

# DOOGAR & ASSOCIATES

Chartered Accountants

## Independent Auditors' Report

To the Members of S N Realtors Private Limited

### Report on the Financial Statements

We have audited the accompanying financial statements of **S N Realtors Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2017, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Cash Flow Statement 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").

### 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 and presentation 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 prescribed under Section 133 of the Act read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. 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.

### Auditor's Responsibility

Our responsibility is to express an opinion on these Ind AS Financial Statements based on our audit.

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

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

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



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

### Opinion

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

### 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 sub-section (11) of Section 143 of the Act, we give in the "Annexure I", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The Balance Sheet, the Statement of Profit and Loss (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 relevant books of account.
  - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016.
  - (e) On the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure II" 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 Ind AS financial statements — Refer Note No. 30 to the Ind AS financial statements.
    - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts.
    - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.





- iv. The Company has provided requisite disclosures in the Ind AS financial statements as regards its holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the November 8, 2016 of the Ministry of Finance, during the period from November 8, 2016 to December 30, 2016. Based on audit procedures performed and the representations provided to us by the management, we report that the disclosures are in accordance with the books of account maintained by the Company and as produced to us by the Management- Refer Note No. 7 to the Ind AS financial statements.

**For Doogar & Associates**

Chartered Accountants

Firm's Registration No: 000561N



**Vikas Modi**

Partner

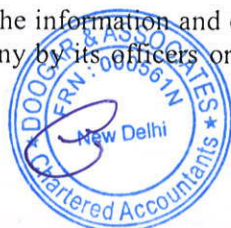
Membership No: 505603

Place: New Delhi

Date: 23 MAY 2017

**Annexure I to Independent Auditor's Report (Referred to in our report of even date)**

- i. (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the fixed assets.
- (b) The fixed assets have been physically verified by the management at the reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) In our opinion and according to information and explanations given to us, the Company does not hold any immovable property.
- ii. The inventory includes land, completed real estate projects, projects in progress and building material and consumables. Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.
- 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.
- iv. In our opinion and according to information and explanations given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of loans, investments, guarantees, and security.
- v. The Company has not accepted any deposits from the public.
- vi. The Central Government has not specified for the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013. Accordingly, Clause 3(vi) of the Order is not applicable.
- vii.(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, duty of customs, duty of excise, cess and other applicable material undisputed statutory dues have generally been deposited regularly during the year with the appropriate authorities with delays in certain cases and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, or other applicable material statutory dues which have not been deposited as on March 31, 2017 on account of any dispute .
- viii. In our opinion and according to the information and explanations given to us, the Company has not taken any loan from any banks and financial institutions. The Company did not issue any debentures as at the balance sheet date.
- ix. According to the information and explanations given to us, no term loan was taken and no money was raised by way of initial public offer or further public offer (including debt instruments) during the year.
- 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 given to us, no managerial remuneration has been paid or provided during the year.
- xii. According to the information and explanations given to us, the Company is not a Nidhi Company as prescribed under Section 406 of the Act. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of Act, where applicable and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- xiv. According to the information and explanations given 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.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. According to 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.

**For Doogar & Associates**

Chartered Accountants

Firm's Registration No: 000561N



**Vikas Modi**

Partner

Membership No: 505603

Place: New Delhi

Date: 23 MAY 2017

**Annexure II to Independent Auditors' Report — 31 March 2017 (Referred to in our report 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 S N Realtors Private Limited ("the Company") as at 31st March , 2017 in conjunction with our audit of the Ind AS Financial Statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

**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 Act, to the extent applicable to an audit of internal financial controls. 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 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:

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





- (c) 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.

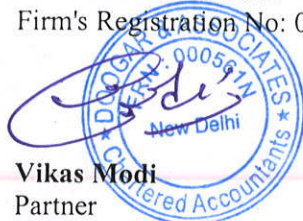
### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting but requires more strengthening and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2017, based on the internal control over financial reporting criteria established by the Company consisting 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 **Doogar & Associates**  
Chartered Accountants  
Firm's Registration No: 000561N



**Vikas Modi**  
Partner  
M.No.: 505603

Place: New Delhi  
Date: 23 MAY 2017

**BALANCE SHEET AS AT 31 MARCH 2017**

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
a) Property, Plant and Equipment	1	693,035.26	691,258.47	991,144.18
b) Financial Assets	2	2,234,660.00	2,234,060.00	2,234,060.00
i) Loans	3	5,297,984.95	5,290,238.72	6,709,687.75
c) Deferred Tax Assets (net)	4	427,370.82	1,188,643.67	54,055.01
d) Other Non-Current Assets	4	<u>8,653,051.03</u>	<u>9,404,200.86</u>	<u>9,988,946.94</u>
<b>Current Assets</b>				
a) Inventories	5	407,150,694.03	1,076,224,076.83	999,407,303.25
b) Financial Assets	6	1,365,834,518.94	636,580,654.05	586,041,772.38
i) Trade Receivables	7	3,458,543.98	2,059,621.26	15,565,113.72
ii) Cash and Cash Equivalents	8	-	60,000.00	60,000.00
iii) Loans	9	126,887,002.03	143,987,314.46	246,166,424.34
iv) Other Financial Assets	10	8,540,331.56	3,972,801.63	5,658,661.93
c) Other Current Assets	10	<u>1,911,871,090.54</u>	<u>1,862,884,468.23</u>	<u>1,852,899,275.62</u>
		<u>1,920,524,141.57</u>	<u>1,872,288,669.09</u>	<u>1,862,888,222.56</u>
<b>TOTAL ASSETS</b>				
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
a) Equity Share Capital	11	500,000.00	500,000.00	500,000.00
b) Other Equity		<u>30,077,240.64</u>	<u>29,640,410.57</u>	<u>13,704,997.85</u>
		<u>30,577,240.64</u>	<u>30,140,410.57</u>	<u>14,204,997.85</u>
<b>Liabilities</b>				
<b>Non-Current Liabilities</b>				
a) Financial Liabilities	12	-	-	54,821,184.00
i) Trade Payables	13	14,916,327.25	18,091,053.13	8,976,224.04
ii) Other Financial Liabilities	14	539,764.00	506,237.21	649,091.00
b) Other Non-Current Liabilities	15	45,732.00	12,083.00	36,531.00
c) Provisions	15	<u>15,501,823.25</u>	<u>18,609,373.34</u>	<u>64,483,030.04</u>
<b>Current liabilities</b>				
a) Financial Liabilities	16	135,621,128.00	430,767,212.00	-
i) Borrowings	17	1,023,553,742.94	327,175,185.00	268,500,155.00
ii) Trade Payables	18	127,001,327.15	90,642,932.15	65,192,355.60
iii) Other Financial Liabilities	19	587,798,163.59	964,558,176.62	1,447,576,659.07
b) Other Current Liabilities	20	470,716.00	10,395,379.41	2,931,025.00
c) Provisions	20	<u>1,874,445,077.68</u>	<u>1,823,538,885.18</u>	<u>1,784,200,194.67</u>
		<u>1,920,524,141.57</u>	<u>1,872,288,669.09</u>	<u>1,862,888,222.56</u>
<b>TOTAL EQUITY AND LIABILITIES</b>				

**TOTAL EQUITY AND LIABILITIES**

Significant accounting policies

A  
1-41

Notes on financial statements

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

**Doogar & Associates**

(Regn. No. 0005611N)

Chartered Accountants

New Delhi

**Vikas Modi**

Partner

M.No. 505603

For and on behalf of board of directors

**Kamal Kishore Gupta**

(Director)

DIN:02180278

**Manish Garg**

(Director)

DIN: 07099649

Place: New Delhi

Date: 23th May, 2017



# S N Realtors Private Limited

Regd. Office:7,Local Shopping Centre,Kalkaji,New Delhi-110019

CIN: U45201DL2005PTC134752

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2017

Particulars	Note No.	(Amount in Rupees)	
		Year Ended 31 March 2017	Year Ended 31 March 2016
<b>REVENUE</b>			
Revenue from Operations	21	71,340,777.06	113,886,808.00
Other Income	22	1,278,735.88	904,935.48
<b>TOTAL INCOME</b>		<b>72,619,512.94</b>	<b>114,791,743.48</b>
<b>EXPENSES</b>			
Cost of Material Consumed, Construction & Other Related Project Cost	23	149,632,755.42	161,418,189.38
Changes in Inventories of Finished Stock & Projects in Progress	24	(80,569,888.20)	(76,816,773.58)
Employee Benefits Expense	25	33,896.00	(6,284.00)
Finance Costs	26	809,559.93	505,896.96
Depreciation and Amortization Expense		255,848.07	305,551.21
Other Expenses	27	1,173,195.88	1,285,851.76
<b>TOTAL EXPENSES</b>		<b>71,335,367.10</b>	<b>86,692,431.73</b>
<b>Profit Before Tax</b>		<b>1,284,145.84</b>	<b>28,099,311.75</b>
Tax Expense	28	847,145.75	12,176,151.53
<b>Profit For The Year</b>		<b>437,000.09</b>	<b>15,923,160.22</b>
<b>Other Comprehensive Income</b>			
1) Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans		(260.00)	18,737.00
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss		89.98	(6,484.50)
<b>Total Other Comprehensive Income</b>		<b>(170.02)</b>	<b>12,252.50</b>
<b>Total Comprehensive Income for the year</b>		<b>436,830.07</b>	<b>15,935,412.72</b>
Earning Per Equity Share-Basic & Diluted (In Rupees)	29	8.74	318.71
Significant accounting policies	A		
Notes on financial statements	1-41		

