,568,281

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

26 : Fair Value measurement of Financial Instruments

	31st March 2019 (₹)			31st March 2018(₹)		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
Financial Assets						
Trade Receivable			46,212,720			48,222,720
Cash and cash equivalent	-	-	483,873	-	-	498,612
Other financial assets	-	-	8,608	-	-	720
Total of Financial Assets	-	-	**492,481**	-	-	**499,332**
Financial Liabilities						
Trade Payables	-	-	46,389,976	-	-	48,262,564
Other Financial liabilities	-	-	103,999,809	-	-	107,320,571
Total of Financial Liabilities	-	-	**150,389,785**	-	-	**155,583,135**

27. Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

1) Market Risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

There is no cash outflow on account of interest on Loans and Business Advance from shareholders are to be repaid only on realisation of sale component.

2) Credit Risk

The Company is not exposed to credit risk form its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

3) Liquidity risk

The Company's cashflow requiremnet are met by funds received from its holding company.

As per our report of even date
FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

P. M. Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

Place: Mumbai
Date: 27/08/19

UDIN 19040694AAAAAL3586

For and on behalf of the Board of Directors

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

Independent Auditor's Report
To the Members of Vishal Techno Commerce Limited

1) **Opinion:**

We have audited the accompanying standalone financial statements of Vishal Techno Commerce Limited ('the Company'), which comprise the balance sheet as at 31st March, 2019, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended and notes to the Ind AS financial statements, including a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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, of the state of affairs of the Company as at 31st March, 2019 and its financial performance including other comprehensive income and the statement of changes in equity for the year ended on that date.

2) **Basis of Opinion:**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3) **Responsibility of Management's 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 financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rule, 2015 as amended, and other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
The Board of Directors are also responsible for overseeing the company's financial reporting process.

4) Auditor's Responsibility for the Audit of the Ind AS Financial Statements:
Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

a. Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
b. Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
d. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

e. Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

5) Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013, we give in the **Annexure A**, a statement on the matters specified in the paragraph 3 and 4 of the order.

2. As required by Section 143(3) of the Act, we report that:
   a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
   b) in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
   c) the balance sheet, the statement of profit and loss, the statement of cash flows 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 standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
   e) on the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act;

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure B**; and

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 no pending litigations on its financial position in its standalone 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; and

   iii. there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For Anand A Yadav & Associates
Chartered Accountants
FRN: 137527W

Anand Yadav
Proprietor
M. No.: 156864

Place: Mumbai
Date: 24th May, 2019

Annexure - A to the Independent Auditors' Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Vishal Techno Commerce Limited of even date)

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31st March, 2019, we report that:

(i) The company does not have any Fixed Assets during the financial year except tenancy rights relating to development of project and as at the balance sheet date;

(ii) The Company does not have any Inventories during the year and as at the balance sheet date.

(iii) The Company has granted any secured or unsecured loans to Companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013; and respect of the same:

a) in our opinion the terms and conditions of grant of such loans are not, prima facie, prejudicial to the Company's interest;

b) the schedule of repayment of principal on demand and the loan is interest free loan;

c) there is no overdue amount in respect of loans granted to such companies.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.

(vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.

(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, undisputed statutory dues, including income-tax and other material statutory dues, wherever applicable, with the appropriate authorities. There is no extent of arrears of statutory dues outstanding including interest at the balance sheet date, for a period exceeding six months from the date they become payable.

b. On the basis of our examination of documents and records of the Company, and explanation provided to us, there were no disputed dues in respect of Income Tax, Sales Tax, Wealth Tax, Service Tax, Custom Duty, Excise Duty or Cess except following assessment is pending;

Statute and nature of dues	Section	Financial Year	Disputed Dues	Forum where dispute is pending
Income Tax	221	2010-11	3,50,00,000	Commissioner of Income Tax (Appeals)
Total			**3,50,00,000**	

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

(viii) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.

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

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence reporting under Clause 3(xiv) of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into non-cash transactions with directors or persons connected to its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For Anand A Yadav & Associates
Chartered Accountants
FRN: 137527W

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

Anand Yadav
Proprietor
M. No.: 156864

Place: Mumbai
Date: 24^{th} May, 2019

Annexure - B to the Independent Auditors' Report
(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Vishal Techno Commerce Limited of even date)

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

We have audited the internal financial controls over financial reporting of Vishal Techno Commerce Limited ("the Company") as of 31st March, 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

1) **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.

2) **Auditor's 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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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 judgment, including the assessment of the risks of material misstatement of the standalone 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.

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

3) **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 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
3. provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

4) **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.

5) **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 31st March, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Anand AYadav & Associates
Chartered Accountants
FRN: 137527W

Anand Yadav
Proprietor
M. No.: 156864

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

Place: Mumbai
Date: 24th May, 2019

VISHAL TECHNO COMMERCE LIMITED
BALANCE SHEET AS AT 31st MARCH, 2019

Particulars	Note No.	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	-	-
(b) Investment property	4	3,236,465	3,302,831
(c) Financial assets			
(i) Investments	5	109,343	109,343
c) Other investments			
(ii) Loans	6	1,609,789,775	2,498,263,586
(d) Deferred tax assets	7	-	-
(e) Current tax assets	8	25,613,020	25,668,422
Total Non-Current assets		**1,638,748,603**	**2,527,344,182**
Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	9	221,917	6,711,747
(ii) Other financial assets	10	241,221,700	241,222,017
Total Current Assets		**241,443,617**	**247,933,764**
TOTAL ASSETS		**1,880,192,220**	**2,775,277,946**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	500,000	500,000
(b) Other equity	12	194,767,100	198,002,953
Total Equity		**195,267,100**	**198,502,953**
Liabilities			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	1,529,580,000	2,549,300,000
Total Non-Current Liabilities		**1,529,580,000**	**2,549,300,000**
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	150,711,510	12,674,282
(ii) Trade payables	15	2,192,171	8,731,999
(iii) Other financial liabilities	14	109,263	3,019,834
(b) Other current liabilities	16	396,707	1,008,709
(c) Provisions	17	573,315	326,750
(d) Current tax Liabilities	8	1,362,154	1,713,419
		155,345,120	**27,474,993**
Total Liabilities		**1,684,925,120**	**2,576,774,993**
TOTAL EQUITY AND LIABILITIES		**1,880,192,220**	**2,775,277,946**

As per our report of even date

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND YADAV
PROPRIETOR
Membership No. 156864

