

# BSD & Co.

Chartered Accountants

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

## INDEPENDENT AUDITOR'S REPORT

**To the Members of Navratan Techbuild Private Limited**

**Report on the Audit of the Consolidated Financial Statements**

### Opinion

We have audited the accompanying consolidated financial statements of **Navratan Techbuild Private Limited** ("the Holding Company") and its subsidiaries listed in Annexure –II (Holding Company and its subsidiaries together referred to as "the Group") which comprise the Consolidated Balance Sheet as at 31<sup>st</sup> March 2019, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow for the year then ended, and Notes to Consolidated Financial Statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31<sup>st</sup> March 2019, of its consolidated profit and other comprehensive income, consolidated changes in equity and consolidated cash flows for the year then ended.

### Basis for Opinion

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

### Key Audit Matters

Key audit matters ("KAM") are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.





## Description of Key Audit Matters

Sr. No.	Key Audit Matters	<u>How that matter was addressed in our audit report</u>
1.	<p><b>Revenue recognition</b> The application of the new revenue accounting standard involves certain key judgements relating to identification of contracts with customer, identification of distinct performance obligations, determination of transaction price of the identified performance obligations, the appropriateness of the basis used to measure revenue recognised over a period. Additionally, new revenue accounting standard contains disclosures which involves collation of information in respect of disaggregated revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date.</p> <p>Refer Notes 18 and 28 to the Consolidated Financial Statements</p>	<p>Our audit procedures on revenue recognition from real estate projects included:</p> <ul style="list-style-type: none"> <li>• Selecting sample to identify contracts with customers, identifying separate performance obligation in the contracts, determination of transaction price and allocating the transaction price to separate performance obligation.</li> <li>• On selected samples, we tested that the revenue recognition is in accordance with accounting standards by:               <ol style="list-style-type: none"> <li>i) reading, analysing and identifying the distinct performance obligations in real estate projects.</li> <li>ii) Comparing distinct performance obligations with that identified and recorded.</li> <li>iii) reading terms of agreement to determine transaction price including variable consideration to verify transaction price used to recognise revenue.</li> <li>iv) performing, analytical procedures to verify reasonableness of revenue accounted by the Company.</li> </ol> </li> </ul>
2.	<p><b>Pending Income Tax cases</b> The Group has pending income tax cases involving tax demands which involves significant judgement to determine possible outcome of these cases.</p> <p>Refer Notes 27 to the Consolidated Financial Statements</p>	<p>We obtained details of all pending income tax matters involving tax demands for the Group and discussed with the Group inhouse tax team regarding sustainability of Group's claim before various income tax/ appellate authorities on matters under litigation. The inhouse tax team of the Group relied upon past legal and other rulings, submissions made by them during various hearings held; which was taken in consideration by us to evaluate management position on these tax demands.</p>
3	<p><b>Impairment of Goodwill</b> The Group has recognized Goodwill of Rs. 32,47,18,891.97 as on 31<sup>st</sup> March 2019 on consolidation which is not amortized but tested for impairment at balance sheet date. The Group by estimating value in use of cash generating units based on future cash flow/ future operating results/ growth has estimated that no impairment of goodwill is necessitated</p> <p>Refer Notes 1A to the Consolidated Financial Statements</p>	<p>We reviewed the impairment testing procedure to determine that the fair value of Goodwill on consolidation is not less than its carrying amount by estimating value in use.</p>





## Other Information

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Holding Company's Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the Management's and those charged with the Governance for the Consolidated Financial Statements

The Holding Company's management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of 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 statement of 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 financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective management and Board of Directors of the entities included in the Group are responsible for assessing the ability of each entity to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the entities included in the Group are responsible for overseeing the financial reporting process of the Group.





## **Auditor's Responsibilities for the Audit of the Consolidated Financial statements**

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.





