

# **B S D & Co.**

**Chartered Accountants**

810,8th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001 (Delhi)  
Tel : 011-43029888; Email ID : audit.delhi@bsdgroup.in; delhi@bsdgroup.in, website : www.bsdgroup.in

## **Independent Auditor's Report**

**To the Members of Pam Developers (India) Private Limited**

### **Report on the Consolidated Ind AS Financial Statements**

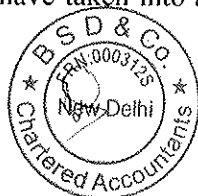
We have audited the accompanying consolidated Ind AS Financial Statements of **Pam Developers (India) Private Limited** ("the Holding Company"), and its subsidiary (collectively referred to as "the Group") comprising of the consolidated Balance Sheet as at 31<sup>st</sup> March 2018, the consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Ind AS Financial Statements").

### **Management's Responsibility for the Consolidated Ind AS Financial Statements**

The Holding Company's Board of Directors is responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the 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. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act, the accounting



and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated 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 consolidated Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated 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 Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated Ind AS financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated 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 consolidated 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 consolidated state of affairs of the Group as at 31 March 2018, and their consolidated profit (including other comprehensive income), their consolidated cash flows and consolidated changes in equity for the year ended on that date.

### **Other Matters**

The Ind AS consolidated financial statements of the Company for the year ended March 31, 2017, included in these consolidated Ind AS financial statements, have been audited by the predecessor auditor who expressed an unmodified on those statements vide report dated May 26, 2017.

### **Report on Other Legal and Regulatory Requirements**

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid consolidated Ind AS financial statements.
  - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books.

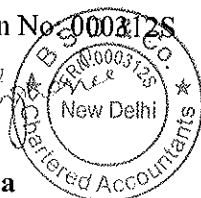


- (c) The consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements.
- (d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the 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 of the Holding Company as on 31<sup>st</sup> March, 2018 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary company incorporated in India, none of the directors of the Group Companies incorporated in India is disqualified as on 31<sup>st</sup> March, 2018 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 group and the operating effectiveness of such controls, refer to our separate Report in "Annexure" 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 Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i) The consolidated Ind AS financial statements disclose the impact of pending litigations on the consolidated financial position of the Group– Refer note no.27 to the consolidated Ind AS financial statements.
  - ii) Provision has been made in the consolidated Ind AS financial statements, 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 Holding Company and its Subsidiary Company incorporated in India.

**For B S D & Co**  
Chartered Accountants

Firm's Registration No. 000312S

*Warsha Singhania*



**Warsha Singhania**  
Partner

Membership No: 520935

Place of Signature: New Delhi

Date: 09<sup>th</sup> May, 2018

**Annexure to the Independent Auditors' Report - 31 March 2018 on the Consolidated Ind AS Financial Statements (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")**

In conjunction with our audit of the consolidated Ind AS Financial Statements of **Pam Developers (India) Private Limited** ("the Holding Company") as of and for the year ended 31<sup>st</sup> March 2018, we have audited the internal financial controls over financial reporting of the Holding Company, and its subsidiary company which are companies incorporated in India as of that date.

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

The respective Board of Directors of the Holding company, and its subsidiary company incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI 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 Consolidated Ind AS financial statements, whether due to fraud or error.

**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial controls 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 controls over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;



(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Group 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 31st March 2018, based on the internal control over financial reporting criteria established by the Group 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 B S D & Co**

Chartered Accountants

Firm's Registration No: 000312S

*Warsha Singhania*

**Warsha Singhania**

Partner

Membership No: 520935



Place of Signature: New Delhi

Date: 09<sup>th</sup> May, 2018

**Pam Developers (India) Private Limited**

Regd. Office:10,Local Shopping Centre Kalkaji,New Delhi-110019

CIN: U70100DL2011PTC214812

**CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2018**

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2018	As at 31 March 2017
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
a) Property, Plant and Equipment	1	49,203.33	71,154.48
b) Financial Assets			
i) Loans	2	1,413,226.00	1,413,226.00
ii) Other Financial Assets	3	-	34,967.00
c) Deferred Tax Assets (net)	4	10,051,938.00	36,892,679.24
d) Non-Current Tax Assets (net)		2,472,299.96	-
e) Other Non-Current Assets	5	13,083.94	29,966.77
		<b>13,999,751.23</b>	<b>38,441,993.49</b>
<b>Current Assets</b>			
a) Inventories	6	118,501,583.20	143,609,110.44
b) Financial Assets			
i) Trade Receivables	7	79,901,714.26	34,748,263.31
ii) Cash and Cash Equivalents	8	8,027,130.29	7,904,460.84
iii) Other Bank Balances	9	38,036.00	-
iv) Other Financial Assets	10	4,629,043.06	59,764,791.08
c) Other Current Assets	11	1,175,387,492.36	1,178,787,994.63
		<b>1,386,484,999.17</b>	<b>1,424,814,620.30</b>
		<b>1,400,484,750.40</b>	<b>1,463,256,613.79</b>
<b>TOTAL ASSETS</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
a) Equity Share Capital	12	100,000.00	100,000.00
b) Other Equity		15,631,976.22	15,220,445.74
Non Controlling Interest		5,185,477.08	5,139,751.47
		<b>20,917,453.30</b>	<b>20,460,197.21</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
a) Financial Liabilities			
i) Trade Payables	13	61,479,000.00	92,218,500.00
ii) Other Financial Liabilities	14	27,192,731.11	274,744,362.60
		<b>88,671,731.11</b>	<b>366,962,862.60</b>
<b>Current liabilities</b>			
a) Financial Liabilities			
i) Trade Payables	15	244,801,359.98	246,933,112.00
ii) Other Financial Liabilities	16	383,724,473.68	260,466,659.38
b) Other Current Liabilities	17	662,369,651.33	544,019,879.77
c) Current tax liabilities(net)		81.00	24,413,902.83
		<b>1,290,895,565.99</b>	<b>1,075,833,553.98</b>
		<b>1,400,484,750.40</b>	<b>1,463,256,613.79</b>
<b>TOTAL EQUITY AND LIABILITIES</b>			