Mumbai
Date:24th May 2019

For and on behalf of the Board of Directors

Shrenik Mehta
DIRECTOR
DIN: 03137231

D V Prabhu
DIRECTOR
DIN: 03142640

VISHAL TECHNO COMMERCE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2019

Particulars	Note No.	Year ended 31st March, 2019 (₹)	Year ended 31st March, 2018 (₹)
I INCOME			
Revenue from Operations	18	439,524	627,720
Other Income	19	1,650	187,072
Total Income		**441,174**	**814,792**
II EXPENSES			
Finance Costs	20	3,334,449	9,629,294
Depreciation Expenses	21	66,366	68,561
Other Expenses	22	434,122	739,276
Total Expenses		**3,834,937**	**10,437,132**
Profit / (Loss) before Earlier Year Adjustment		**(3,393,763)**	**(9,622,339)**
Earlier Year Adjustment		-	**(8,618)**
Profit / (Loss) before Tax		**(3,393,763)**	**(9,630,957)**
Tax Expense			
(1) Current Tax		-	-
(2) Deferred tax (charge) / credit		-	(36,716)
(3) Excess / (Short) provision for taxation in respect of earlier years		(157,910)	(699,200)
		(157,910)	**(735,916)**
Profit / (Loss) for the Year		**(3,235,853)**	**(10,366,873)**
Other Comprehensive Income		-	-
Total Comprehensive Income/(Loss) for the year		**(3,235,853)**	**(10,366,873)**
Earning per equity share of nominal value of ₹10/each (In Rupees)			
Basic and Diluted	23	(6.47)	(20.73)

As per our report of even date

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND YADAV
PROPRIETOR
Membership No. 156864

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

Mumbai
Date:24th May 2019

VISHAL TECHNO COMMERCE LTD.

For and on behalf of the Board of Directors

Shrenik Mehta
DIRECTOR
DIN: 03137231

D V Prabhu
DIRECTOR
DIN: 03142640

VISHAL TECHNO COMMERCE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2019

Particulars	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
I. CASH FLOWS ARISING FROM OPERATING ACTIVITIES		
Net profit / (loss) before taxation and prior period items as per Statement of Profit and Loss	(3,393,763)	(9,630,957)
Add / (Less) :		
Finance costs	3,334,449	9,629,294
Depreciation and amortisation	66,366.00	68558.45
Excess/ (Short) provision for expense	-	8,618
Interest income	-	(178,454)
	3,400,815	9,528,016
Operating profit before working capital changes	7,052	(102,941)
Add / (Less) :		
(Increase) / Decrease in trade and other receivebles	213,629	1,820,065
Increase / (Decrease) in trade and other payables	(10,413,666)	5,646,880
Increase / (Decrease) in provisions	246,565	326,750
Direct taxes paid	-	-
	(9,953,472)	7,793,694
Net cash flow from operating activities - I	(9,946,420)	7,690,753
II. CASH FLOWS ARISING FROM INVESTING ACTIVITIES		
Inflow / (Outflow) on account of :		
Interest income received	-	199,145
(Increase) / Decrease Loans and Advances	888,473,811	(353,131,992)
Net cash flow from investing activities - II	888,473,811	(352,932,847)
III. CASH FLOWS ARISING FROM FINANCING ACTIVITIES		
Inflow / (Outflow) on account of :		
Proceeds from Long term borrowings	(881,682,772)	358,975,000
Finance costs paid	(3,334,449)	(7,203,349)
Net cash flow from financing activities - III	(885,017,221)	351,771,651
Net increase in cash and cash equivalents (I + II + III)	(6,489,830)	6,529,557
Add: Balance at the beginning of the year	6,711,747	182,190
	221,917	6,711,747
Reconciliation of Cash and Cash Equivalents (Refer Note 9)		
Cash on hand	10,663	1,863
Bank Balances in Current Accounts	211,254	6,709,884
Cash and Cash Equivalents at the end of the year	221,917	6,711,747

Footnote:
The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of Cash Flows

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND YADAV
PROPRIETOR
Membership No. 156864

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

Mumbai
Date:24th May 2019

For and on behalf of the Board of Directors

VISHAL TECHNO COMMERCE LTD.

Shrenik Mehta
DIRECTOR
DIN: 03137231

D V Prabhu
DIRECTOR
DIN: 03142640

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 1. Statement of Significant Accounting Policies.

1.1 Company Overview

Vishal Techno Commerce Limited is an unlisted Public Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ, lease of commercial, industrial and residential properties, solar power energy generation and distribution and financing activities.

1.2 The financial statements are approved for issue by the Company's Board of Directors on **24th May, 2019**.

Note 2. Significant Accounting Policies followed by the Company

I. Basis of preparation of financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

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

III. Revenue recognition

Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. Revenue from Construction Activity:

Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.

Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.

Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange forgoods or services that the company has transferred to the customer are classified as receivables.

The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable.

B. Interest income:

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

C. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV. Property plant and equipment, investment property and depreciation / ammortisation

A. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

B. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Office Equipments	5
Furniture and Fixture	10

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured at its cost, including related transaction costs and where applicable borrowing costs less depreciation and impairment if any. Depreciation on building is provided over it's useful life using the written down value method.

Useful life considered for calculation of depreciation for assets class are as follows-

Asset Category	Estimated useful life (in Years)
Residential Flat	60

V. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay Income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively

VI. Trade and other payables

These amounts represent liab lities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

VII. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

VIII. Borrowings and Borrowing costs

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

IX. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders 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, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

X. Cash Flow Statement

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

XI. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XIII. Recent accounting pronouncements

Ind AS 116

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019.

Ind AS 116 sets out the principles for the recognition,measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of IND AS 116 is expected to be insignificant.

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2019

	Amount (₹)
A. EQUITY SHARE CAPITAL	
As at 1st April, 2017	500,000
Changes in equity share capital	-
As at 31st March, 2018	500,000
Changes in equity share capital	-
As at 31st March, 2019	500,000

Amount in (₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance at April 1, 2017	500,000.00	208,369,827	208,869,827
Total Comprehensive Income for the year	-	(10,366,873)	(10,366,873)
Balance as at 31st March, 2018	500,000.00	198,002,953	198,502,953
Total Comprehensive Income for the year	-	(3,235,853)	(3,235,853)
Balance as at 31st March, 2019	500,000.00	194,767,100	195,267,100

As per our report of even date

For and on behalf of the Board of Directors

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

ANAND YADAV
PROPRIETOR
Membership No. 156864

VISHAL TECHNO COMMERCE LTD.