We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

### Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit 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 of the aforesaid consolidated financial statements.
  - b. In our opinion, proper books of account as required by law relating to the preparation of the aforesaid consolidated financial statements have been kept by the Company 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), the consolidated statement of changes in equity and the consolidated statement of cash flow dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - d. In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
  - e. On the basis of the written representations received from the directors of the Holding company and its subsidiaries which are incorporated in India as on 31<sup>st</sup> March, 2019 and taken on record by the Board of Directors of respective companies, none of the directors of the group companies incorporated in India is disqualified as on 31<sup>st</sup> March 2019 from being appointed as a director in terms of Section 164(2) of the Act.
  - f. With respect to the adequacy of the internal financial controls with reference to the financial statements of the Holding Company and its subsidiaries companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in "**Annexure-I**".
  - 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 consolidated financial statements disclose the impact of pending litigations as at 31<sup>st</sup> March 2019 on the consolidated financial position of the Group.
    - ii. Provision has been made in the consolidated 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 companies incorporated in India.

**For B S D & Co.**

Chartered Accountants

Firm's Registration No: 000312S



**Prakash Chand Surana**

Partner

Membership No: 010276

Place: New Delhi

Date: 22 MAY 2019



**Annexure I- to the Independent Auditors' Report – 31<sup>st</sup> March 2019 on the Consolidated 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 financial statements of Navratan Techbuild Private Limited ("the Holding Company") as of and for the year ended 31<sup>st</sup> March 2019, we have audited the internal financial controls over financial reporting of the Holding Company and its subsidiary companies 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 companies, 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 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 internal financial controls systems over financial reporting of the company and its subsidiary companies and its associates.





## 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 31<sup>st</sup> March 2019, 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 ICAI.

**For B S D & Co.**

Chartered Accountants

Firm's Registration No: 000312S



**Prakash Chand Surana**

Partner

M.No.: 010276



Place: New Delhi

Date: 22 MAY 2019

**Annexure-II to the Independent Auditors' Report – 31<sup>st</sup> March 2019 on the Consolidated Financial Statements**

<b>S. No.</b>	<b>Name of Company</b>	<b>Type</b>
1	S N Realtors Private Limited	Subsidiary





## CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2019

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
a) Property, Plant and Equipment	1	273,372.64	456,503.43
b) Goodwill	1A	324,718,891.97	324,718,891.97
c) Financial Assets			
i) Loans	2	3,484,060.00	2,734,060.00
d) Deferred Tax Assets (net)	3	16,757,638.00	13,996,126.00
e) Non-Current Tax Assets		1,765,440.00	1,765,440.00
f) Other Non-Current Assets	4	279,756.36	-
		<b>347,279,158.97</b>	<b>343,671,021.40</b>
<b>Current Assets</b>			
a) Inventories	5	372,974,389.00	474,146,467.12
b) Financial Assets			
i) Trade Receivables	6	62,856,463.28	84,921,203.95
ii) Cash and Cash Equivalents	7	3,217,087.41	2,231,905.05
iii) Other Financial Assets	8	167,773,387.66	11,321,841.61
c) Other Current Assets	9	14,996,182.76	67,548,127.83
		<b>621,817,510.11</b>	<b>640,169,545.56</b>
		<b>969,096,669.08</b>	<b>983,840,566.96</b>
<b>TOTAL ASSETS</b>			
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
a) Equity Share Capital	10	500,000.00	500,000.00
b) Other Equity		173,930,412.12	181,851,790.48
		<b>174,430,412.12</b>	<b>182,351,790.48</b>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
a) Financial Liabilities			
i) Other Financial Liabilities	11	11,007,341.09	1,300,167.27
b) Other Non-Current Liabilities	12	42.48	4,633.49
c) Provisions	13	355,069.00	322,087.00
		<b>11,362,452.57</b>	<b>1,626,887.76</b>
<b>Current liabilities</b>			
a) Financial Liabilities			
i) Trade Payables	14		
Total outstanding dues of micro enterprises and small enterprises		185,085.00	241,650.00
Total outstanding dues of creditors other than micro enterprises and small enterprises		393,233,291.00	394,666,292.14
ii) Other Financial Liabilities	15	111,749,138.86	75,551,026.47
b) Other Current Liabilities	16	278,127,763.53	328,590,523.11
c) Provisions	17	8,526.00	8,800.00
d) Current Tax Liabilities (net)			803,597.00
		<b>783,303,804.39</b>	<b>799,861,888.72</b>
		<b>969,096,669.08</b>	<b>983,840,566.96</b>