Significant accounting policies

A

Notes on financial statements

1-40

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

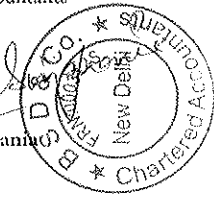
For and on behalf of board of directors

**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants

Warsha Singhania  
Partner  
M.No. 520935



Mr. Resh Goel  
(Director)  
DIN:02299633

Harwansh Singh  
(Director)  
DIN: 08055949

Place: New Delhi  
Date: 09th May, 2018

**Pam Developers (India) Private Limited**

Regd. Office:10,Local Shopping Centre Kalkaji,New Delhi-110019  
CIN: U70100DL2011PTC214812

**CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2018**

(Amount in Rupees)

Particulars	Note No.	Year Ended 31 March 2018	Year Ended 31 March 2017
<b>REVENUE</b>	18	279,351,902.98	434,150,087.17
Revenue from Operations	19	1,675,990.30	306,270.88
Other Income		281,027,893.28	434,456,358.05
<b>TOTAL INCOME</b>			
<b>EXPENSES</b>			
Cost of Material Consumed, Construction & Other Related Project Cost	20	238,178,293.09	211,203,827.15
Changes in Inventories of Projects in Progress	21	29,141,634.45	156,241,023.26
Employee Benefit Expenses	22	-	-
Finance Costs	23	192,669.15	41,875.84
Depreciation and Amortization Expense	24	21,951.15	29,770.52
Other Expenses		11,313,822.11	8,274,639.55
<b>TOTAL EXPENSES</b>		278,848,369.95	375,791,136.32
<b>Profit Before Tax</b>		2,179,523.33	58,665,221.73
Tax Expense	25	1,722,267.24	20,156,180.00
<b>Profit For The Year</b>		457,256.09	38,509,041.73
<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		-	-
Tax on above items		-	-
<b>Total Other Comprehensive Income</b>		457,256.09	38,509,041.73
<b>Total Comprehensive Income for the year</b>			
<b>Net Profit attributable to :</b>		411,530.48	34,658,137.56
a) Owners of the Company		45,725.61	3,850,904.17
b) Non Controlling Interest		-	-
<b>Other Comprehensive Income attributable to :</b>		-	-
a) Owners of the Company		-	-
b) Non Controlling Interest		-	-
<b>Total Comprehensive Income attributable to :</b>		411,530.48	34,658,137.56
a) Owners of the Company		45,725.61	3,850,904.17
b) Non Controlling Interest		-	-
<b>Earning Per Equity Share-Basic &amp; Diluted (In Rupees)</b>	26	41.15	3,465.81
Significant accounting policies	A		
Notes on financial statements	1-40		

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

**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants

*Warsha Singhania*  
Warsha Singhania  
Partner  
M.No. 520935



For and on behalf of board of directors

*Mukesh Goel*  
Mukesh Goel  
(Director)  
DIN:02299633

*Harwansh Singh*  
Harwansh Singh  
(Director)  
DIN: 08055949

Place: New Delhi  
Date: 09th May, 2018

**Pam Developers (India) Private Limited**  
 Regd. Office: 10, Local Shopping Centre Kalkaji, New Delhi-110019  
 CIN: U70100DL2011PTC214812

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2018**

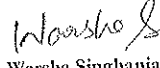
A. Equity Share Capital	Numbers	(Amount in Rupees)
Particulars	10,000	100,000.00
Balance as at 1 April 2016	-	-
Changes in equity share capital during 2016-17	10,000	100,000.00
<b>Balance as at 31 March 2017</b>	-	-
Balance as at 1 April 2017	10,000	100,000.00
Changes in equity share capital during 2017-18	-	-
<b>Balance as at 31 March 2018</b>	10,000	100,000.00

(Amount in Rupees)