Shrenik Mehta
DIRECTOR
DIN: 03137231

D V Prabhu
DIRECTOR
DIN: 03142640

Mumbai
Date:24th May 2019

VISHAL TECHNO COMMERCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

3. Property, plant and equipment

Amount in (₹)

	Furniture and Fixtures	Office Equipment	Total
Cost or deemed cost			
Balance at 1st April, 2017	288,238	17,250	305,488
Additions	-	-	-
Disposals/Discardment of Assets	-	-	-
Balance at 31st March, 2018	**288,238**	**17,250**	**305,488**
Accumulated depreciation			
Balance at 1st April, 2017	286,043	17,250	303,293
Eliminated on disposal of assets	-	-	-
Depreciation expense	2,195	-	2,195
Balance at 31st March, 2018	288,238	17,250	305,488
Carrying amount as at 31st March, 2018	-	-	-

Amount in (₹)

	Furniture and Fixtures	Office Equipment	Total
Cost or deemed cost			
Balance at 1st April, 2018	288,238	17,250	305,488
Additions	-	-	-
Disposals/Discardment of Assets	-	-	-
Balance at 31st March, 2019	**288,238**	**17,250**	**305,488**
Accumulated depreciation			
Balance at 1st April, 2018	288,238	17,250	305,488
Eliminated on disposal of assets	-	-	-
Depreciation expense	-	-	-
Balance at 31st March, 2019	**288,238**	**17,250**	**305,488**
Carrying amount as at 31st March, 2019	-	-	-

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
4. Investment property		
Cost or deemed cost		
Balance at the beginning of the year	5,927,638	5,927,638
Additions	-	-
Transferred from property, plant and equipment	-	-
Balance at the end of the year	**5,927,638**	**5,927,638**
Accumulated depreciation and impairment		
Balance at the beginning of the year	2,624,807	2,558,441
Depreciation expense	66,366	66,366
Effect of Foreign currency exchange differences	-	-
Balance at the end of the year	**2,691,173**	**2,624,807**
Carrying amount	3,236,465	3,302,831
5. Investment		
Non Current Investments		
(Trade, unless otherwise specified)		
Investment in equity instruments (Unquoted)		
I) Subsidiary Company (Fully paid up equity shares) (At cost)		
a) 10,000 (As at 31st March, 2018 :10,000) Equity shares of ₹ 10/- each **A B Renewable Energy Private Limited**	100,000	100,000
II) Others (At Fair Value)		
a) 25 (As at 31st March, 2018 :25) Equity shares of ₹ 29/- each Shamrao Vithal Co-operative Bank Limited (Refer Footnote)	9,343	9,343
Total	**109,343**	**109,343**

Footnote

Equity shares of Shamrao Vithal Co-operative Bank Limited are fair valued based on audited financial statement for the year ended F.Y. 2017-18

6. Loans		
Non-current		
Loans to related parties		
-Unsecured, considered good (Refer Note No: 24)	1,609,789,775	2,498,263,586
Less: Allowance for bad and doubtful loans	-	-
Total	**1,609,789,775**	**2,498,263,586**
7. Deferred Tax balances		
Deferred Tax Asset	-	-
Deferred Tax Liability	-	-
Total	-	-

2018-2019	Opening Balance	Recognised in profit or loss	Recognised in profit or loss
Deferred tax (liabilities) / assets in relation to:			
Property, plant and equipment	-	-	-
	-	-	-

2017-2018	Opening Balance	Recognised in profit or loss	Recognised in profit or loss
Deferred tax (liabilities) / assets in relation to:			
Property, plant and equipment	36,716	(36,716)	(36,716)
	36,716	**(36,716)**	**(36,716)**

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
8. Current Tax Assets / (Liabilities)		
(i) **Current Tax Assets**		
Advance Tax paid	25,613,020	25,668,422
Less: Provision for Tax	-	-
Current Tax Assets Total	**25,613,020**	**25,668,422**
(ii) **Current Tax Liability**		
Provision for Tax	1,362,154	1,713,419
Less: Advance Tax Paid	-	-
Current Tax Liability Total	**1,362,154**	**1,713,419**

Since the taxable income is negative, there is no current tax payable; hence reconciliation(Reconciliation of tax expense and the accounting profit multiplied by Company's tax rate) has not been provided.

9. Cash and Bank Balances		
Cash and cash equivalents		
Balances with banks:		
- in current accounts	211,254	6,709,884
Cash on hand	10,663	1,863
Total	**221,917**	**6,711,747**

Footnote:
Balances with bank in margin money are kept as security for guarantees / other facilities.

10. Other financial assets		
Current		
Security deposits	150,000	150,000
Other receivables (Other than Trade Receivables)	241,071,700	241,072,017
Total	**241,221,700**	**241,222,017**

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
11. Equity share capital		
Authorised Share Capital:		
1,000,000 (As at 31st March, 2018: 10,00,000) Equity Shares of ₹ 10/- each	10,000,000	10,000,000
Issued and subscribed capital comprises:		
50,000 (As at 31st March, 2018: 50,000) Equity Shares of ₹ 10/- each fully paid up	500,000	500,000
	500,000	500,000

11.1 **Reconciliation of the number of Equity shares outstanding at the beginning and at the end of reporting year**	Number of shares	Share Capital ₹
Balance at 1st April, 2017	50,000	500,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March , 2018	50,000	500,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March , 2019	50,000	500,000

11.2 **Shares held by its holding company or its ultimate holding company, subsidiaries or associates of the holding:**

	No. of equity shares	
	As at 31st March, 2019	As at 31st March, 2018
Holding Company		
Hubtown Limited with Benificiary Owners	50,000	50,000
Total	50,000	50,000

11.3 **Details of shares held by each shareholders holding more than 5% shares**

	As at 31st March, 2019		As at 31st March, 2018	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	50,000	100%	50,000	100%

11.4 **Terms/Right attached to Ordinary Equity Shares**

The company has a single class of equity shares having a par value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share.The company declares and pays dividend in indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
12. Other Equity		
Retained Earnings		
Balance at the beginning of the year	198,002,953	208,369,827
Profit attributable to the owners of the company	(3,235,853)	(10,366,873)
Balance at the end of the year	**194,767,100**	**198,002,953**
13. Borrowings		
Non-current		
Secured Loan		
- From financial institutions (Refer Footnote)	1,529,580,000	2,549,300,000
Total	**1,529,580,000**	**2,549,300,000**

Footnote:

(i) Repayable in quarterly installment starting from 30th September 2019. Mortgage of land and structures on project located in Andheri (East), Matunga, Kelavali, Ghodivali, Raigad, Mulund, Khalapur and Majiwade; first charge by way of over the receivable and escrow account collection from above project. Irrevocable and unconditional Personal Guarantee(s) of Mr. Hemant Shah and Vyomesh Shah. Corporate guarantee of Heet Builder Private Limited and Citygold Education Research Limited Pledge of shares of Heet Builder Private Limited, Citygold Education Research Limited held by Hubtown Limited. Pledge of 70,00,000 shares of Hubtown Limited.