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

Doogar & Associates

(Regn. No. 30056119)

Chartered Accountants

New Delhi

Vikas Modi

Partner

M.No. 305603

For and on behalf of board of directors



**Kamal Kishore Gupta**

(Director)

DIN:02180278



**Manish Garg**

(Director)

DIN: 07099649

Place: New Delhi

Date: 23th May, 2017

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2017**

**A. Equity Share Capital**

Particulars	Numbers	(Amount in Rupees)
Balance as at 1 April 2015	50,000	500,000.00
Changes in equity share capital during 2015-16	-	-
<b>Balance as at 31 March 2016</b>	<b>50,000</b>	<b>500,000.00</b>
Balance as at 1 April 2016	50,000	500,000.00
Changes in equity share capital during 2016-17	-	-
<b>Balance as at 31 March 2017</b>	<b>50,000</b>	<b>500,000.00</b>

**B. Other Equity**

(Amount in Rupees)

Description	Attributable to owners of S N Realtors Private Limited		
	Reserves and Surplus	Other Comprehensive Income	
	Retained Earnings	Remeasurement of Defined Benefit Obligation	Total Other Equity
Balance as at 1 April 2015	13,704,997.85	-	13,704,997.85
Profit for the year	15,923,160.22	-	15,923,160.22
Other Comprehensive Income	-	12,252.50	12,252.50
<b>Balance as at 31 March 2016</b>	<b>29,628,158.07</b>	<b>12,252.50</b>	<b>29,640,410.57</b>
Balance as at 1 April 2016	29,628,158.07	12,252.50	29,640,410.57
Profit for the year	437,000.09	-	437,000.09
Other Comprehensive Income	-	(170.02)	(170.02)
<b>Balance as at 31 March 2017</b>	<b>30,065,158.16</b>	<b>12,082.48</b>	<b>30,077,240.64</b>

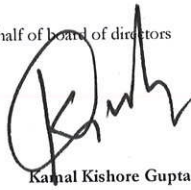
The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of  
**Doogar & Associates**  
 (Regn. No. 300561N)  
 Chartered Accountants

**Vikas Modi**  
 Partner  
 M.No. 505603

For and on behalf of board of directors



**Kamal Kishore Gupta**  
 (Director)  
 DIN:02180278



**Manish Garg**  
 (Director)  
 DIN: 07099649

Place: New Delhi  
 Date: 23th May, 2017



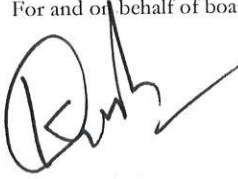
**Cash Flow Statement for the year ended March 31, 2017**

Particulars	Year Ended 31 March 2017	Year Ended 31 March 2016
<b>A. Cash flow from operating activities</b>		
<b>Profit for the year before tax</b>	<b>1,284,145.84</b>	<b>28,099,311.75</b>
Adjustments for :		
Depreciation and amortization expense	289,893.65	345,920.89
Profit on sale of fixed assets	-	(30,061.18)
Interest and finance charges	115,175,213.50	67,535,512.20
Finance Income	(824,920.34)	(448,749.13)
Liabilities no longer required written back	(105,600.47)	(0.55)
<b>Operating profit before working capital changes</b>	<b>115,818,732.18</b>	<b>95,501,933.98</b>
Adjustments for working capital		
Non Current Loans	(600.00)	-
Other Non current Assets	761,272.85	(1,134,588.66)
Inventories	669,073,382.80	(76,816,773.58)
Trade receivable	(729,253,864.89)	(50,538,881.67)
Current Loans	60,000.00	-
Current other Financial liabilities	17,100,312.43	102,179,109.88
Other non-financial Assets	(4,567,529.93)	1,685,860.30
Trade payable and other financial and non financial liabilities	320,807,153.29	(470,922,086.52)
	<b>273,980,126.55</b>	<b>(495,547,360.25)</b>
<b>Net cash flow from operating activities</b>	<b>389,798,858.73</b>	<b>(400,045,426.27)</b>
Direct tax paid	(10,779,972.41)	(3,298,259.59)
<b>Net cash generated from Operating activities (A)</b>	<b>379,018,886.32</b>	<b>(403,343,685.86)</b>
<b>B Cash flow from investing activities</b>		
Purchase of fixed assets (including Capital work in progress)	(291,670.44)	(66,360.00)
Sale of fixed assets	-	50,386.00
Interest received	824,920.34	448,749.13
<b>Net cash generated from /(used in) investing activities (B)</b>	<b>533,249.90</b>	<b>432,775.13</b>
<b>C Cash flow from financing activities</b>		
Proceed from borrowings(net)	(295,146,084.00)	400,000,000.00
Interest and finance charges paid	(83,007,129.50)	(10,594,581.73)
<b>Net cash (used in)/generated from Financing activities (C)</b>	<b>(378,153,213.50)</b>	<b>389,405,418.27</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>1,398,922.72</b>	<b>(13,505,492.46)</b>
<b>Opening balance of cash and cash equivalents</b>	<b>2,059,621.26</b>	<b>15,565,113.72</b>
<b>Closing balance of cash and cash equivalents</b>	<b>3,458,543.98</b>	<b>2,059,621.26</b>

Note:- Depreciation includes amount charged to cost of material consumed, construction & other related project cost.

As per our audit report of even date attached

For and on behalf of  
**Doogar & Associates**  
 (Regn. No. 000561N)  
 Chartered Accountants  
 New Delhi  
**Vikas Modi**  
 Partner  
 M. No.505603

For and on behalf of board of directors  
  
**Kamal Kishore Gupta**  
 Director  
 DIN: 02180278

  
**Manish Garg**  
 (Director)  
 DIN: 07099649

Place: New Delhi  
 Date: 23th May, 2017

**A Significant Accounting Policies :**

**1 Corporate information**

S N Realtors Private Limited ("The Company") is a subsidiary company of Navratan Techbuild Private Limited. Registered address of the Company is 7, Local Shopping Centre, Kalkaji New Delhi-110019.  
The company is into the real estate business.

**2 Significant Accounting Policies :**

**(i) Basis of Preparation**

The financial statements of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA'). The Company has uniformly applied the accounting policies during the period presented.

For all periods up to and including the year ended 31 March 2016, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). These financial statements for the year ended 31 March 2017 are the first financial statements, the Company has prepared in accordance with Ind AS. For the purpose of comparatives, financial statements for the year ended 31 March 2016 are also prepared under Ind AS.

The financial statements for the year ended 31 March 2017 were authorised and approved for issue by the Board of Directors on 23th May, 2017.

As these are the first financial statements of the Company under Ind AS. Refer note 41 for an explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position and financial performance.

**(ii) Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

**(a) Real estate projects**

Revenue from real estate projects is recognized on the 'Percentage of Completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred, including land, construction and development

cost of projects under execution subject, to such actual cost being 30 percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including land, construction and development cost bears to the total estimated cost of the project.

Effective from 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised) 2012" (referred to as "Guidance Note"), all projects commencing on or after the said date or projects where revenue is recognised for the first time on or after the said date, Revenue from real estate projects has been recognised on Percentage of Completion (POC) method provided the following conditions are met:

(1) All critical approvals necessary for commencement of the project have been obtained.

(2) The expenditure incurred on construction and development is not less than 25% of the total estimated construction and development cost.

(3) At least 25% of the saleable project area is secured by way of contracts or agreements with buyers.

(4) At least 10% of the total revenue as per the agreement of sale or any other legally enforceable documents are realised at the reporting date in respect of each of the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the respective contracts.

The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable losses are reviewed

periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined.

Unbilled revenue disclosed under other current financial assets represents revenue recognized based on percentage of completion method over and above amount due as per payment plan agreed with the customers. Amount received from customers which exceeds the cost and recognized profits to date on projects in progress, is disclosed as advance received from customers under other current liabilities. Any billed amount against which revenue is recognised but amount not collected is disclosed under trade receivables.

**(b) Interest Income**

Interest due on delayed payments by customers is accounted on accrual basis.

**(c) Sale of completed real estate projects**

Revenue from sale of completed real estate projects, land, development rights and sale/transfer of rights in agreements are recognised in the financial year in which agreements of such sales are executed and there is no uncertainty about ultimate collections.