**B. Other Equity**


Description	Attributable to owners of Pam Developers (India) Private Limited		
	Reserves and Surplus	Other Comprehensive Income	Total Other Equity
	Retained Earnings	Remeasurement of Defined Benefit Obligation	
Balance as at 1 April 2016	(19,437,691.82)	-	(19,437,691.82)
Profit for the year	34,658,137.56	-	34,658,137.56
<b>Balance as at 31 March 2017</b>	15,220,445.74	-	15,220,445.74
Balance as at 1 April 2017	15,220,445.74	-	15,220,445.74
Profit for the year	411,530.48	-	411,530.48
<b>Balance as at 31 March 2018</b>	15,631,976.22	-	15,631,976.22


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  
**B S D & Co.**  
 (Regn. No. -000312S)  
 Chartered Accountants  
  
**Warsha Singhania**  
 Partner  
 M.No. 520935



For and on behalf of board of directors

  
**M. Ashish Goel**  
 (Director)  
 DIN: 02299633

  
**Harwansh Singh**  
 (Director)  
 DIN: 08055949

Place: New Delhi  
 Date: 09th May, 2018



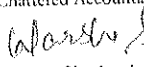
**Consolidated Cash Flow Statement for the year ended March 31, 2018**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
<b>A. Cash flow from operating activities</b>	<b>2,179,523.33</b>	<b>58,665,221.73</b>
<b>Profit for the year before tax</b>		
Adjustments for:		
Depreciation and amortization expense	21,951.15	29,770.52
Interest income	(595,053.57)	(92,419.00)
Interest and finance charges	90,126,763.84	76,396,407.52
Liabilities no longer required written back	(959,085.00)	-
<b>Operating profit before working capital changes</b>	<b>90,774,099.75</b>	<b>134,998,980.77</b>
Adjustments for working capital		
Non Current Loans		(790,599.93)
Other Non current Assets	16,882.83	22,639.52
Inventories	25,107,527.24	156,191,853.28
Trade receivable	(45,153,450.95)	(8,457,255.81)
Current Other financial assets	55,135,774.59	(44,858,677.11)
Other non-financial Assets	3,400,502.27	5,550,021.45
Trade payables and other financial and non financial liabilities	(127,768,813.65)	(231,093,479.70)
	<b>(89,261,577.67)</b>	<b>(123,435,498.30)</b>
<b>Net cash flow from/(used in) operating activities</b>	<b>1,512,522.08</b>	<b>11,563,482.47</b>
Direct tax (paid)/refund	(1,767,647.79)	(8,328,685.60)
<b>Net cash generated from/(used in) Operating activities (A)</b>	<b>(255,125.71)</b>	<b>3,234,796.87</b>
<b>B Cash flow from investing activities</b>		<b>(100,925.00)</b>
Purchase of fixed assets (including Capital work in progress)	595,027.00	92,419.00
Interest received	(3,069.00)	(2,820.00)
Movement in bank deposits	591,958.00	(11,326.00)
<b>Net cash generated from/(used in) investing activities (B)</b>		<b>(100,925.00)</b>
<b>C Cash flow from financing activities</b>		<b>(64,335.52)</b>
Interest and finance charges paid	(214,162.84)	(64,335.52)
<b>Net cash (used in)/generated from Financing activities (C)</b>	<b>(214,162.84)</b>	<b>(64,335.52)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>122,669.45</b>	<b>3,159,135.35</b>
Opening balance of cash and cash equivalents	7,904,459.93	4,745,324.58
Closing balance of cash and cash equivalents	8,027,129.38	7,904,459.93

FOR THE YEAR ENDED	(Amount in Rupees)	
	Year Ended 31-Mar-18	Year Ended 31-Mar-17
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT</b>		
Cash on hand	790,167.29	1,332,523.29
Cheques, Drafts On Hand	-	100,000.00
Balance with banks	7,236,963.00	6,471,937.55
<b>Cash and cash equivalents at the end of the year</b>	<b>8,027,130.29</b>	<b>7,904,460.84</b>


FOR THE YEAR ENDED	(Amount in Rupees)	
	Year Ended 31-Mar-18	Year Ended 31-Mar-17
<b>RECONCILIATION STATEMENT OF CASH AND BANK BALANCES</b>		
Cash and cash equivalents at the end of the year as per above	8,027,130.29	7,904,460.84
Add: Fixed deposits with banks, having remaining maturity for less than twelve months	38,036.00	-
<b>Cash and bank balance as per balance sheet (refer note 8 &amp; 9)</b>	<b>8,065,166.29</b>	<b>7,904,460.84</b>


As per our audit report of even date attached

For and on behalf of  
**B S D & Co.**  
 (Regn. No. -000312S)  
 Chartered Accountants  
  
**Warsha Singhania**  
 Partner  
 M.No. 520935



For and on behalf of board of directors

  
**Madhav Goel**  
 (Director)  
 DIN: 02299633

  
**Harwansh Singh**  
 (Director)  
 DIN: 08055949

Place: New Delhi  
 Date: 09th May, 2018

**A Significant Accounting Policies :**

**1 Corporate information**

Pam Developers (India) Private Limited ("The Company") and its subsidiary (collectively referred to as "Group") are mainly into the business of real estate. The registered office of the Company is at 10, Local Shopping Centre, Kalkaji, New Delhi-110019.