(ii) The Company has borrowed funds from ECL Finance Limited for the project under execution in a fellow subsidiary, Heet Builders Private Limited. All the cost of borrowings, upfront fees and interest cost are borne by Heet Builders Private Limited to the extent of loans advanced to Heet Builders Private Limited out of total amount of borrowed from ECL Finance Limited.

	31st March, 2019	31st March, 2018
Currrent		
Unsecured		
(i) Loans repayable on demand:		
- From Related Party (Refer Footnote)	150,711,510	12,674,282
Total	**150,711,510**	**12,674,282**

Footnote

The Company has received interest free loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call/demand as the repayment period of such amounts so received is not measureable precisely.

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
14. Other financial liabilities		
Current		
Interest accrued but not due on borrowings	-	2,938,192
Other payables	109,263	81,642
Total	**109,263**	**3,019,834**
15. Trade payables		
Dues to MSME (Refer Footnote)	-	-
Dues to others	2,192,171	8,731,999
Total	2,192,171	8,731,999

Footnote

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
16. Other Current liabilities		
Other payables :		
- Statutory dues	396,707	1,008,709
Total	**396,707**	**1,008,709**
17. Provisions		
Current		
Provision for Rates and Taxes	573,315	326,750
Total	573,315	326,750

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

	Year ended 31st March, 2019 (₹)	Year ended 31st March, 2018 (₹)
18. Revenue from operations		
Other operating revenue :		
Excess provision for expenses	-	-
Sundry Creditor Balances Written Back	439,524	627,720
Total	**439,524**	**627,720**
19. Other income		
Interest Income:		
- Bank fixed deposits	-	178,454
Other gains and losses		
Gain on fair valuation of investments	-	8,618
Other Income :		
Interest on Income tax Refund	1,647	-
Miscellaneous Income	3	
Total (a+b+c)	**1,650**	**187,072**
20. Finance Costs		
Other interest expense (Refer Footnote)	3,151,201	9,450,001
Other Interest Charges (Delayed and penal Interest)	183,248	179,293
Total	**3,334,449**	**9,629,294**

Footnote:
Interest expense for loan taken from ECL Finance Limited is recoverable from Heet Builders Private Limited and therefore finance cost for the loan is not recognized for the year to the extent of loan advanced to Heet Builders Private Limited.

21. Depreciation and Amortisation Expenses		
Depreciation on Furniture and Fixtures	-	2,195
Depreciation on Buildings	66,366	66,366
Total	**66,366**	**68,561**
22. Other Expenses		
Rates and taxes	2,500	2,500
Repairs and society maintenance charges	212,473	217,040
Legal and professional fees	72,250	41,031
Other expenses	146,899	478,705
Total	**434,122**	**739,276**
Footnote:		
Audit Fees	20,000	20,000
	20,000	**20,000**

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

23. Earnings Per Share (EPS)	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
Basic and Diluted Earning Per Share	(6.47)	(20.73)

Basic EPS
The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

	Year Ended 31st March, 2019 (₹)	Year Ended 31st March, 2018 (₹)
Profit for the year attributable to the owners of the Company	(3,235,853)	(10,366,873)
Earnings used in the calculation of basic and diluted earnings per share		
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	500,000	500,000

24 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship

I	Holding Company	:	Hubtown Limited
II	Fellow Subsidiary	:	Heet Builders Private Limited
III	Others Significant Influence	:	Citygold Management Services Private Limited+J11

Footnote:
Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No	Nature of Transaction	Holding Company	Fellow Subsidiary	Others Significant Influence
i	Loans and advances received /recovered			
	Hubtown Limited	140,825,000	-	-
		(1,225,000)	(-)	(-)
	Heet Builders Private Limited	-	142,559,794	-
		(-)	(524,873,769)	(-)
ii	Interest expense borne on our behalf			
	Heet Builders Private Limited (Refer note 21)	-	-	-
		(-)	(9,450,001)	(-)
iii	Loan Repaid/given/ Adjusted			
	Hubtown Limited	3,000,000	-	-
		(250,000)	(-)	(-)
	Heet Builders Private Limited	-	1,031,033,605	-
		(-)	(171,741,777)	(-)
iv	Payment made on our Behalf			
	Heet Builders Private Limited	-	-	-
		(-)	(6,075,001)	(-)
	Citygold Management Services Pvt Limited			45,929
				(46,079)
v	On Behalf Payment made			
	Citygold Management Services Pvt Limited	-	-	-
		(-)	(-)	(921)
vi	Corporate gurantee availed during the year for loan taken			
	Hubtown Limited, Heet Builders Private Limited and Citygold Education Private Limited	-	-	-
		(2,876,390,797)	(-)	(-)

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

	Balances outstanding	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
i	**Balance Payables**		
	Holding Company		
	Hubtown Limited	150,499,282	12,674,282
	Others - Fellow Subsidiaries		
	Heet Builders Private Limited		
	Other Significant Influence		
	Citygold Management Services Pvt Limited	1,215,951	1,170,022
ii	**Balance Receivables**		
	Others - Fellow Subsidiaries		
	Heet Builders Private Limited	1,609,789,775	2,498,263,586
	Other Significant Influence		
	Citygold Management Services Pvt Limited	-	-
iii	**Balance of corporate gurantee for loan taken**		
	Holding Company and Fellow Subsidiary		
	Hubtown Limited, Heet Builders Private Limited, Citygold Education Private Limited	1,529,580,000	2,876,390,797

Note:-
The loan of Rs. 16,310.77 lakhs taken by Vishal Techno Commerce Limited has been jointly and severally guranteed by Heet Builders Private Limited and Hubtown Limited. There is no contract determining the ratio of individual gurantees by each party, in such cases the amount shall be divided equally between each party.

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

25. Contingent Liability

A. Contingent liability with regards disputed dues with statutory authorities :	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
A. Claims against company not acknowledge as debt on account of:-		
Income tax matter under appeals with the Commissioner of Income Tax (Appeal) :		
Financial year 2010-2011 Under Section 221 of Income Tax Act, 1961	9,900,370	9,900,370
Financial year 2011-2012 Under Section 143(3) of Income Tax , 1961	-	-
Total	9,900,370	9,900,370

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

The Company does not have any contingent liability as at balance sheet date, other then stated above, as certified by management & relied upon by the auditors.

B. On account of Corporate guarantees issued by the Company to ECL Finance Limited on behalf of Heet Bulders Private Limited : Outstanding Loan amount	-	-
	-	-

26 Capital Management

The entity manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt (Borrowings offset by cash and bank balances) and total equity of the company.