**(d) Income from trading sales**

Revenue from trading activities is accounted for on accrual basis.

**(e) Dividend income**

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





**(iii) Borrowing Costs**

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

**(iv) Property, Plant and Equipment**

**Recognition and initial measurement**

Properties, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

**Subsequent measurement (depreciation and useful lives)**

Depreciation on Property, Plant and Equipment is provided on written down value method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in the case of steel shuttering and scaffolding, whose life is estimated as five years.

**De-recognition**

An item of property, plant and equipment and any significant part initially recognised is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

**(v) Intangible Assets**

**Recognition and initial measurement**

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

**Subsequent measurement (amortization and useful lives)**

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of four years on straight line method.

**(vi) Impairment of Non Financial Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

**(vii) Financial Instruments**

**(a) Financial assets**

**Initial recognition and measurement**

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs

**Subsequent measurement**

(1) Financial instruments at amortised cost – the financial instrument is measured at the amortised cost if both the following conditions are met:

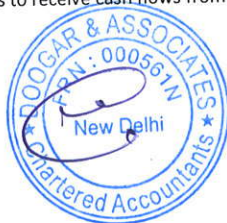
(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and  
(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

(3) Mutual funds – All mutual funds in scope of Ind-AS 109 are measured at fair value through profit and loss (FVTPL).

**De-recognition of financial assets**

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.



**(b) Financial liabilities**

**Initial recognition and measurement**

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

**Subsequent measurement**

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

**De-recognition of financial liabilities**

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

**(c) Compound financial instrument**

Compound financial instrument are separated into liability and equity components based on the terms of the contract. On issuance of the said instrument, the liability component is arrived by discounting the gross sum at a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost until it is extinguished on conversion or redemption. The remainder of the proceeds is recognised as equity component of compound financial instrument. This is recognised and included in shareholders' equity, net of income tax effects, and not subsequently re-measured.

**(d) Financial guarantee contracts**

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party 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 expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

**(e) Impairment of financial assets**

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 38 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

**(f) Offsetting of financial instruments**

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

**(viii) Inventories and Projects in progress**

**(a) Inventories**

(i) Building material and consumable stores are valued at cost, which is determined on the basis of the 'First in First out' method.

(ii) Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all related costs.

(iii) Completed real estate project for sale and trading stock are valued at lower of cost or net realizable value. Cost includes cost of land, materials, construction, services and other related overheads.

**(b) Projects in progress**

Projects in progress are valued at cost. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

**(ix) Foreign currency translation**

**(a) Functional and presentation currency**

The financial statements are presented in currency INR, which is also the functional currency of the Company.

**(b) Foreign currency transactions and balances**

i. Foreign currency transactions are recorded at exchange rates prevailing on the date of respective transactions.

ii. Financial assets and financial liabilities in foreign currencies existing at balance sheet date are translated at year-end rates.

iii. Foreign currency translation differences related to acquisition of imported fixed assets are adjusted in the carrying amount of the related fixed assets. All other foreign currency gains and losses are recognized in the statement of profit and loss.





**(x) Retirement benefits**

- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with Ind AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with Ind AS-19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

**(xi) Provisions, contingent assets and contingent liabilities**

A provision is recognized when:

- the Company 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; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

**(xii) Earnings per share**

Basic earnings per share are calculated by dividing the total comprehensive income for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total comprehensive income 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 share.

**(xiii) Operating lease**

Lease arrangements where the risk and rewards incident to ownership of an asset substantially vest with the lessor are recognized as operating lease. Lease rent under operating lease are charged to statement of profit and loss on a straight line basis over the lease term except where scheduled increase in rent compensate the lessor for expected inflationary costs.

**(xiv) Income Taxes**

- i. Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity)
  - ii. Deferred tax is recognised 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 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 realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

**(xv) Significant management judgement in applying accounting policies and estimation of uncertainty**

**Significant management judgements**

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

**(a) Revenue**

The Company recognises revenue using the percentage of completion method. This requires estimation of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable losses. These are reviewed periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined.

**(b) Recognition of deferred tax assets**

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

**Estimation of uncertainty**

**(a) Recoverability of advances/receivables**

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

**(b) Defined benefit obligation (DBO)**

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

**(c) Provisions**

At each balance sheet date on the basis of management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.



Note 1: PROPERTY, PLANT AND EQUIPMENT

(Amount in Rupees)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Total
<b>Gross carrying amount</b>				
Balance as at 1 April 2015	129,369.08	49,024.91	812,750.19	991,144.18
Additions	66,360.00			66,360.00
Disposals		(30,499.64)	(26,499.54)	(56,999.18)
<b>Balance as at 31 March 2016</b>	<b>195,729.08</b>	<b>18,525.27</b>	<b>786,250.65</b>	<b>1,000,505.00</b>
Balance as at 1 April 2016	195,729.08	18,525.27	786,250.65	1,000,505.00
Additions	-	179,337.30	112,333.14	291,670.44
Disposals				-
<b>Balance as at 31 March 2017</b>	<b>195,729.08</b>	<b>197,862.57</b>	<b>898,583.79</b>	<b>1,292,175.44</b>
<b>Accumulated depreciation</b>				
Balance as at 1 April 2015	-	-	-	-
Depreciation charge during the year	40,369.68	20,490.16	285,061.05	345,920.89
Disposals		(21,757.01)	(14,917.35)	(36,674.36)
<b>Balance as at 31 March 2016</b>	<b>40,369.68</b>	<b>(1,266.85)</b>	<b>270,143.70</b>	<b>309,246.53</b>
Balance as at 1 April 2016	40,369.68	(1,266.85)	270,143.70	309,246.53
Depreciation charge during the year	34,045.58	49,344.01	206,504.06	289,893.65
Disposals				-
<b>Balance as at 31 March 2017</b>	<b>74,415.26</b>	<b>48,077.16</b>	<b>476,647.76</b>	<b>599,140.18</b>
<b>Net carrying amount as at 31 March 2017</b>	<b>121,313.82</b>	<b>149,785.41</b>	<b>421,936.03</b>	<b>693,035.26</b>
<b>Net carrying amount as at 31 March 2016</b>	<b>155,359.40</b>	<b>19,792.12</b>	<b>516,106.95</b>	<b>691,258.47</b>
<b>Net carrying amount as at 1 April 2015</b>	<b>129,369.08</b>	<b>49,024.91</b>	<b>812,750.19</b>	<b>991,144.18</b>

Note:

(Amount in Rupees)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 23)	34,045.58	40,369.68
- Statement of profit & loss	255,848.07	305,551.21
<b>Total</b>	<b>289,893.65</b>	<b>345,920.89</b>



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Note 2 : NON CURRENT LOANS

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>Security Deposits (Unsecured)</b>			
Considered Good	2,234,660.00	2,234,060.00	2,234,060.00
<b>Total</b>	<b>2,234,660.00</b>	<b>2,234,060.00</b>	<b>2,234,060.00</b>

Note - 3 : DEFERRED TAX ASSETS - NET

The movement on the deferred tax account is as follows:

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
At the beginning of the year	5,290,238.72	6,709,687.75	
Credit/ (Charge) to statement of profit and loss (refer note 34)	7,656.25	(1,412,964.53)	
Credit/ (Charge) to other comprehensive income	89.98	(6,484.50)	
<b>At the end of the year</b>	<b>5,297,984.95</b>	<b>5,290,238.72</b>	

Component of deferred tax assets/ (liabilities) :

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>Deferred Tax Asset</b>			
Expenses allowed on payment basis	8,119.00	2,790.00	445.00
Difference between book and tax base of fixed assets	251,895.00	186,534.00	152,743.00
Retirement benefits	15,356.00	(2,420.50)	11,529.00
Effect of Fair Valuation of development income	5,022,614.95	5,103,335.22	6,544,970.75
<b>Total</b>	<b>5,297,984.95</b>	<b>5,290,238.72</b>	<b>6,709,687.75</b>

Note 4 : OTHER NON CURRENT ASSETS

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Prepaid Expenses	427,370.82	1,188,643.67	54,055.01
<b>Total</b>	<b>427,370.82</b>	<b>1,188,643.67</b>	<b>54,055.01</b>

Note 5 : INVENTORIES

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Building Material And Consumables	2,000.00		
Land	28,910,661.61	778,555,932.61	778,555,932.61
Completed Real Estate Projects	6,464,490.64	6,464,490.63	6,464,490.64
Project In Progress	371,773,541.78	291,203,653.59	214,386,880.00
<b>Total</b>	<b>407,150,694.03</b>	<b>1,076,224,076.83</b>	<b>999,407,303.25</b>

Note 6 : TRADE RECEIVABLES

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
(Unsecured)			
Considered Good	1,365,834,518.94	636,580,654.05	586,041,772.38
<b>Total</b>	<b>1,365,834,518.94</b>	<b>636,580,654.05</b>	<b>586,041,772.38</b>