**2 Significant Accounting Policies :**

**(i) Basis of Preparation**

The financial statements of the Group have been prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by Ministry of Corporate Affairs ('MCA'). The Group has uniformly applied the accounting policies during the period presented. Accounts for the year ended March 31 2017 were audited by previous auditors Doogar & Associates.

**(ii) Basis of consolidation**

The consolidated financial statements relate to Pam Developers (India) Private Limited ('the Company') and its subsidiary companies. The consolidated financial statements have been prepared on the following basis:

(a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.

(b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.

(c) Where the cost of the investment is higher/lower than the share of equity in the subsidiary at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the Investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.

(d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.

(e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.

(f) Non Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.

(g) Non Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

**(iii) 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.

**(iv) 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.



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(v) **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 Group. 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 considering obsolescence.

**De-recognition**

An item of property, plant and equipment and any significant part initially recognised is derecognised 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 derecognised.

(vi) **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.

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

The Group assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Group 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.

(viii) **Financial Instruments**

(a) **Financial assets**

**Initial recognition and measurement**

Financial assets are recognised when the Group 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 Group's business model.

**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 Group 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.



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- (c) **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.
- (d) **Impairment of financial assets**  
The Group 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 34 details how the Group determines whether there has been a significant increase in credit risk.  
For trade receivables only, the Group 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.
- (e) **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.
- (ix) **Inventories and Projects in progress**  
(a) **Inventories**  
(i) Building material and consumable stores are valued at lower of cost and net realisable value. Cost is determined on the basis of the 'First in First out' method.  
(b) **Projects in progress**  
Projects in progress are valued at lower of cost or net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.
- (x) **Foreign currency translation**  
(a) **Functional and presentation currency**  
The financial statements are presented in currency INR, which is also the functional currency of the Group.  
(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.
- (xi) **Retirement benefits**  
i. Contributions payable by the Group 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 Group 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.
- (xii) **Provisions, contingent assets and contingent liabilities**  
A provision is recognized when:  
  - the Group 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.
- (xiii) **Earnings per share**  
Basic earnings per share are calculated by dividing the Net profit 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 Net Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.
- (xiv) **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.
- (xv) **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.



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(xvi) **Cash and Cash Equivalents**  
Cash and Cash equivalents in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.  
The amendment to Ind AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

(xvii) **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 Group that have the most significant effect on the financial statements.

**(a) Revenue**  
The Group 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 Group'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 basis the management judgment, changes in facts and legal aspects, the Group assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

**(d) Inventories**

Inventory is stated at the lower of cost or net realisable value (NRV).  
Inventory for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.  
NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

**(e) Fair value measurements**

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

**(f) Classification of assets and liabilities into current and non-current**

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.



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Note 1 : PROPERTY, PLANT AND EQUIPMENT

(Amount in Rupees)

Particulars	Furniture and Fixtures	Total
Gross carrying amount	-	-
Balance as at 1 April 2016	100,925.00	100,925.00
Additions	-	-
Disposals	-	-
Balance as at 31 March 2017	100,925.00	100,925.00
Balance as at 1 April 2017	100,925.00	100,925.00
Additions	-	-
Disposals	-	-
Balance as at 31 March 2018	100,925.00	100,925.00
Accumulated depreciation	-	-
Balance as at 1 April 2016	29,770.52	29,770.52
Depreciation charge during the year	-	-
Disposals	-	-
Balance as at 31 March 2017	29,770.52	29,770.52
Balance as at 1 April 2017	29,770.52	29,770.52
Depreciation charge during the year	21,951.15	21,951.15
Disposals	-	-
Balance as at 31 March 2018	51,721.67	51,721.67
Net carrying amount as at 31 March 2018	49,203.33	49,203.33
Net carrying amount as at 31 March 2017	71,154.48	71,154.48

(Amount in Rupees)

Note:

Particulars	Year ended 31 March 2018	Year ended 31 March 2017
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 20)	21,951.15	29,770.52
- Statement of profit & loss	21,951.15	29,770.52
Total		



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Note 2 : NON CURRENT LOANS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Security Deposits (Unsecured)	1,413,226.00	1,413,226.00
Considered Good	1,413,226.00	1,413,226.00
Total		

Note 3 : NON CURRENT OTHER FINANCIAL ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Bank Deposits with maturity of more than 12 months held as margin money	-	34,967.00
Total		34,967.00

Note - 4 : DEFERRED TAX ASSETS - NET

The movement on the deferred tax account is as follows:

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
At the beginning of the year	36,892,679.24	22,281,563.24
Credit/ (Charge) to statement of profit and loss (refer note 25)	(31,991,327.24)	15,938,637.00
Movement in Mat Credit	5,150,586.00	(1,327,521.00)
At the end of the year	10,051,938.00	36,892,679.24