Gearing Ratio

The gearing ratio at the reporting period was as follows	As at 31st March, 2019 (₹)	As at 31st March, 2018 (₹)
Secured Loan	1,529,580,000	2,549,300,000
Unsecured Loan	150,711,510	12,674,282
Interest accured and due/and but not due	-	2,938,192
Total Debt	**1,680,291,510**	**2,564,912,474**
Cash and Cash Equivalents	221,917	6,711,747
Net Debt (A)	**1,680,069,593**	**2,558,200,727**
Equity Share Capital	500,000	500,000
Other equity	194,767,100	198,002,953
Total Equity (B)	**195,267,100**	**198,502,953**
Debt Equity Ratio A/B	**8.60**	**12.89**

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

27 Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

i) Market Risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company has borrowed funds for execution of project by a fellow subsidiary Heet Builders Private Limited. Interest and other Borrowings cost are born by Heet Builders Private Limted refer **Note No. 14**

ii) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

iii) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

28 In the opinion of the Board of Directors of the Company, all items of Current Assets, Non Current Assets, Non current liabilities, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

29 Previous year's figures have been regrouped/ recast whenever necessary.

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND YADAV
PROPRIETOR
Membership No. 156864
Mumbai
Date:24th May 2019

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LTD.

For and on behalf of the Board of Directors

Shrenik Mehta
DIRECTOR
DIN: 03137231

D V Prabhu
DIRECTOR
DIN: 03142640

INDEPENDENT AUDITOR'S REPORT

TO,

THE MEMBERS OF,
YANTTI BUILDCON PRIVATE LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying Ind AS financial Statements of **YANTTI BUILDCON PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2019, and 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 the significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS financial statements").

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 of the Company as at 31st March, 2019, and its loss (financial performance including other comprehensive Income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 financial position, financial performance including other comprehensive income, cash flows and changes in equity of the company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No
038823
Chartered Accountants

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, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind As financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the INDAS Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

• Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

• Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No
038823
Chartered Accountants

• Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

I. As required by 'the Companies (Auditor's Report) Order, 2016', issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act (hereinafter referred to as the "Order"), and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give in the **Annexure A** statement on the matters specified in paragraphs 3 and 4 of the Order.

II. As required by Section143 (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, the Cash Flow Statement and statement of changes in Equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

M.K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No. 038823
Chartered Accountants

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**.

(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 does not have any material pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823

Place : Mumbai
Date : 23/05/2019

"ANNEXURE-A" REFERRED TO IN PARAGRAPH I OF OUR REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF YANTTI BUILDCON PRIVATE LIMITED

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

(i) a) The company has maintained proper records showing full particulars of its quantitative details and situation of fixed assets;

b) The company has physically verified its fixed assets at reasonable interval;

c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, no material discrepancies were noticed on verification of such assets.

(ii) The company has physically verified its inventories at reasonable intervals of time and no material discrepancies have been noticed on such verification of inventories.

(iii) In our opinion, and according to the information and explanations given to us, the Company has during the year, not granted any unsecured loans to Companies covered in the register maintained under Section 189 of the Companies Act, 2013.

(iv) As per the information received there are no loan, investment, guarantees and security to director by the company.

(v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India under the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable to the Company.

(vi) In our opinion, and according to the information and explanation given to us, the Company has not crossed the threshold limit as prescribed by the Central government under sub-section (1) of section 148 of the Act for maintenance of cost records and hence such the provision for maintenance of records are not applicable to the company;

(vii) a. According to the records of the Company, it has been generally regular in depositing, wherever applicable Custom Duty, Cess and other statutory dues with the appropriate authorities. There have been delays during certain months in depositing Income Tax Deducted at Source and Service Tax. There was Tax Deducted at Source Amount payable of Rs.13,16,290/- outstanding at the last day of the financial year for a period exceeding six months from the date they became payable. There were no dues during the year towards Employees State Insurance;

M.K. GOHEL & ASSOCIATES MUMBAI M. No 038823 Chartered Accountants

b. On the basis of our examination of documents and records of the Company, and explanation provided to us, there are no disputed dues in respect of Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty or Cess other than mentioned below:

Statute and nature of dues	Section	Financial Year	Disputed Dues	Forum where dispute is pending
Income Tax	143(3)	2011-12	40,08,522	Income Tax Appellate Tribunal

(viii) The company has not defaulted in repayment of loans and borrowing to a financial institution, banks, government or dues to debenture holders.

(ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year

(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 the material fraud on or by the Company, has been noticed or reported by the Company during the year, nor have we been informed any such case by the Company;

(xi) No Managerial remuneration has been paid or provided during the year.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act where applicable and the details of such related party transactions have been disclosed in the Ind AS financial statements as required by Accounting Standard (AS) 18, Related Party Disclosures prescribed under Section 133 of the Act, read with the relevant rules.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

(xv) In our opinion and 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/ her. Accordingly, paragraph 3(xv) of the Order is not applicable

(xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No. 038823

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Place : Mumbai
Date : 23-05-2019

"ANNEXURE-B" REFERRED TO IN PARAGRAPH II OF OUR REPORT ON THE INTERNAL FINANCIAL CONTROLS UNDER CLAUSE (i) OF SUB-SECTION 3 OF SECTION 143 OF THE COMPANIES ACT, 2013 ("THE ACT") OUR AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019 OF YANTTI BUILDCON PRIVATE LIMITED.

We have audited the internal financial controls over financial reporting of YANTTI BUILDCON PRIVATE LIMITED ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone 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 ōver financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('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, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting 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.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No. 038823
Chartered Accountants

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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823

Place : Mumbai
Date : 23-05-2019

YANTTI BUILDCON PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH 2019

Particulars	Note No.	As at 31 March, 2019	As at 31 March, 2018
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	2,92,000	2,92,000
(b) Financial assets			
Investments	5	-	10,000
(c) Current tax assets (Net)	6	1,10,901	1,10,901
Total Non-Current assets		4,02,901	4,12,901
Current assets			
(a) Inventories	7	57,72,86,372	57,38,70,227
(b) Financial assets			
(i) Cash and cash equivalents	8	2,40,211	2,59,303
(ii) Loans	9	-	15,000
(c) Other current assets	10	1,00,000	1,89,488
Total Current Assets		57,76,26,583	57,43,34,018
Total assets		57,80,29,484	57,47,46,919
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	11	5,00,000	5,00,000
(b) Other equity	12	(70,93,162)	(71,07,688)
Total Equity		(65,93,162)	(66,07,688)
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Other Financial Liabilities	13	-	-
Total Non-Current Liabilities		-	-
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	92,07,556	88,92,587
(ii) Trade payables	15	14,58,46,503	17,34,43,315
(iii) Other financial liabilities	13	42,35,24,236	39,29,47,903
(b) Other current liabilities	16	60,44,351	60,70,902
Total Current Liabilities		58,46,22,646	58,13,54,607
Total Liabilities		58,46,22,646	58,13,54,607
Total Equity and Liabilities		57,80,29,484	57,47,46,919