**TOTAL EQUITY AND LIABILITIES**

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

For and on behalf of board of directors

**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants

Prakash Chand Surana

Partner

M.No. 010276



Arindam Shaw

(Director)

DIN: 08155590

Rajneesh Pabbi

(Director)

DIN: 03563078

Place: New Delhi

Date: 22 MAY 2019

# Navratan Techbuild Private Limited

Regd. Office: 58, First Floor, Orbit Mall A.B Road, Indore, M.P.-452003

CIN: U45203MP2005PTC017489

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

Particulars	Note No.	Year Ended 31 March 2019	Year Ended 31 March 2018
(Amount in Rupees)			
<b>REVENUE</b>			
Revenue from Operations	18	250,644,978.13	24,014,836.09
Other Income	19	918,684.61	1,320,498.72
<b>TOTAL INCOME</b>		<b>251,563,662.74</b>	<b>25,335,334.81</b>
<b>EXPENSES</b>			
Cost of Material Consumed, Construction & Other Related Project Cost	20	52,243,224.39	78,951,728.73
Changes in Inventories of Finished Stock & Projects in Progress	21	192,610,221.94	(64,209,912.73)
Employee Benefits Expense	22	113,804.00	135,656.00
Finance Costs	23	13,291.37	592,555.39
Depreciation and Amortization Expense		117,673.15	212,671.19
Other Expenses	24	2,976,504.74	2,493,013.81
<b>TOTAL EXPENSES</b>		<b>248,074,719.59</b>	<b>18,175,712.39</b>
<b>Profit Before Tax</b>		<b>3,488,943.15</b>	<b>7,159,622.42</b>
Tax Expense	25	976,974.56	544,079.41
<b>Profit For The Year</b>		<b>2,511,968.59</b>	<b>6,615,543.01</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		21,330.00	(149,921.00)
Tax On Remeasurements of The Net Defined Benefit Plans - Actuarial Gain or Loss		(5,545.80)	38,979.46
<b>Total Other Comprehensive Income</b>		<b>15,784.20</b>	<b>(110,941.54)</b>
<b>Total Comprehensive Income for the year</b>		<b>2,527,752.79</b>	<b>6,504,601.47</b>
<b>Net Profit/(Loss) attributable to :</b>			
a) Owners of the Company		2,511,968.59	6,615,543.01
b) Non Controlling Interest		-	-
<b>Other Comprehensive Income attributable to :</b>			
a) Owners of the Company		15,784.20	(110,941.54)
b) Non Controlling Interest		-	-
<b>Total Comprehensive Income attributable to :</b>			
a) Owners of the Company		2,527,752.79	6,504,601.47
b) Non Controlling Interest		-	-
Earning Per Equity Share-Basic & Diluted (In Rupees)	26	<b>50.24</b>	<b>132.31</b>
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

**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants

  
**Prakash Chand Surana**  
 Partner  
 M.No. 010276



For and on behalf of board of directors

  
**Arindam Shaw**  
 (Director)  
 DIN: 08155590

  
**Rajneesh Pabbi**  
 (Director)  
 DIN: 03563078

Place: New Delhi

Date: **22 MAY 2019**



**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2019**

**A. Equity Share Capital**

Particulars	Numbers	(Amount in Rupees)
<b>Balance as at 1 April 2017</b>	50,000	500,000.00
Changes in equity share capital during 2017-18	-	-
<b>Balance as at 31 March 2018</b>	<b>50,000</b>	<b>500,000.00</b>
<b>Balance as at 1 April 2018</b>	50,000	500,000.00
Changes in equity share capital during 2018-19	-	-
<b>Balance as at 31 March 2019</b>	<b>50,000</b>	<b>500,000.00</b>

**B. Other Equity**

(Amount in Rupees)