Note 7 : CASH AND CASH EQUIVALENTS

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Balances With Banks:-			
In Current Accounts	2,411,553.98	1,161,039.26	6,546,603.72
Cheques, Drafts On Hand	92,700.00	536,156.00	3,249,728.00
Cash On Hand	954,290.00	362,426.00	5,768,782.00
<b>Total</b>	<b>3,458,543.98</b>	<b>2,059,621.26</b>	<b>15,565,113.72</b>



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**Note- 7.1**

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308E dated March 30, 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from November 8, 2016 to December 30, 2016, the denomination wise SBNs and other notes as per the notification is given below :

Particulars	(Amount in Rupees)	
	SBNs*	Other denomination notes
Closing cash in hand as on November 8, 2016	4,513,000.00	48,002.00
(+) Permitted receipts		800,000.00
(-) Permitted Payments		45,230.00
(-) Amount deposited in Banks	4,513,000.00	
<b>Closing cash in hand as on December 30, 2016</b>	<b>-</b>	<b>802,772.00</b>

**Note 8 : CURRENT LOANS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
(Unsecured, considered good unless otherwise stated)			
Security Deposits	-	60,000.00	60,000.00
<b>Total</b>	<b>-</b>	<b>60,000.00</b>	<b>60,000.00</b>

**Note 9 : CURRENT OTHER FINANCIAL ASSET**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Unbilled Revenue	126,887,002.03	143,987,314.46	246,166,424.34
<b>Total</b>	<b>126,887,002.03</b>	<b>143,987,314.46</b>	<b>246,166,424.34</b>

**Note 10 : OTHER CURRENT ASSETS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
(Unsecured considered good unless otherwise stated)			
<b>Advance against goods, services and others</b>			
- Related Parties	3,392,736.95	-	-
- Others	1,700,332.00	164,133.00	396,007.00
	<b>5,093,068.95</b>	<b>164,133.00</b>	<b>396,007.00</b>
Balance With Government / Statutory Authorities	2,576,975.70	2,799,427.00	4,491,675.40
Prepaid Expenses	870,286.91	1,009,241.63	770,979.53
<b>Total</b>	<b>8,540,331.56</b>	<b>3,972,801.63</b>	<b>5,658,661.93</b>

**Note - 10.1**

Particulars in respect of advances to related parties :

Name of Company	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Omaxe Limited	3,392,736.95	-	-
<b>Total</b>	<b>3,392,736.95</b>	<b>-</b>	<b>-</b>



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Note 11 : EQUITY SHARE CAPITAL

Particulars	(Amount in Rupees)		
	As at March 31, 2017	As at March 31, 2016	As at 1 April, 2015
<b>Authorised</b>			
50,000 (2016-50,000; 2015-50,000) Equity Shares of Rs.10 Each	500,000.00	500,000.00	500,000.00
	<b>500,000.00</b>	<b>500,000.00</b>	<b>500,000.00</b>
<b>Issued, Subscribed &amp; Paid Up</b>			
50,000 (2016-50,000; 2015-50,000) Equity Shares of Rs.10 Each fully paid up	500,000.00	500,000.00	500,000.00
<b>Total</b>	<b>500,000.00</b>	<b>500,000.00</b>	<b>500,000.00</b>

Note - 11.1

Reconciliation of the shares outstanding at the beginning and at the end of the year

Particulars	As at March 31, 2017		As at March 31, 2016		As at 1 April, 2015	
	Numbers	Amount in Rupees	Numbers	Amount in Rupees	Numbers	Amount in Rupees
Equity Shares of Rs. 10 each fully paid up						
Shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000	50,000	500,000.00
Shares Issued during the year	-	-	-	-	-	-
Shares bought back during the year	-	-	-	-	-	-
Shares outstanding at the end of the year	<b>50,000</b>	<b>500,000.00</b>	<b>50,000</b>	<b>500,000.00</b>	<b>50,000</b>	<b>500,000.00</b>

Note - 11.2

Terms/rights attached to shares

Equity

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.If new equity shares, issued by the company shall be ranked pari-passu with the existing equity shares. The company declares and pays dividend in Indian rupees. The dividend proposed if any by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts, if any in proportion to the number of equity shares held by the share holders..

Note - 11.3

Shares held by holding company and subsidiaries of holding Company in aggregate

Name of Shareholder	As at March 31, 2017		As at March 31, 2016		As at 1 April, 2015	
	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees
Equity Shares						
Navratan Techbuild Private Limited	50,000	500,000.00	50,000	500,000.00	50,000	500,000.00

Note - 11.4

Detail of shareholders holding more than 5% shares in capital of the company

Equity Shares

Name of Shareholder	As at March 31, 2017		As at March 31, 2016		As at 1 April, 2015	
	Number of shares held	% of Holding	Number of shares held	% of Holding	Number of shares held	% of Holding
Navratan Techbuild Private Limited	50,000	100.00	50,000	100.00	50,000	100.00

Note - 11.5

The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash.The company has neither allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.



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**Note 12 : NON CURRENT TRADE PAYABLES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>Deferred payment liabilities</b>			
- In respect of development & other charges to be paid on deferred credit terms to authorities	-	-	54,821,184.00
<b>Total</b>	<b>-</b>	<b>-</b>	<b>54,821,184.00</b>

**Note 13 : NON CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Security deposits received	25,000.00	3,461,312.13	1,841,156.04
Rebates Payable To Customers	14,891,327.25	14,629,741.00	7,135,068.00
<b>Total</b>	<b>14,916,327.25</b>	<b>18,091,053.13</b>	<b>8,976,224.04</b>

**Note 14 : OTHER NON CURRENT LIABILITIES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Deferred Income	539,764.00	506,237.21	649,091.00
<b>Total</b>	<b>539,764.00</b>	<b>506,237.21</b>	<b>649,091.00</b>

**Note 15 : LONG TERM PROVISIONS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Leave Encashment	29,000.00	7,738.00	18,068.00
Gratuity	16,732.00	4,345.00	18,463.00
<b>Total</b>	<b>45,732.00</b>	<b>12,083.00</b>	<b>36,531.00</b>

**Note 16 : SHORT TERM BORROWINGS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>Unsecured</b>			
Intercorporate loan from Fellow subsidiary company of holding company namely Omaxe Forest Spa and Hills Developers Private Limited (Repayable on demand)	135,621,128.00	430,767,212.00	-
<b>Total</b>	<b>135,621,128.00</b>	<b>430,767,212.00</b>	<b>-</b>

**Note 17 : CURRENT TRADE PAYABLES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
<b>Deferred Payment Liabilities</b>			
- In Respect Of Development & Other Charges To Be Paid On Deferred Credit Terms	316,180,039.00	316,180,039.00	261,358,855.00
<b>Other Trade Payables</b>			
- Due to Micro, Small & Medium Enterprises	199,000.00	236,800.00	231,568.00
- related parties	11,349,172.00	10,075,566.00	5,461,384.00
- Others	695,825,531.94	682,780.00	1,448,348.00
<b>Total</b>	<b>1,023,553,742.94</b>	<b>327,175,185.00</b>	<b>268,500,155.00</b>



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**Note -17.1**

\* The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the company, on the basis of information and records available.

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Principal amount due to suppliers under MSMED Act, 2006	199,000.00	236,800.00	231,568.00
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	61,983.00	84,821.00	50,820.00
Payment made to suppliers (other than interest) beyond appointed day during the year	105,600.00	76,968.00	182,824.00
Interest paid to suppliers under MSMED Act, 2006	-	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	-	17,761.00	30,703.00
Interest accrued and remaining unpaid at the end of the accounting year	111,082.00	133,920.00	82,158.00
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	(22,838.00)	51,762.00	75,459.00

**Note 18 : CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Book Overdraft	-	512,965.15	722,728.60
Security Deposit Received	4,596,400.15	-	-
Due to Employees	123,685.00	21,439.00	147,484.00
Interest On Trade Payables	122,265,162.00	90,097,078.00	64,310,907.00
Others Payables	16,080.00	11,450.00	11,236.00
<b>Total</b>	<b>127,001,327.15</b>	<b>90,642,932.15</b>	<b>65,192,355.60</b>

**Note 19 : OTHER CURRENT LIABILITIES**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Statutory Dues Payable	5,010,108.79	2,640,015.90	403,758.00
Deferred Income	44,326.10	550,568.05	337,490.33
Advance from customers and others :			
From related parties	551,433,578.19	896,298,786.92	1,374,431,980.67
From Others	31,310,150.51	65,068,805.75	72,403,430.07
<b>Total</b>	<b>587,798,163.59</b>	<b>964,558,176.62</b>	<b>1,447,576,659.07</b>

**Note 20: SHORT TERM PROVISIONS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 01 April 2015
Leave Encashment	686.00	198.00	748.00
Gratuity	30.00	11.00	34.00
Provision For Income Tax (Net Of Advances)	470,000.00	10,395,170.41	2,930,243.00
<b>Total</b>	<b>470,716.00</b>	<b>10,395,379.41</b>	<b>2,931,025.00</b>