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

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

Place: Mumbai
Date: 24th May 2019

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD.
BANGALORE

HEMANT GULATI
DIRECTOR
DIN: 00408734

SAMEERKUMAR SALOT
DIRECTOR
DIN: 07115916

YANTTI BUILDCON PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2019

Particulars	Note No.	Year ended 31 March, 2019	Year ended 31 March, 2018
INCOME			
Revenue from Operations	17	2,30,038	38624
Share of Profit / (Loss) of Joint Ventures		18,946	(365)
Total Income		2,48,984	38,259
EXPENSES			
Costs Of Construction / Development	18	-	24,47,500
Changes in Inventories of Incomplete Projects	19	(34,16,145)	(34,13,990)
Employee Benefits Expense	20	-	37,652
Finance Costs	21	1,68,080	16,08,860
Other Expenses	22	34,82,523	10,83,199
Total Expenses		2,34,458	17,63,221
Profit/(Loss) before Tax		14,526	(17,24,962)
Tax Expense			
(1) Current Tax		-	-
(2) Excess / (Short) provision for taxation in respect of earlier years		-	-
Total		-	-
Profit for the Year		14,526	(17,24,962)
Earning per equity share of nominal value of ` 10/- each (in Rupees)	23		
Basic and Diluted		0.29	(34.50)

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

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

Place: Mumbai
Date: 24th May 2019

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD. BANGALORE

HEMANT GULATI
DIRECTOR
DIN: 00408734

SAMEERKUMAR SALOT
DIRECTOR
DIN: 07115916

YANTTI BUILDCON PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2019

	Particulars	2018 - 2019		2017 - 2018	
		`		`	
	Cash Flow arising from Operating Activities:				
I	Net Profit before taxes as per profit and loss account		14,526		(17,24,962)
	Add / (Deduct) :				
	Interest Expenses	1,68,080		16,08,860	
	Depreciation	-		-	
	Share of Profit	-		-	
			1,68,080		16,08,860
	Operating Profit / (Loss) before Working Capital Changes		1,82,606		(1,16,102)
	Add / (Deduct) :				
	(Increase) / Decrease in Inventories	(34,16,145)		(34,13,990)	
	(Increase) / Decrease in Loans and Advances	1,14,488		-	
	Increase / (Decrease) in Trade Payables and other liabilities	85,78,456		91,76,817	
	Income tax paid	-		-	
			52,76,799		57,62,828
	Net Cash Flow in the course of operating activities		**54,59,405**		**56,46,726**
	Cash Flow from Investing Activities:				
II	Inflow / (Outflow) on account of:				
	Share of Profit	-		-	
	Proceeds from Long Term Investments	-		-	
	Net Cash Flow in the course of Investing activities		-		-
	Cash Flow from Financing Activities:				
III	Inflow / (Outflow) on account of:				
	Unsecured Loans Borrowed (net)	3,14,969		-	
	Interest Paid	(57,93,466)		(56,25,385)	
	Net Cash Flow in the course of Financing activities		**(54,78,497)**		**(56,25,385)**
	Net Increase / (Decrease) in Cash and Cash Equivalents (I + II + III)		(19,092)		21,341
	Add: Cash and Cash Equivalents at the Beginning of the Year		2,59,303		2,37,962
	Cash and Cash Equivalents at the end of the Year		2,40,211		2,59,303
	Reconcilition of cash and cash equilvalent (Refer note 8)				
	Cash on hand	2,743		2,743	
	Balances with banks				
	in current account	2,37,468	2,40,211	2,56,560	2,59,303

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

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

Place: Mumbai
Date: 24th May 2019

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD. BANGALORE

HEMANT GULATI
DIRECTOR
DIN: 00408734

SAMEERKUMAR SALOT
DIRECTOR
DIN: 07115916

YANTTI BUILDCON PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH 2019

			(`)
	Equity Share Capital	Reserves and Surplus	
	Equity Share Capital	Retained Earnings	Total
Balance at March 31, 2017	5,00,000	(53,82,726)	(48,82,726)
Total Comprehensive Income for the year	-	(17,24,962)	(17,24,962)
Balance at March 31, 2018	5,00,000	(71,07,688)	(66,07,688)
Total Comprehensive Income for the year	-	14,526	14,526
Balance at March 31, 2019	5,00,000	(70,93,162)	(65,93,162)

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

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR

Place: Mumbai
Date: 24th May 2019

For and on behalf of the Board of Directors

HEMANT GULATI
DIRECTOR
DIN: 00408734

SAMEERKUMAR SALOT
DIRECTOR
DIN: 07115916

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2019

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**

Yantti Buildcon Private Limited is an Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ as well as sale and lease of commercial, industrial properties and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on **24th May, 2019**.

Note 2. Significant Accounting Policies followed by the Company

I. **Basis of preparation of financial Statements**

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. **Significant accounting judgements, estimates and assumptions**

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

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

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI M. No. 038823

YANTTI BUILDCON PVT. LTD. BANGALORE

III. Revenue recognition

Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. **Revenue from Construction Activity:**

Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.

Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the tot: project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.

Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange forgoods or services that the company has transferred to the customer are classified as receivables.

The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable.

B. **Interest Income:**

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

C. **Others:**

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV. Property plant and equipment, investment property and depreciation / ammortisation

A. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

B. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (In Years)
Computer	3

V. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VI Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

VII. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

VIII. Borrowings and Borrowing costs

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

M. K. GOHEL & ASSOCIATES MUMBAI

YANTTI BUILDCON PVT. LTD. BANGALORE

IX. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders 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, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

X. Cash Flow Statement

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

XI. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdraft as they are considered an integral part of the Company's cash management.

XII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XIII. Recent accounting pronouncements

Ind AS 116

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019.

Ind AS 116 sets out the principles for the recognition,measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of IND AS 116 is expected to be insignificant.