Component of deferred tax assets/ (liabilities) :

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Deferred Tax Asset	-	31,993,300.24
Effect of Fair Valuation of development income	8,357.00	6,384.00
Difference between book and tax base of fixed assets	10,043,581.00	4,892,995.00
Mat Credit Entitlement	10,051,938.00	36,892,679.24
Total		

Note 5 : OTHER NON CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Prepaid Expenses	13,083.94	29,966.77
Total	13,083.94	29,966.77

Note 6 : INVENTORIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Building Material And Consumables	4,083,277.19	49,169.98
Project In Progress	114,418,306.01	143,559,940.46
Total	118,501,583.20	143,609,110.44

Note 7 : TRADE RECEIVABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
(Unsecured)	79,901,714.26	34,748,263.31
Considered Good	79,901,714.26	34,748,263.31
Total		



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Note 8 : CASH AND CASH EQUIVALENTS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Balances With Banks:-		
In Current Accounts	7,236,963.00	6,471,937.55
Cheques, Drafts On Hand	-	100,000.00
Cash On Hand	790,167.29	1,332,523.29
<b>Total</b>	<b>8,027,130.29</b>	<b>7,904,460.84</b>

Note 9 : OTHER BANK BALANCES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Held as Margin Money	38,036.00	-
<b>Total</b>	<b>38,036.00</b>	<b>-</b>

Note 10 : CURRENT OTHER FINANCIAL ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Interest accrued on deposits & others	26.57	-
Unbilled Revenue	4,629,016.49	59,764,791.08
<b>Total</b>	<b>4,629,043.06</b>	<b>59,764,791.08</b>

Note 11 : OTHER CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
- Related Parties	1,164,493,893.00	1,164,500,000.00
- Others	2,324,557.00	11,783,142.00
	1,166,818,450.00	1,176,283,142.00
Balance With Government / Statutory Authorities	8,552,159.52	2,482,392.93
Prepaid Expenses	16,882.84	22,459.70
<b>Total</b>	<b>1,175,387,492.36</b>	<b>1,178,787,994.63</b>

Note - 11.1

Particulars in respect of advances to related parties :

Name of Company	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Omaxe Limited(Holding Company)	804,500,000.00	804,500,000.00
Omaxe Forest Spa and Hills Developers Limited(Fellow Subsidiary company)	359,993,893.00	360,000,000.00
<b>Total</b>	<b>1,164,493,893.00</b>	<b>1,164,500,000.00</b>



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Note 12 : EQUITY SHARE CAPITAL

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
<b>Authorised</b>		
10,00,000 (10,00,000) Equity Shares of Rs.10 Each	10,00,000.00	10,00,000.00
	<u>10,00,000.00</u>	<u>10,00,000.00</u>
<b>Issued, Subscribed &amp; Paid Up</b>		
10,000 (10,000) Equity Shares of Rs.10 Each fully paid up	100,000.00	100,000.00
<b>Total</b>	<u>100,000.00</u>	<u>100,000.00</u>

(figures in bracket represent those of previous year)

Note - 12.1

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

Particulars	As at 31 March 2018		As at 31 March 2017	
	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	10,000	100,000.00	10,000	100,000.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	<u>10,000</u>	<u>100,000.00</u>	<u>10,000</u>	<u>100,000.00</u>

Note - 12.2

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 shareholders.

Note - 12.3

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

Name of Shareholder	As at 31 March 2018		As at 31 March 2017	
	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees
Equity Shares				
Omaxe Limited	10,000	100,000.00	10,000	100,000.00

Note - 12.4

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

Equity Shares

Name of Shareholder	As at March 31, 2018		As at March 31, 2017	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Omaxe Limited	10,000	100.00	10,000	100.00

Note - 12.5

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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*J. S. Tew*

Note 13 : NON CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
<b>Deferred payment liabilities</b>		
- In respect of Land Purchased on deferred credit terms from authorities	61,479,000.00	92,218,500.00
<b>Total</b>	<b>61,479,000.00</b>	<b>92,218,500.00</b>

Note 14 : NON CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Security deposits received	27,192,731.11	26,374,391.02
Rebates Payable To Customers	-	248,369,971.58
<b>Total</b>	<b>27,192,731.11</b>	<b>274,744,362.60</b>

Note 15 : CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
<b>Deferred Payment Liabilities</b>		
In Respect Of Land Purchased On Deferred Credit Terms from Authorities	184,437,000.00	153,697,500.00
<b>Other Trade Payables</b>		
- Due to Micro, Small & Medium Enterprises	211,599.00	-
- Fellow Subsidiary Companies	25,179,736.00	64,946,087.00
- Others	34,973,024.98	28,289,525.00
<b>Total</b>	<b>244,801,359.98</b>	<b>246,933,112.00</b>

Note - 15.1

\* 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 2018	As at 31 March 2017
Principal amount due to suppliers under MSMED Act, 2006	211,599.00	-
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	-	-
Payment made to suppliers (other than interest) beyond appointed day during the year	657,045.00	-
Interest paid to suppliers under MSMED Act, 2006	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	1,953.00	-
Interest accrued and remaining unpaid at the end of the accounting year	1,953.00	-
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	1,953.00	-