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Note 21 : REVENUE FROM OPERATIONS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
Income From Real Estate Projects	71,340,777.06	113,886,808.00
<b>Total</b>	<b>71,340,777.06</b>	<b>113,886,808.00</b>

Note 22 : OTHER INCOME

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
Liabilities No Longer Required Written Back (Net)	105,600.47	0.55
Profit on sale of fixed assets	-	30,061.18
Miscellaneous Income	348,215.07	426,124.62
Gain on Financial assets/liabilities carried at amortised cost	824,920.34	448,749.13
<b>Total</b>	<b>1,278,735.88</b>	<b>904,935.48</b>

Note 23 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
<b>Inventory at the Beginning of The Year</b>		
Land	778,555,932.61	778,555,932.61
	<b>778,555,932.61</b>	<b>778,555,932.61</b>
<b>Add: Incurred During The Year</b>		
Land, Development and Other Rights	(749,645,271.00)	-
Building Materials	202,794.44	151,260.00
Construction Cost	28,674,066.71	89,666,130.99
Employee Cost	724,914.00	557,753.00
Administration Cost	3,860,161.12	1,256,741.47
Depreciation	34,045.58	40,369.68
Power & Fuel and Other Electrical Cost	1,773,120.00	2,716,319.00
Finance Cost	114,365,653.57	67,029,615.24
	<b>(600,010,515.58)</b>	<b>161,418,189.38</b>
<b>Less: Inventory at the End of The Year</b>		
Building Materials and Consumables	2,000.00	-
Land	28,910,661.61	778,555,932.61
	<b>28,912,661.61</b>	<b>778,555,932.61</b>
<b>Total</b>	<b>149,632,755.42</b>	<b>161,418,189.38</b>

Note 24 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS AND FINISHED STOCK

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
<b>Inventory at the Beginning of the Year</b>		
Completed Real Estate Projects	6,464,490.63	6,464,490.64
Projects In Progress	291,203,653.59	214,386,880.00
	<b>297,668,144.22</b>	<b>220,851,370.64</b>
<b>Inventory at the End of the Year</b>		
Completed Real Estate Projects	6,464,490.64	6,464,490.63
Projects In Progress	371,773,541.78	291,203,653.59
	<b>378,238,032.42</b>	<b>297,668,144.22</b>
<b>Changes In Inventory</b>	<b>(80,569,888.20)</b>	<b>(76,816,773.58)</b>



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Note 25 : EMPLOYEE BENEFIT EXPENSE

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
Salaries, Wages, Allowances And Bonus	612,112.00	330,155.00
Staff Welfare Expenses	146,698.00	221,314.00
	<b>758,810.00</b>	<b>551,469.00</b>
Less: Allocated to Projects	724,914.00	557,753.00
<b>Total</b>	<b>33,896.00</b>	<b>(6,284.00)</b>

Note 26 : FINANCE COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
Interest On		
-Term Loans	72,726,574.00	34,185,792.00
-Others	41,225,715.02	31,320,153.47
Bank Charges	1,222,924.48	2,029,566.73
	<b>115,175,213.50</b>	<b>67,535,512.20</b>
Less: Allocated to Projects	114,365,653.57	67,029,615.24
<b>Total</b>	<b>809,559.93</b>	<b>505,896.96</b>

Note 27 : OTHER EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
<b>Administrative Expenses</b>		
Rent	296,673.19	671,851.00
Rates And Taxes	3,719.00	1,918.00
Repairs And Maintenance- Others	2,520,064.00	4,300.00
Water & Electricity Charges	13,980.00	
Vehicle Running And Maintenance	66,783.00	92,996.00
Travelling And Conveyance	57,164.00	63,513.00
Legal And Professional Charges	790,879.89	228,122.50
Printing And Stationery	96,595.00	30,828.00
Postage, Telephone & Courier	43,604.00	148,853.00
Auditors' Remuneration	11,100.00	14,400.00
Miscellaneous Expenses	45,303.42	152,596.73
	<b>3,945,865.50</b>	<b>1,409,378.23</b>
Less: Allocated to Projects	3,860,161.12	1,256,741.47
	<b>85,704.38</b>	<b>152,636.76</b>
<b>Selling Expenses</b>		
Business Promotion	96,753.50	373,461.00
Commission	218,380.00	745,754.00
Advertisement And Publicity	772,358.00	14,000.00
	<b>1,087,491.50</b>	<b>1,133,215.00</b>
<b>Total</b>	<b>1,173,195.88</b>	<b>1,285,851.76</b>



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**Note 28 : INCOME TAX**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
<b>Tax expense comprises of:</b>		
Current income tax		10,440,000.00
Earlier years tax adjustments (net)	470,000.00	323,187.00
Deferred tax	384,802.00	(7,656.25)
	<b>847,145.75</b>	<b>12,176,151.53</b>

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 34.608% and the reported tax expense in statement of profit and loss are as follows:

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2017	Year Ended 31 March 2016
Accounting profit before tax	1,284,145.84	28,099,311.75
Applicable tax rate	33.063%	33.063%
Computed tax expense	424,577.00	9,290,475.00
<b>Tax effect of:</b>		
Expenses disallowed (net)	8,467.00	7,175.00
Effect of expenses allowed on payment basis	16,621.00	(5,958.00)
Effect of Ind AS adjustments	(53,996.00)	400,240.00
Effect of other adjustments	74,331.00	748,068.00
<b>Current Tax Provision (A)</b>	<b>470,000.00</b>	<b>10,440,000.00</b>
<b>Adjustments recognised in the current year in relation to the current tax of prior years (B)</b>	<b>384,802.00</b>	<b>323,187.00</b>
Incremental deferred tax liability on account of Ind AS adjustments	80,720.27	1,441,635.53
Incremental deferred tax assets on account of tangible and intangible fixed assets	(65,361.00)	(33,791.00)
Incremental deferred tax assets on account of others	(23,015.52)	5,120.00
<b>Deferred Tax Provision (C)</b>	<b>(7,656.25)</b>	<b>1,412,964.53</b>
<b>Tax expense recognised in statement of profit and loss (A+B+C)</b>	<b>847,145.75</b>	<b>12,176,151.53</b>

**Note 29 : EARNINGS PER SHARE**

Particulars	Year Ended	Year Ended
	31 March 2017	31 March 2016
Profit attributable to equity shareholders (Amount in Rupees)	436,830.07	15,935,412.72
Equity Shares outstanding (Number)	50,000	50,000
Weighted average number of equity shares	50,000	50,000
Nominal value per share	10.00	10.00
<b>Earnings per equity share</b>		
Basic	8.74	318.71
Diluted	8.74	318.71

**Note 30 : CONTINGENT LIABILITIES AND COMMITMENTS**

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
I Claims against the Company not acknowledged as debts (to the extent quantifiable)	4,811,633.00	1,130,754.26	1,463,544.26
II Bank guarantees given by holding company of holding company namely Omaxe Limited	18,926,000.00	47,762,629.00	47,762,629.00
III The Company may be contingently liable to pay damages / interest in the process of execution of real estate projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable	Amount unascertainable

31 Determination of revenues under 'Percentage of Completion method' necessarily involves making estimates by management for percentage of completion, cost to completion, revenues expected from projects, projected profits and losses. These estimates being of a technical nature have been relied upon by the auditors

32 Balances of trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade receivable, trade payable, loan/ advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore, no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.



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Note 33 : EMPLOYEE BENEFIT OBLIGATIONS

1) Post-Employment Obligations - Gratuity

The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. For the funded plan the Company makes contributions to recognised funds in India. The Company does not fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

The amounts recognised in the Statement of Financial Position and the movements in the net defined benefit obligation over the year are as follows:

(Amount in Rupees)

a. Reconciliation of present value of defined benefit obligation and the fair value of plan assets	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Present value obligation as at the end of the year	16,762.00	4,356.00	18,497.00
Fair value of plan assets as at the end of the year	-	-	-
<b>Net liability (asset) recognized in balance sheet</b>	<b>16,762.00</b>	<b>4,356.00</b>	<b>18,497.00</b>

(Amount in Rupees)

b. Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Current liability	30.00	11.00	34.00
Non-current liability	16,732.00	4,345.00	18,463.00
<b>Total</b>	<b>16,762.00</b>	<b>4,356.00</b>	<b>18,497.00</b>

(Amount in Rupees)

c. Changes in defined benefit obligation	Year ended 31 March 2017	Year ended 31 March 2016
Present value obligation as at the beginning of the year	4,356.00	18,497.00
Interest cost	348.00	1,480.00
Past Service Cost including curtailment Gains/Losses	-	-
Service cost	11,798.00	3,116.00
Benefits paid	-	-
Actuarial loss/(gain) on obligations	260.00	(18,737.00)
<b>Present value obligation as at the end of the year</b>	<b>16,762.00</b>	<b>4,356.00</b>