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

YANTTI BUILDCON PVT. LTD. BANGALORE

YANTTI BUILDCON PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

4. Property, plant and equipment

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at March 31, 2017	2,92,000	97,882	3,89,882
Additions	-	-	-
Disposals	-	-	-
Balance at March 31, 2018	2,92,000	97,882	3,89,882
Accumulated depreciation			
Balance at March 31, 2017	-	97,882	97,882
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at March 31, 2018	-	97,882	97,882
Carrying amount as at 31st March 2018	2,92,000	-	2,92,000

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at March 31, 2018	2,92,000	97,882	3,89,882
Additions	-	-	
Disposals	-	-	-
Balance at March 31, 2019	2,92,000	97,882	3,89,882
Accumulated depreciation			
Balance at March 31, 2018	-	97,882	97,882
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at March 31, 2019	-	97,882	97,882
Carrying amount as at 31st March 2019	2,92,000	-	2,92,000

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

YANTTI BUILDCON PVT. LTD.
BANGALORE

		As at 31 March, 2019	As at 31 March, 2018
5	Investments		
	Non Current Investments		
	(Trade, unless otherwise specified)		
A)	Capital Investment in Partnership Firms and Joint Ventures		
	M/s Rising Glory Developers	-	10,000
	Less: Provision for Diminution in the value of investments	-	-
	Total	-	10,000

Sr No	Name of Partners	31 March, 2019 Profit Sharing Ratio	31 March, 2018 Profit Sharing Ratio
1	Hubtown Limited	25.00%	20.00%
2	Ackruti Safeguard System Private Limited (Upto 31st July, 2018)	-	5.34%
3	Citygold Education Research Limited	25.00%	5.34%
4	Citygold Farming Private Limited (Upto 31st July, 2018)	-	5.34%
5	Diviniti Projects Private Limited	25.00%	5.34%
6	Halitious Developers Limited (Upto 31st July, 2018)	-	5.34%
7	Headland Farming Private Limited (Upto 31st July, 2018)	-	5.33%
8	Heddle Knowledge Private Limited	25.00%	5.33%
9	Heet Builders Private Limited (Upto 31st July, 2018)	-	5.33%
11	Subhsiddhi Builders Private Limited (Upto 31st July, 2018)	-	5.33%
12	Sunstream City Private Limited (Upto 31st July, 2018)	-	5.33%
13	Upvan lake Resort Private Limited (Upto 31st July, 2018)	-	5.33%
14	Vega Developers Private Limited (Upto 31st July, 2018)	-	5.33%
15	Whitebud Developers Limited (Upto 31st July, 2018)	-	5.33%
16	Yantti Buildcon Private Limited (Upto 31st July, 2018)	-	5.33%
	TOTAL	**100%**	**100%**
	Total Capital of the firm in `	1,50,000	1,50,000

		As at 31 March, 2019	As at 31 March, 2018
6	Current Tax Assets (Net)		
	Advance Tax paid	1,10,901	1,59,901
	Less: Provision for Tax	-	(49,000)
	Total	1,10,901	1,10,901

Income Tax expense

(a) Income Tax expense

Current Tax

Current Tax on taxable income for the year

Tax in respect of earlier years

Current tax expense

(b) Significant Estimates

In calculating the tax expense for the current period, the group has treated certain expenditures as being deductible for tax purposes.

(c) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.

7	Inventories		
	Inventories (lower of cost or net realisable value)		
	- Incomplete projects	57,72,86,372	57,38,70,227
	Total	57,72,86,372	57,38,70,227

MUMBAI

BUILDCON PVT. LTD. BANGALORE

YANTTI BUILDCON PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

8	**Cash and cash equivalents**		
	Balances with banks:		
	- in current accounts	2,37,468	2,56,560
	Cash on hand	2,743	2,743
	Total	2,40,211	2,59,303
9	Loans		
	Current		
	Loans to Employees	-	15,000
	Total	-	15,000

		As at 31 March, 2019	As at 31 March, 2018
10	Other Current assets		
	Current		
	Advances Recoverable	1,00,000	1,89,488
	Prepaid Expense	-	-
	Total	1,00,000	1,89,488

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI

MKG

YANTTI BUILDCON PVT. LTD. BANGALORE

		As at 31 March, 2019 `	As at 31 March, 2018 `
11	Equity share capital		
Authorised Share Capital:			
	50,000 (P.Y. 50,000) Equity Shares of ` 10/- each	5,00,000	5,00,000
Issued and subscribed capital comprises:			
	50,000 (As at March 31, 2018: 50,000) Equity Shares of ` 10/- each fully paid up	5,00,000	5,00,000
		5,00,000	5,00,000

11.1	Reconciliation of the number of Equity shares outstanding at the beginning and at the end of reporting year		
	Balance at April 1, 2017		
Add :	Issued during the year		
Less :	Bought back during the year		
	Balance at March 31, 2018	50,000	50,000
Add :	Issued during the year	-	-
Less :	Bought back during the year	-	-
	Balance at March 31, 2019	50,000	50,000

11.2 Details of shares held by each shareholders holding more than 5% shares

	As at 31 March, 2019		As at 31 March, 2018	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with beneficiary holders	50,000	100%	50,000	100%
Total	50,000	100%	50,000	100%

11.3 The company has a single class of equity shares having a par value of `10/- per share. Each holder of equity share is entitled to one vote per share . The company declares and pays dividend in indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.

		As at 31 March, 2019 `	As at 31 March, 2018 `
12	Other Equity		
	Equity Component of Financial Instruments	-	-
	Retained Earning	(70,93,162)	(71,07,688)
	Total	**(70,93,162)**	**(71,07,688)**
	Retained Earnings		
	Balance at the beginning of the year	(71,07,688)	(53,82,726)
	Profit attributable to the owners of the company	14,526	(17,24,962)
	Balance at the end of the year	(70,93,162)	(71,07,688)

M. K. GOHEL & ASSOCIATES Chartered Accountants MKG MUMBAI M. No. 038823

YANTTI BUILDCON PVT. LTD. BANGALORE

13	Other financial liabilities		
	Non-current		
	Retention money payable	-	-
	Total	-	-
	Current		
	Interest accrued and due on borrowings	-	-
	Business advances from related party **(Refer Footnote)**	42,34,39,626	39,29,07,829
	Other payables	84,610	39,974
	Total	42,35,24,236	39,29,47,803

Footnote:

The Company has received interest free advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

		As at 31 March, 2019	As at 31 March, 2018
14	Borrowings		
	Current		
	Unsecured		
(i)	Loans repayable on demand:		
	- From Related Party (Refer Footnote A)	-	-
	- From Company (Refer Footnote B)	92,07,556	88,92,587
	Total	92,07,556	88,92,587

Footnote :

A) Loan from director are interest free and are repayable on demand

B) Unsecured loan from company are received at the rate of C.Y. 19.10%- (P.Y. 19.10%) and are repayable on demand.

15	Trade payables		
	Dues to MSME	-	-
	Dues to Others	14,58,46,503	17,34,43,315
	Total	14,58,46,503	17,34,43,315

Footnote :

As per information available with the Comapny regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Comapny are registered under MSMED Act, and the same has been relied upon by the auditors.