Note 16 : CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Rebate Payable	39,302,510.68	-
Interest On Trade Payables	344,391,331.00	254,478,730.00
Others Payables	30,632.00	5,987,929.38
<b>Total</b>	<b>383,724,473.68</b>	<b>260,466,659.38</b>

Note 17 : OTHER CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Statutory Dues Payable	4,639,817.12	4,048,765.76
<b>Advance from customers and others :</b>		
From Related Party	558,817,348.74	215,417,048.35
From Others	98,912,485.47	324,554,065.66
<b>Total</b>	<b>662,369,651.33</b>	<b>544,019,879.77</b>



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Note 18 : REVENUE FROM OPERATIONS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Income From Real Estate Projects	279,046,288.53	433,847,137.27
Income From trading good	2,650.00	-
Other Operating Income	302,964.45	302,949.90
<b>Total</b>	<b>279,351,902.98</b>	<b>434,150,087.17</b>

Note 19 : OTHER INCOME

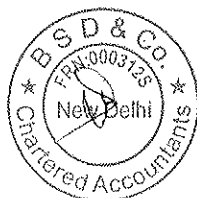
Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Interest Income		
On Bank Deposits	3,233.57	2,820.00
Others	591,820.00	89,599.00
Liabilities no longer required written back (net)	959,085.00	-
Miscellaneous Income	121,851.73	213,851.88
<b>Total</b>	<b>1,675,990.30</b>	<b>306,270.88</b>

Note 20 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Inventory at the Beginning of The Year		
Building Materials and Consumables	49,169.98	-
	<b>49,169.98</b>	
<b>Add: Incurred During The Year</b>		
Building Materials	8,036,279.74	296,288.79
Construction Cost	132,587,705.25	124,701,941.88
Employee Cost	24,163.00	18,033.00
Administration Cost	4,872,859.62	5,205,924.78
Power & Fuel and Other Electrical Cost	6,757,298.00	4,676,277.00
Finance Cost	89,934,094.69	76,354,531.68
	<b>242,212,400.30</b>	<b>211,252,997.13</b>
<b>Less: Inventory at the End of The Year</b>		
Building Materials and Consumables	4,083,277.19	49,169.98
	<b>4,083,277.19</b>	<b>49,169.98</b>
<b>Total</b>	<b>238,178,293.09</b>	<b>211,203,827.15</b>

Note 21 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Inventory at the Beginning of the Year		
Projects In Progress	143,559,940.46	299,800,963.72
	<b>143,559,940.46</b>	<b>299,800,963.72</b>
<b>Inventory at the End of the Year</b>		
Projects In Progress	114,418,306.01	143,559,940.46
	<b>114,418,306.01</b>	<b>143,559,940.46</b>
<b>Changes In Inventory</b>	<b>29,141,634.45</b>	<b>156,241,023.26</b>



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Note 22 : EMPLOYEE BENEFIT EXPENSE

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Staff Welfare Expenses	24,163.00	18,033.00
Less: Allocated to Projects	24,163.00	18,033.00
Total	24,163.00	18,033.00
	-	-

Note 23 : FINANCE COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Interest On		
-Others	89,965,822.00	76,334,095.00
Bank Charges	160,941.84	62,312.52
Less: Allocated to Projects	90,126,763.84	76,396,407.52
Total	89,934,094.69	76,354,531.68
	192,669.15	41,875.84

Note 24 : OTHER EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
<b>Administrative Expenses</b>		
Rent	114,692.00	102,951.76
Rates And Taxes	1,894,637.99	517,881.00
Repairs And Maintenance- Others	3,039.00	12,156.00
Travelling And Conveyance	-	3,720.00
Legal And Professional Charges	3,774,057.58	4,662,805.49
Printing And Stationery	141,164.00	12,995.00
Auditors' Remuneration	22,980.00	22,650.00
Donation	51,000.00	-
Miscellaneous Expenses	1,169,938.69	0.91
Less: Allocated to Projects	7,171,509.26	5,335,160.16
	4,872,859.62	5,205,924.78
	2,298,649.64	129,235.38
<b>Selling Expenses</b>		
Business Promotion	1,015,467.00	343,175.49
Commission	7,818,757.47	7,651,772.68
Advertisement And Publicity	180,948.00	150,456.00
Total	9,015,172.47	8,145,404.17
	11,313,822.11	8,274,639.55



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**Note 25 : INCOME TAX**

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Tax expense comprises of:		
Current income tax	693,943.00	35,948,000.00
Earlier years tax adjustments (net)	(25,118,474.00)	146,954.00
Minimum alternative tax credit entitlement (including earlier years)	(5,844,529.00)	(137.00)
Deferred tax	31,991,327.24	(15,938,637.00)
	<u>1,722,267.24</u>	<u>20,156,180.00</u>