(Amount in Rupees)

d. Amount recognized in the statement of profit and loss	Year ended 31 March 2017	Year ended 31 March 2016
Current service cost	11,798.00	3,116.00
Past service cost including curtailment Gains/Losses	-	-
Net Interest cost	348.00	1,480.00
<b>Amount recognised in the statement of profit and loss</b>	<b>12,146.00</b>	<b>4,596.00</b>

(Amount in Rupees)

e. Other Comprehensive Income	Year ended 31 March 2017	Year ended 31 March 2016
Net cumulative unrecognized actuarial gain/(loss) opening	18,737.00	-
Actuarial gain/(loss) on PBO	(260.00)	18,737.00
Actuarial gain/(loss) for the year on Asset	-	-
<b>Unrecognised actuarial gain/(loss) at the end of the year</b>	<b>18,477.00</b>	<b>18,737.00</b>

(Amount in Rupees)

f. Economic assumptions	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Discount rate	7.54%	8.00%	8.00%
Future salary increase	6.00%	6.00%	6.00%

(Amount in Rupees)

g. Demographic Assumption	As at 31 March 2017	As at 31 March 2016
Retirement Age (Years)	58	58
Mortality rates inclusive of provision for disability	100% of IALM (2006-08)	
Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 Years	2.00	2.00
Above 44 Years	1.00	1.00

(Amount in Rupees)

h. Sensitivity analysis for gratuity liability	As at 31 March 2017	As at 31 March 2016
<b>Impact of the change in discount rate</b>		
Present value of obligation at the end of the year	16,762.00	4,356.00
a) Impact due to increase of 0.50 %	(1,430.00)	(399.00)



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b) Impact due to decrease of 0.50 %	1,590.00	447.00
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(Amount in Rupees)		
i. Impact of the change in salary increase	As at 31 March 2017	As at 31 March 2016
Present value of obligation at the end of the year	16,762.00	4,356.00
a) Impact due to increase of 0.50%	1,606.00	454.00
b) Impact due to decrease of 0.50 %	(1,457.00)	(408.00)

(Amount in Rupees)		
j. Maturity Profile of Defined Benefit Obligation	As at 31 March 2017	As at 31 March 2016
Year		
April 2016 - March 2017	-	11.00
April 2017 - March 2018	30.00	-
April 2018 - March 2019	-	-
April 2019 - March 2020	-	-
April 2020 - March 2021	-	87.00
April 2021 - March 2022	170.00	86.00
April 2022 onwards	16,562.00	4,172.00

k. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Funds Managed by Insurer	Nil	Nil	Nil

2) **Leave Encashment**

Provision for leave encashment in respect of unavailed leaves standing to the credit of employees is made on actuarial basis. The Company does not maintain any fund to pay for leave encashment

3) **Defined Contribution Plans**

The Company also has defined contribution plan i.e. contributions to provident fund in India for employees. The Company makes contribution to statutory fund in accordance with Employees Provident Fund and Misc. Provision Act, 1952. This is post employment benefit and is in the nature of defined contribution plan. The contributions are made to registered provident fund administered by the government.



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**Note 34 : LEASES****Operating leases – Assets taken on lease**

a. The Company has taken certain premises on non-cancellation operating lease. The future minimum lease payments are as follows:-

(Amount in Rupees)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Within one year	-	-	198,000.00
After one year but not later than five years	-	-	-
More than five years	-	-	-
<b>Total</b>	-	-	<b>198,000.00</b>

b. The lease agreements provide for an option to the Company to renew the lease period at the end of the non-cancellation period. There are no exceptional / restrictive covenants in the lease agreement.

c. Lease rent expenses in respect of operating lease debited to statement of profit and loss Rs. 2,96,673.19 (P.Y. Rs. 671,851).

**Note 35 : AUDITOR'S REMUNERATION**

(Amount in Rupees)

Particulars	Year Ended 31 March 2017	Year Ended 31 March 2016
Audit fees	10,000.00	10,000.00
Certification charges	1,100.00	4,400.00
<b>Total</b>	<b>11,100.00</b>	<b>14,400.00</b>

**Note 36 : SEGMENT INFORMATION**

In line with the provisions of Ind AS 108 - Operating Segments and on the basis of review of operations being done by the management of the Company, the operations of the Company falls under real estate business, which is considered to be the only reportable segment by management.



Note 37 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
<b>Financial Assets</b>				
<b>Non Current</b>				
Loan	2	2,234,660.00	2,234,060.00	2,234,060.00
<b>Current</b>				
Trade Receivables	6	1,365,834,518.94	636,580,654.05	586,041,772.38
Cash & Cash Equivalents	7	3,458,543.98	2,059,621.26	15,565,113.72
Loans	8	-	60,000.00	60,000.00
Other Financial Assets	9	126,887,002.03	143,987,314.46	246,166,424.34
<b>Total Financial Assets</b>		<b>1,498,414,724.95</b>	<b>784,921,649.77</b>	<b>850,067,370.44</b>
<b>Financial Liabilities</b>				
<b>At Amortised Cost</b>				
<b>Non-current liabilities</b>				
Trade Payable	12	-	-	54,821,184.00
Other Financial Liabilities	13	14,916,327.25	18,091,053.13	8,976,224.04
<b>Current Liabilities</b>				
Borrowing	16	135,621,128.00	430,767,212.00	-
Trade Payables	17	1,023,553,742.94	327,175,185.00	268,500,155.00
Other Financial Liabilities	18	127,001,327.15	90,642,932.15	65,192,355.60
<b>Total Financial Liabilities</b>		<b>1,301,092,525.34</b>	<b>866,676,382.28</b>	<b>397,489,918.64</b>

Investment in subsidiaries are measured at cost as per Ind AS 27, 'Separate financial statements'.

(iii) Fair value of financial assets and liabilities measured at amortised cost

(Amount in Rupees)

Particulars	As at 31 March 2017		As at 31 March 2016		As at 1 April 2015	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets</b>						
<b>Non Current</b>						
Loan	2,234,660.00	2,234,660.00	2,234,060.00	2,234,060.00	2,234,060.00	2,234,060.00
<b>Current</b>						
Trade Receivables	1,365,834,518.94	1,365,834,518.94	636,580,654.05	636,580,654.05	586,041,772.38	586,041,772.38
Cash & Cash Equivalents	3,458,543.98	3,458,543.98	2,059,621.26	2,059,621.26	15,565,113.72	15,565,113.72
Loans	-	-	60,000.00	60,000.00	60,000.00	60,000.00
Other Financial Assets	126,887,002.03	126,887,002.03	143,987,314.46	143,987,314.46	246,166,424.34	246,166,424.34
<b>Total Financial Assets</b>	<b>1,498,414,724.95</b>	<b>1,498,414,724.95</b>	<b>784,921,649.77</b>	<b>784,921,649.77</b>	<b>850,067,370.44</b>	<b>850,067,370.44</b>
<b>Financial Liabilities</b>						
<b>Non-current liabilities</b>						
Trade Payable	-	-	-	-	54,821,184.00	54,821,184.00
Other Financial Liabilities	14,916,327.25	14,916,327.25	18,091,053.13	18,091,053.13	8,976,224.04	8,976,224.04
<b>Current Liabilities</b>						
Borrowings	135,621,128.00	135,621,128.00	430,767,212.00	430,767,212.00	-	-
Trade Payables	1,023,553,742.94	1,023,553,742.94	327,175,185.00	327,175,185.00	268,500,155.00	268,500,155.00
Other Financial Liabilities	127,001,327.15	127,001,327.15	90,642,932.15	90,642,932.15	65,192,355.60	65,192,355.60
<b>Total Financial Liabilities</b>	<b>1,301,092,525.34</b>	<b>1,301,092,525.34</b>	<b>866,676,382.28</b>	<b>866,676,382.28</b>	<b>397,489,918.64</b>	<b>397,489,918.64</b>

For short term financial assets and liabilities carried at amortized cost, the carrying value is reasonable approximation of fair value.



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**Note 38 : RISK MANAGEMENT**

The Company's activities expose it to market risk, liquidity risk and credit risk. The management has the overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

**Credit risk**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

**Credit risk management**

**Credit risk rating**

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

- A: Low credit risk on financial reporting date
- B: Moderate credit risk
- C: High credit risk

The Company provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances, loans, investment and other financial assets	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

(Amount in Rupees)

Credit rating	Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
A: Low credit risk	Cash and cash equivalents, other bank balances, loans, investment and other financial assets	130,345,546.01	146,046,935.72	261,731,538.06
B: Moderate credit risk	Trade receivables and security deposit paid	1,368,069,178.94	638,874,714.05	588,335,832.38

**Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

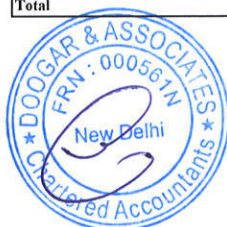
Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

**Maturities of financial liabilities**

The tables below analyse the financial liabilities into relevant maturity pattern based on their contractual maturities.