16	Other Liabilities		
	Current		
	Other payables :		
	Overdrawn bank balances as per books of accounts	-	-
	- Provision for Audit Fees	15,000	55,422
	Profession Tax Payable	-	-
	- Statutory dues	60,29,351	60,15,480
	Total	60,44,351	60,70,902

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI MKG

YANTTI BUILDCON PVT. LTD. BANGALORE

YANTTI BUILDCON PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

		Year ended 31 March, 2019	Year ended 31 March, 2018
17	**Revenue from operations**		
	Other operating revenue :	-	-
	- Sundry credit balances appropriated	2,04,616	38,624
	Excess Provision Written Back	25,422	
	Total	2,30,038	38,624
18	**Costs Of Construction / Development**		
	Construction costs incurred during the year:	-	-
	Land / rights acquired	-	24,47,500
	Other Direct Civil Cost	-	-
	Total	-	24,47,500
19	**Changes In Inventories Of Incomplete Projects**		
	Opening Inventory :		
	Incomplete projects	57,38,70,227	57,04,56,237
		57,38,70,227	57,04,56,237
	Closing Inventory :		
	Incomplete projects	57,72,86,372	57,38,70,227
		57,72,86,372	57,38,70,227
	Total	(34,16,145)	(34,13,990)
20	**Employee Benefits Expense**		
	Salaries, bonus, etc.	-	-
	Staff welfare expenses	-	37,652
	Total	-	37,652
21	**Finance Costs**		
	Interest on Fixed loans	-	-
	Delayed/penal interest on loans and statutory dues	1,68,080	16,08,860
	Total	1,68,080	16,08,860
22	**Depreciation and Amortisation Expenses**		
	Depreciation of property, plant and equipment	-	-
	Total	-	-
22	**Other Expenses**		
	Rates and taxes	-	53,016
	Bank Charges	5,049	2,704
	Directors' fees and travelling expenses	90,505	27,646
	Legal and professional fees	29,49,250	1,08,140
	Sundry Balances Written off	1,18,731	286
	Other Expenses	3,18,988	8,91,408
	Total	34,82,523	10,83,199
	Footnote:		
	Audit Fees	15,000	15,000
	GST on above	2,700	2,700
	Total	17,700	17,700

M. K. GOHEL & ASSOCIATES MKG MUMBAI M. No. 038823 Chartered Accountants

YANTTI BUILDCON PVT. LTD. BANGALORE

YANTTI BUILDCON PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

		Year ended 31 March, 2019	Year ended 31 March, 2018
23	Earnings per share (EPS)		
	Basic and Diluted Earnings Per Share	0.29	(34.50)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows

	Year Ended 31 March, 2019	Year Ended 31 March, 2018
Profit for the year attributable to the owners of the Company	14,526	(17,24,962)
Earnings used in the calculation of basic and diluted earnings per share	**14,526**	**(17,24,962)**

	Year Ended 31 March, 2019	Year Ended 31 March, 2018
Weighted average number of equity shares for the purposes of basic earnings per share		
Ordinary	50,000	50,000
Total	50,000	50,000

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

YANTTI BUILDCON PVT. LTD. BANGALORE

YANTTI BUILDCON PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2019

24 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship

	HOLDING COMPANY	:	Hubtown Limited
I	Firm in which Company is a partner	:	M/s Rising Glory Developers
II	Key Managerial Personnel	:	Hemant Gulati
III	Others Significant Influence	:	Citygold Management Services Private Limited

Footnote:
Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No.	Nature of Transaction	Holding Company	Others Significant Influence	Key Management Personnel of the Entity	Firm in which Company is a partner
i	**Business advances taken/ recovered / adjusted**				
	Hubtown Limited	3,43,33,405 (1,35,94,662)	- (-)	- (-)	- (-)
ii	**Business Advance given/repaid/adjusted**				
	Hubtown Limited	3,14,01,797 (33,09,000)	- (-)	- (-)	- (-)
iii	**InterCompany payables**				
	Citygold Management services Pvt Limited	- (-)	2,000 (400)	- (-)	- (-)
iv	**On Behalf payments made (Including reimbursement of Expenses)**				
	Hemant Gulati	- (-)	- (-)	2,92,024 (2,67,117)	- (-)
v	**On Behalf payments received/adjusted**				
	Hemant Gulati	- (-)	- (-)	2,82,430 (2,60,600)	- (-)
vi	**Share of Profit/Loss from Partnerships / Joint Ventures**				
	M/s Rising Glory Developers (Joint Venturer)	- (-)	- (-)	- (-)	81,054 (365)
vii	**Investemnt sold from Partnerships / Joint Ventures**				
	M/s Rising Glory Developers (Joint Venturer)	- (-)	- (-)	- (-)	10,000 -

Footnote:
Previous Year figures are given in brackets

Balance outstanding

		As at 31st March, 2019	As at 31st March, 2018
i	**Balance Payables**		
	Hubtown Limited (Holding Company)	42,34,39,626	42,05,08,018
	Citygold Management services Pvt Limited (Others Significant Influence)	-	2,000
	Hemant Gulati (Key Management Personnel)	26,611	17,017
	M/s Rising Glory Developers (Firm in which the Company is a Partner)	82,110	1,056
ii	**Balance Receivables**		
	M/s Rising Glory Developers	-	10,000

MKG
MUMBAI
M. No
038823
Chartered Accountants

YANTTI BUILDCON PVT. LTD.
BANGALORE

25 Contingent Liability

The company does not have any contingent liability as at the balance sheet date as certified by the management and relied upon by the auditors, as otherwise mentioned below:

Statute and nature of dues	Section	Financial Year	Disputed Dues	Amount Paid	Balance disputed dues payable	Forum where dispute is pending
Income Tax	143(3)	2011-12	40,69,952	61,430	40,08,522	Income Tax Appellate Tribunal
Total			**40,69,952**	**61,430**	**40,08,522**	

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

26 Capital Management

The ent ty manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt (Borrowings offset by cash and bank balances) and total equity of the company.

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

YANTTI BUILDCON PVT. LTD. BANGALORE

27 Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

i) Market Risk

Interest rate risk

Company has received intrest free advances and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

ii) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

iii) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

28 Trade payable & other current liability are subject to confirmation, reconciliation and adjustment if any.

29 The accumulated losses of the company have resulted in complete erosion of the net worth of the company. The Company's management is however of the view that the same erosion is temporary in nature as the company has made certain investments in certain assets / projects, the proceeds of which would, when fructified, result in recovery of the eroded worth of the company. The company to that extend does not see the stated erosion of the net worth as an impediment to its status as a going concern.

30 In the opinion of the Board of Directors of the Company, all items of Current Assets, Inventories and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

31 Previous year's figures have been regrouped / recast wherever necessary.

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

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103253W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Place: Mumbai
Date: 24th May 2019

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD. BANGALORE

HEMANT GULATI
DIRECTOR
DIN: 00408734

SAMEERKUMAR SALOT
DIRECTOR
DIN: 07115916