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 30.90% and the reported tax expense in statement of profit and loss are as follows:

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Accounting profit before tax	2,179,523.33	58,665,221.73
Applicable tax rate	30.90%	33.063%
Computed tax expense	673,473.00	19,396,244.00
Tax effect of :		
Earlier year tax adjustment	(25,118,474.00)	146,954.00
Tax impact of expenses which will never be allowed	16,612.00	76.00
Others	26,150,656.24	612,906.00
Total	<u>1,722,267.24</u>	<u>20,156,180.00</u>

**Note 26 : EARNINGS PER SHARE**

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Profit attributable to equity shareholders (Amount in Rupees)	411,530.48	34,658,137.56
Equity Shares outstanding (Number)	10,000	10,000
Weighted average number of equity shares	10,000	10,000
Nominal value per share	10.00	10.00
<b>Earnings per equity share</b>		
Basic	41.15	3,465.81
Diluted	41.15	3,465.81

**Note 27 : CONTINGENT LIABILITIES AND COMMITMENTS**

(Amount in Rupees)

Particulars	As at	As at
	31 March 2018	31 March 2017
I Bank guarantees given by the holding Company namely Omaxe Limited	1,000,000.00	1,000,000.00
II Claim against the Group not acknowledged as debts	-	3,895,190.00
III The Company may be contingently liable to pay damages / interest in the process of execution of real estate and construction projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable

Note 28 : 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

Note 29 : 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 30**

The amount of expenditure for the year ended 31st March, 2018, which the Group was required to incur related to Corporate Social Responsibility as per section 135 of Companies Act, 2013 worked out to be Rs. 0.65 mio (P.Y. Nil). During the year ended 31st March, 2018, the Group has incurred a sum of Rs. Nil (P.Y. Nil) on this account

**Note 31 : AUDITOR'S REMUNERATION**

(Amount in Rupees)

Particulars	Year Ended 31 March 2018	Year Ended 31 March 2017
Audit fees	22,980.00	22,650.00
<b>Total</b>	<b>22,980.00</b>	<b>22,650.00</b>

**Note 32 : 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 Group, the operations of the Group falls under real estate business, which is considered to be the only reportable segment by management.



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Note 33 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2018	As at 31 March 2017
<b>Financial Assets</b>			
<b>Non Current</b>			
Loan	2	1,413,226.00	1,413,226.00
Other Financial Assets	3	-	34,967.00
<b>Current</b>			
Trade Receivables	7	79,901,714.26	34,748,263.31
Cash & Cash Equivalents	8	8,027,130.29	7,904,460.84
Other Bank Balance	9	38,036.00	-
Other Financial Assets	10	4,629,043.06	59,764,791.08
<b>Total Financial Assets</b>		<b>94,009,149.61</b>	<b>103,865,708.23</b>
<b>Financial Liabilities</b>			
<b>At Amortised Cost</b>			
<b>Non-current liabilities</b>			
Trade Payable	13	61,479,000.00	92,218,500.00
Other Financial Liabilities	14	27,192,731.11	274,744,362.60
<b>Current Liabilities</b>			
Trade Payables	15	244,801,359.98	246,933,112.00
Other Financial Liabilities	16	383,724,473.68	260,466,659.38
<b>Total Financial Liabilities</b>		<b>717,197,564.77</b>	<b>874,362,633.98</b>

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

(Amount in Rupees)

Particulars	As at 31 March 2018		As at 31 March 2017	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets</b>				
<b>Non Current</b>				
Loan	1,413,226.00	1,413,226.00	1,413,226.00	1,413,226.00
Other Financial Assets	-	-	34,967.00	34,967.00
<b>Current</b>				
Trade Receivables	79,901,714.26	79,901,714.26	34,748,263.31	34,748,263.31
Cash & Cash Equivalents	8,027,130.29	8,027,130.29	7,904,460.84	7,904,460.84
Other Bank Balance	38,036.00	38,036.00	-	-
Other Financial Assets	4,629,043.06	4,629,043.06	59,764,791.08	59,764,791.08
<b>Total Financial Assets</b>	<b>94,009,149.61</b>	<b>94,009,149.61</b>	<b>103,865,708.23</b>	<b>103,865,708.23</b>
<b>Financial Liabilities</b>				
<b>Non-current liabilities</b>				
Trade Payables	61,479,000.00	61,479,000.00	92,218,500.00	92,218,500.00
Other Financial Liabilities	27,192,731.11	27,192,731.11	274,744,362.60	274,744,362.60
<b>Current Liabilities</b>				
Trade Payables	244,801,359.98	244,801,359.98	246,933,112.00	246,933,112.00
Other Financial Liabilities	383,724,473.68	383,724,473.68	260,466,659.38	260,466,659.38
<b>Total Financial Liabilities</b>	<b>717,197,564.77</b>	<b>717,197,564.77</b>	<b>874,362,633.98</b>	<b>874,362,633.98</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 34 : RISK  
MANAGEMENT**

The Group'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 group'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 group. The Group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

**Credit risk management**

*Credit risk rating*

The Group 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 Group 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	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 Group 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 group. The Group 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.