(Amount in Rupees)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	more than 3 Years	Total	Carrying Amount
<b>As at 31 March 2017</b>						
Short term Borrowings	135,621,128.00	-	-	-	135,621,128.00	135,621,128.00
Trade Payables	1,023,553,742.94	-	-	-	1,023,553,742.94	1,023,553,742.94
Other Financial Liabilities	127,001,327.15	-	-	14,916,327.25	141,917,654.40	141,917,654.40
<b>Total</b>	<b>1,286,176,198.09</b>	<b>-</b>	<b>-</b>	<b>14,916,327.25</b>	<b>1,301,092,525.34</b>	<b>1,301,092,525.34</b>
<b>As at 31 March 2016</b>						
Short term borrowings	430,767,212.00	-	-	-	430,767,212.00	430,767,212.00
Trade Payables	327,175,185.00	-	-	-	327,175,185.00	327,175,185.00
Other Financial Liabilities	90,642,932.15	4,554,319.05	-	14,629,741.00	109,826,992.20	108,733,985.28
<b>Total</b>	<b>848,585,329.15</b>	<b>4,554,319.05</b>	<b>-</b>	<b>14,629,741.00</b>	<b>867,769,389.20</b>	<b>866,676,382.28</b>



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**Market risk**

**Interest Rate risk**

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At 31 March the Company is exposed to changes in market interest rates through bank borrowings at variable interest rates. Other borrowings are at fixed interest rates.

Company's exposure to interest rate risk on borrowings is as follows :

Particulars	(Amount in Rupees)		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Variable rate			-
Fixed rate	135,621,128.00	430,767,212.00	-
<b>Total</b>	<b>135,621,128.00</b>	<b>430,767,212.00</b>	<b>-</b>

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2017: +/- 1%; 31 March 2016: +/- 1%). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

Particulars	(Amount in Rupees)	
	Profit for the year +1%	Profit for the year -1%
31 March 2017	-	-
31 March 2016	-	-



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**Note 39 : Related parties disclosures**

**A. Related parties are classified as :**

<b>(a)</b>	<b>Ultimate Holding company</b>
1	Guild Builders Private Limited
<b>(b)</b>	<b>Holding company of Holdong Company</b>
1	Omaxe Limited
<b>(c)</b>	<b>Holding company</b>
1	Navratan Techbuild Private Limited
<b>(d)</b>	<b>Fellow Subsidiary companies of holding company</b>
1	Jagdamba Contractors and Builders Limited
2	Omaxe Buildhome Limited
3	Atulah Contractors and Constuctions Private Limited
4	Omaxe Forest Spa and Hills Developers Limited
5	Green Planet Colonisers Private Limited
6	Omaxe Chandigarh Extension Developers Private Limited

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**Note 41 : FIRST TIME ADOPTION OF IND AS****Transition to Ind AS**

These are the Company's first financial statements prepared in accordance with Ind AS.

The accounting policies set out in note 'A' have been applied in preparing the financial statements for the year ended 31 March 2017, the comparative information presented in these financial statements for the year ended 31 March 2016 and in the preparation of an opening Ind AS Statement of Financial Position at 1 April 2015 (the Company's date of transition). In preparing its opening Ind AS Statement of Financial Position, the company has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (previous GAAP or Indian GAAP). An explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows is set out in the following tables and notes.

**A. Exemptions and exceptions availed**

The Company has applied the following optional exemptions in the financial statements:

**Ind AS optional exemptions**

a. Property, plant and equipment and intangible assets were carried in the Balance Sheet prepared in accordance with previous GAAP on 31st March, 2015.

Ind AS 101 permits a first time adopter to measure items of PPE at deemed cost at the date of transition to Ind AS. Deemed cost is to be derived on basis of following two methods:

- (i) Fair value/revaluation as deemed cost
- (ii) Previous GAAP carrying value as deemed cost

The company has elected to regard previous GAAP carrying values as deemed cost at the date of transition for all assets.

**Ind AS mandatory exceptions**

The Company has applied the following mandatory exceptions to retrospective application in the financial statements:

a. An entity's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at 1 April 2015 are consistent with the estimates as at the same date made in conformity with previous GAAP. The company has made estimates in application of fair value of sale consideration received or receivable, in accordance with Ind AS at the date of transition as these were not required under previous GAAP.

b. Impairment of financial assets based on expected credit loss model.

**B: Reconciliations between previous GAAP and Ind AS**

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

**Reconciliation of equity as at date of transition (1 April 2015)**

(Amount in Rupees)

Particulars	Notes to first-time adoption	Previous GAAP	Ind AS Adjustments	Ind AS
<b>ASSETS</b>				
<b>Non-current assets</b>				
a)Property, Plant and Equipment		991,144.18	-	991,144.18
<b>b)Financial Assets</b>				
i) Loans	2	2,294,060.00	(60,000.00)	2,234,060.00
c)Deferred Tax asset (net)	3	164,717.00	6,544,970.75	6,709,687.75
d)Other non current assets		54,055.01	-	54,055.01
		<b>3,503,976.19</b>	<b>6,484,970.75</b>	<b>9,988,946.94</b>
<b>Current assets</b>				
a)Inventories	1	999,908,530.15	(501,226.90)	999,407,303.25
<b>b)Financial Assets</b>				
i)Trade receivable	1	586,126,900.63	(85,128.25)	586,041,772.38
ii)Cash and cash equivalents		15,565,113.72	-	15,565,113.72
iii)Loans	2		60,000.00	60,000.00
iv) Other Financial Assets	1	243,521,043.90	2,645,380.44	246,166,424.34
c)Other current assets		5,658,661.93	-	5,658,661.93
		<b>1,850,780,250.33</b>	<b>2,119,025.29</b>	<b>1,852,899,275.62</b>
<b>Total Assets</b>		<b>1,854,284,226.52</b>	<b>8,603,996.04</b>	<b>1,862,888,222.56</b>



## Note 40 : CAPITAL MANAGEMENT POLICIES

### (a) Capital Management

The Company's capital management objectives are to ensure the Company's ability to continue as a going concern as well as to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company monitors capital on the basis of the carrying amount of equity plus its subordinated loan, less cash and cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The amounts managed as capital by the Company are summarised as follows:

(Amount in Rupees)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Short term borrowings	135,621,128.00	430,767,212.00	-
Less: Cash and cash equivalents	(3,458,543.98)	(2,059,621.26)	(15,565,113.72)
<b>Net debt</b>	<b>132,162,584.02</b>	<b>428,707,590.74</b>	<b>(15,565,113.72)</b>
Total equity	30,577,240.64	30,140,410.57	14,204,997.85
<b>Net debt to equity ratio</b>	<b>4.32</b>	<b>14.22</b>	<b>(1.10)</b>



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(Amount in Rupees)

Particulars	Notes to first-time adoption	Previous GAAP	Ind AS Adjustments	Ind AS
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
a) Equity Share Capital		500,000.00	-	500,000.00
b) Other Equity				
i) Retained Earnings	4	26,071,754.88	(12,366,757.03)	13,704,997.85
		<b>26,571,754.88</b>	<b>(12,366,757.03)</b>	<b>14,204,997.85</b>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
a) Financial Liabilities				
i) Trade payable		54,821,184.00	-	54,821,184.00
ii) Other Financial Liabilities	1	2,827,737.38	6,148,486.66	8,976,224.04
b) Other non current liabilities	2	-	649,091.00	649,091.00
c) Provisions		36,531.00	-	36,531.00
		<b>57,685,452.38</b>	<b>6,797,577.66</b>	<b>64,483,030.04</b>
<b>Current liabilities</b>				
a) Financial Liabilities				
i) Trade payables		268,500,155.00	-	268,500,155.00
ii) Other Financial Liabilities		65,192,355.60	-	65,192,355.60
b) Other current liabilities	1 & 2	1,433,403,483.66	14,173,175.41	1,447,576,659.07
c) Provisions		2,931,025.00	-	2,931,025.00
<b>Total current liabilities</b>		<b>1,770,027,019.26</b>	<b>14,173,175.41</b>	<b>1,784,200,194.67</b>
<b>Total liabilities</b>		<b>1,827,712,471.64</b>	<b>20,970,753.07</b>	<b>1,848,683,224.71</b>
<b>Total equity and liabilities</b>		<b>1,854,284,226.52</b>	<b>8,603,996.04</b>	<b>1,862,888,222.56</b>

Reconciliation of equity as at 31 March 2016

(Amount in Rupees)