Credit rating	Particulars	(Amount in Rupees)	
		As at 31 March 2018	As at 31 March 2017
A: Low credit risk	Cash and cash equivalents, other bank balances	8,065,166.29	7,994,160.54
B: Moderate credit risk	Trade receivables and other financial assets	85,943,983.32	95,961,247.39

**Liquidity risk**

Liquidity risk is the risk that the group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group'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 Group 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.

Particulars	(Amount in Rupees)						Total	Carrying Amount
	Less than 1 year	1 - 2 years	2 - 3 years	3-6 years	more than 6 Years			
<b>As at 31 March 2018</b>								
Trade Payables	244,801,359.98	30,739,500.00	30,739,500.00	-	-	306,280,359.98	306,280,359.98	
Other Financial Liabilities	383,724,473.68	-	-	-	27,192,731.11	410,917,204.79	410,917,204.79	
<b>Total</b>	<b>628,525,833.66</b>	<b>30,739,500.00</b>	<b>30,739,500.00</b>	<b>-</b>	<b>27,192,731.11</b>	<b>717,197,564.77</b>	<b>717,197,564.77</b>	
<b>As at 31 March 2017</b>								
Trade Payables	246,933,112.00	30,739,500.00	30,739,500.00	30,739,500.00	-	339,151,612.00	339,151,612.00	
Other Financial Liabilities	260,466,659.38	-	-	248,369,971.58	26,374,391.02	535,211,021.98	535,211,021.98	
<b>Total</b>	<b>507,399,771.38</b>	<b>30,739,500.00</b>	<b>30,739,500.00</b>	<b>279,109,471.58</b>	<b>26,374,391.02</b>	<b>874,362,633.98</b>	<b>874,362,633.98</b>	

**Note 35 : CAPITAL MANAGEMENT POLICIES**

The Group's capital management objectives are to ensure the group'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 Group 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.



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**Note 36 : 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</b>
1	Omaxe Limited
<b>(c)</b>	<b>Fellow Subsidiary Company</b>
1	Atulah Contractors and Constructions Private Limited
2	Omaxe Forest Spa and Hills Developers Limited
3	Omaxe Buildhome Limited
4	Robust Buildwell Private Limited
5	Jagdamba Contractors and Builders Limited

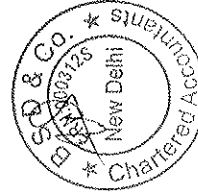


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Related party transaction are as follows:-

Transactions	Year Ended	Omaxe Limited (Holding company )	Atuliah Contractors and Constructions Private Limited (Fellow Subsidiary company )	Robust Buildwell Private Limited(Fellow Subsidiary Company )	Jagdamba Contractors and Builders Limited (Fellow Subsidiary Company )	Omaxe Buildhome Limited(Fellow Subsidiary Company )	Omaxe Forest Spa and Hills Developers Limited (Fellow Subsidiary company )	Total
<b>A. Transactions made during the year</b>								
Interest income on loan	March 31,2018	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	March 31,2017	(89,599.00)	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)	(89,599.00)
Construction costs	March 31,2018	Nil	1,18,672,729.00	Nil	Nil	Nil	Nil	1,18,672,729.00
	March 31,2017	(Nil)	(110,609,037.00)	(Nil)	(Nil)	(Nil)	(Nil)	(110,609,037.00)
Building material purchased	March 31,2018	5,903,099.92	Nil	4,500.00	23,100.00	Nil	5,176.00	5,935,875.92
	March 31,2017	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)
Loan/advances given (net)	March 31,2018	Nil	Nil	Nil	Nil	Nil	(6,107.00)	(6,107.00)
	March 31,2017	(-8,582,228.65)	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)	(-8,582,228.65)
<b>B. Closing Balances</b>								
<b>As on</b>								
Trade Payable	March 31,2018	Nil	25,153,784.00	Nil	25,952.00	Nil	Nil	25,179,736.00
	March 31,2017	(Nil)	(64,946,087.00)	(Nil)	(Nil)	(Nil)	(Nil)	(64,946,087.00)
Advance receivables	March 31,2018	804,500,000.00	Nil	Nil	Nil	Nil	359,993,893.00	1,164,493,893.00
	March 31,2017	(804,500,000.00)	(Nil)	(Nil)	(Nil)	(Nil)	(360,000,000.00)	(1,164,500,000.00)
Balance Payable	March 31,2018	558,812,038.74	Nil	5,310.00	Nil	Nil	Nil	558,817,348.74
	March 31,2017	(215,412,048.35)	(Nil)	(Nil)	(Nil)	(5,000.00)	(Nil)	(215,417,048.35)
Bank guarantees	March 31,2018	1,000,000.00	Nil	Nil	Nil	Nil	Nil	1,000,000.00
	March 31,2017	(1,000,000.00)	(Nil)	(Nil)	(Nil)	(Nil)	(Nil)	(1,000,000.00)

(figures in bracket represent those of previous year)



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