Particulars	Notes to first-time adoption	Previous GAAP	Ind AS Adjustments	Ind AS
<b>ASSETS</b>				
<b>Non-current assets</b>				
a) Property, Plant and Equipment		691,258.47	-	691,258.47
b) Financial Assets				
i) Loans	2	2,294,060.00	(60,000.00)	2,234,060.00
c) Deferred Tax asset (net)	3	193,388.00	5,096,850.72	5,290,238.72
d) Other non current assets		1,188,643.67	-	1,188,643.67
		<b>4,367,350.14</b>	<b>5,036,850.72</b>	<b>9,404,200.86</b>
<b>Current assets</b>				
a) Inventories	1	1,076,514,076.84	(290,000.01)	1,076,224,076.83
b) Financial Assets		-	-	-
i) Trade receivable	1	636,660,848.30	(80,194.25)	636,580,654.05
ii) Cash and cash equivalents		2,059,621.26	-	2,059,621.26
iii) Loans	2	-	60,000.00	60,000.00
iv) Other Financial Assets	1	144,206,102.62	(218,788.16)	143,987,314.46
c) Other current assets		3,972,801.63	-	3,972,801.63
		<b>1,863,413,450.65</b>	<b>(528,982.42)</b>	<b>1,862,884,468.23</b>
<b>Total Assets</b>		<b>1,867,780,800.79</b>	<b>4,507,868.30</b>	<b>1,872,288,669.09</b>





(Amount in Rupees)

Particulars	Notes to first-time adoption	Previous GAAP	Ind AS Adjustments	Ind AS
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
a) Equity Share Capital		500,000.00	-	500,000.00
b) Other Equity				
i) Retained Earnings	4	44,647,088.98	(15,006,678.41)	29,640,410.57
		<b>45,147,088.98</b>	<b>(15,006,678.41)</b>	<b>30,140,410.57</b>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
a) Financial Liabilities				
i) Other Financial Liabilities	1	4,579,319.05	13,511,734.08	18,091,053.13
b) Other non current liabilities	2	-	506,237.21	506,237.21
c) Provisions		12,083.00	-	12,083.00
		<b>4,591,402.05</b>	<b>14,017,971.29</b>	<b>18,609,373.34</b>
<b>Current liabilities</b>				
a) Financial Liabilities				
i) Borrowings		430,767,212.00	-	430,767,212.00
ii) Trade payables		327,175,185.00	-	327,175,185.00
iii) Other Financial Liabilities		90,642,932.15	-	90,642,932.15
b) Other current liabilities	1 & 2	959,061,601.20	5,496,575.42	964,558,176.62
c) Provisions		10,395,379.41	-	10,395,379.41
<b>Total current liabilities</b>		<b>1,818,042,309.76</b>	<b>5,496,575.42</b>	<b>1,823,538,885.18</b>
<b>Total liabilities</b>		<b>1,822,633,711.81</b>	<b>19,514,546.71</b>	<b>1,842,148,258.52</b>
<b>Total equity and liabilities</b>		<b>1,867,780,800.79</b>	<b>4,507,868.30</b>	<b>1,872,288,669.09</b>

## Reconciliation of total comprehensive income for the year ended 31 March 2016

(Amount in Rupees)

Particulars		Previous GAAP	Ind AS Adjustments	Ind AS
<b>REVENUE</b>				
Revenues from operations	1	119,458,579.82	(5,571,771.82)	113,886,808.00
Other income	2	456,186.35	448,749.13	904,935.48
<b>Total Income</b>		<b>119,914,766.17</b>	<b>(5,123,022.69)</b>	<b>114,791,743.48</b>
<b>EXPENSES</b>				
Cost of material consumed, Construction & Other project related cost		161,418,189.38	-	161,418,189.38
Changes in Inventories of Finished Stock & Projects in Progress	1	(76,605,546.69)	(211,226.89)	(76,816,773.58)
Employee benefits expense	5	(25,021.00)	18,737.00	(6,284.00)
Finance costs	2	118,349.49	387,547.47	505,896.96
Depreciation and Amortization Expense		305,551.21	-	305,551.21
Other expenses	1	5,393,393.68	(4,107,541.92)	1,285,851.76
<b>Total Expenses</b>		<b>90,604,916.07</b>	<b>(3,912,484.34)</b>	<b>86,692,431.73</b>
<b>Profit before tax</b>		<b>29,309,850.10</b>	<b>(1,210,538.35)</b>	<b>28,099,311.75</b>
Tax Expense	3	10,734,516.00	1,441,635.53	12,176,151.53
<b>Profit for the period</b>		<b>18,575,334.10</b>	<b>(2,652,173.88)</b>	<b>15,923,160.22</b>
<b>Profit for the year attributable to owners</b>		<b>18,575,334.10</b>	<b>(2,652,173.88)</b>	<b>15,923,160.22</b>
<b>Other Comprehensive Income</b>				
1) Items that will not be reclassified to Statement of Profit and Loss				
Remeasurements of the Net Defined Benefit Plans	5	-	18,737.00	18,737.00
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss	3	-	(6,484.50)	(6,484.50)
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>18,575,334.10</b>	<b>(2,639,921.38)</b>	<b>15,935,412.72</b>



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Reconciliation of total equity as at 31 March 2016 and 1 April 2015

(Amount in Rupees)

Particulars	Notes to first time adoption	31 March 2016	01 April 2015
Total equity (shareholder's funds) as per previous GAAP		45,147,088.98	26,571,754.88
<b>Adjustments:</b>			
Impact of Net Adjustment in Development Income	1	(20,164,730.79)	(18,911,727.78)
Recognition of Financial Assets and Liabilities at Amortized Cost	2	61,201.66	-
Tax impact of above adjustments	3	5,096,850.72	6,544,970.75
<b>Total adjustments</b>		<b>(15,006,678.41)</b>	<b>(12,366,757.03)</b>
<b>Total equity as per Ind AS</b>		<b>30,140,410.57</b>	<b>14,204,997.85</b>

Reconciliation of total comprehensive income for the year ended 31 March 2016

(Amount in Rupees)

Particulars	Notes to first time adoption	Year Ended 31 March 2016
As per previous GAAP		18,575,334.10
<b>IND AS Adjustments :</b>		
Impact of net adjustment in development income (Revenue net of cost)	1	(1,253,003.01)
Impact of measurements of financial assets and liabilities at amortised	2	61,201.66
Tax impact of above adjustments	3	(1,448,120.03)
<b>As per IND AS</b>		<b>15,935,412.72</b>

**Note 1: Adjustment in respect of Development Income**

Under previous GAAP, revenue from real estate development was recognised in accordance with Guidance Note on Accounting for Real Estate Transactions [GN(A)23 (Revised 2012)] issued by Institute of Chartered Accountants of India (ICAI). Revenue in respect of projects commenced before that date was recognised in accordance with Guidance note on Recognition of Revenue by Real Estate Developers [GN(A) 23 (Issued 2006)] issued by ICAI. The 2012 guidance note required project revenue to be measured at "consideration received or receivable" whereas the 2006 Guidance Note only provided guidance on timing of revenue recognition. Under Ind AS, revenue is measured at "Fair value of consideration received or receivable", in accordance with Guidance Note on Accounting for Real Estate transactions (for entities to whom Ind AS is applicable). This requires management to make certain judgments and estimates based on facts and circumstances of each project alongwith trends of past information related thereto.

The impact on account of above from contracted consideration received or receivable to fair value of contracted consideration received or receivable is recognized in opening reserves on the date of transition and changes thereafter are recognised in Statement of Profit and Loss.

It has corresponding impact on inventories, trade receivables, other financial assets, other financial liabilities and other current liabilities.

**Note 2: Interest Free Maintenance and Lease Deposits received**

Under the previous GAAP, interest free lease & maintenance security deposits are recorded at their transaction value. Under Ind AS, all financial liabilities are required to be recognised at fair value and measured at amortized cost. Accordingly, the company has fair valued these deposits accepted under Ind AS. Difference between the fair value and transaction value of the deposits has been recognised as deferred income in the balance sheet and is released to profit and loss according to the nature and extent of the underlying transaction.

**Note 3: Deferred Tax**

The impact of transition adjustments together with Ind AS mandate of using balance sheet approach (against profit and loss approach in the previous GAAP) for computation of deferred taxes has resulted in charge to the Reserves, on the date of transition, with consequential impact to the Statement of Profit and Loss for the subsequent periods.



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**Note 4: Retained Earnings**

Retained earnings as at April 1, 2015 has been adjusted consequent to the above Ind AS transition adjustments.

**Note 5: Remeasurements of Post-Employment Benefit Obligations**

Under the previous GAAP, actuarial gains or losses arising on both defined benefit plans and other long term employee benefits are recognised in the statement of profit and loss. However, under Ind AS - 19, actuarial gains or losses arising on defined benefit plan should be recognised in other comprehensive income instead of profit or loss.

The notes referred to above form an integral part of financial statements.

As per our audit report of even date attached

For and on behalf of

**Doogar & Associates**

(Regn. No. -000561N)

Chartered Accountants

  
**Vikas Modi**

Partner

M. No.505603



For and on behalf of board of directors

**Kamal Kishore Gupta**

(Director)

DIN:02180278

**Manish Garg**

(Director)

DIN: 07099649

Place: New Delhi

Date: 23th May, 2017