Description	Attributable to owners of Navratan Techbuild Private Limited		
	Reserves and Surplus	Other Comprehensive Income	Total Other Equity
	Retained Earnings	Remeasurement of Defined Benefit Obligation	
<b>Balance as at 1 April 2017</b>	175,335,106.53	12,082.48	175,347,189.01
Profit for the year	6,615,543.01	-	6,615,543.01
Other Comprehensive Income	-	(110,941.54)	(110,941.54)
<b>Balance as at 31 March 2018</b>	<b>181,950,649.54</b>	<b>(98,859.06)</b>	<b>181,851,790.48</b>
<b>Balance as at 1 April 2018</b>	181,950,649.54	(98,859.06)	181,851,790.48
Transitional impact of adoption of Ind AS 115	(10,449,131.15)	-	(10,449,131.15)
Profit for the year	2,511,968.59	-	2,511,968.59
Other Comprehensive Income	-	15,784.20	15,784.20
<b>Balance as at 31 March 2019</b>	<b>174,013,486.98</b>	<b>(83,074.86)</b>	<b>173,930,412.12</b>

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

As per our audit report of even date attached

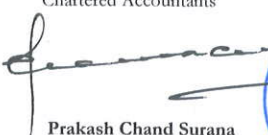
For and on behalf of

**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants

For and on behalf of board of directors



**Prakash Chand Surana**  
Partner  
M.No. 010276





**Arindam Shaw**  
(Director)  
DIN: 08155590



**Rajneesh Pabbi**  
(Director)  
DIN: 03563078

Place: New Delhi

Date: **22 MAY 2019**

**Navratan Techbuild Private Limited**

Regd. Office: 58, First Floor, Orbit Mall A.B Road, Indore, M.P-452003

CIN: U45203MP2005PTC017489

**Consolidated Cash Flow Statement for the year ended March 31, 2019**

(Amount in Rupees)

Particulars	Year Ended 31 March 2019	Year Ended 31 March 2018
<b>A. Cash flow from operating activities</b>		
<b>Profit for the year before tax</b>	<b>3,488,943.15</b>	<b>7,159,622.42</b>
Adjustments for :		
Depreciation and amortization expense	139,245.26	239,581.83
Interest and finance charges	41,991,805.89	56,034,463.61
Finance Income	(12,206.81)	(396,509.80)
Loss/(Profit) on sale of fixed assets	20,571.53	-
Liabilities no longer required written back	(164,906.00)	(211,680.27)
<b>Operating profit before working capital changes</b>	<b>45,463,453.02</b>	<b>62,825,477.79</b>
Adjustments for working capital		
Non Current Loans	(750,000.00)	600.00
Other Non current Assets	(279,756.36)	427,370.82
Inventories	191,988,839.11	(64,250,125.11)
Trade receivable	(11,691,284.68)	1,281,108,577.60
Current other Financial Asset	(167,773,387.66)	115,565,160.42
Other non-financial current Assets	52,551,945.07	(51,207,443.72)
Trade payable and other financial and non financial liabilities	(105,967,010.06)	(1,099,775,046.15)
<b>Net cash flow from operating activities</b>	<b>3,542,798.44</b>	<b>244,694,571.65</b>
Direct tax paid	(876,313.00)	-
<b>Net cash generated from/(used in) Operating activities (A)</b>	<b>2,666,485.44</b>	<b>244,694,571.65</b>
<b>B Cash flow from investing activities</b>		
Purchase of fixed assets (including Capital work in progress)	(21,186.00)	(3,050.00)
Sale of fixed assets	44,500.00	-
Interest received	12,206.81	396,509.80
<b>Net cash generated from /(used in) investing activities (B)</b>	<b>35,520.81</b>	<b>393,459.80</b>
<b>C Cash flow from financing activities</b>		
Proceed from borrowings(net)	-	(135,621,128.00)
Interest and finance charges paid	(1,716,823.89)	(111,061,796.61)
<b>Net cash (used in)/generated from Financing activities (C)</b>	<b>(1,716,823.89)</b>	<b>(246,682,924.61)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>985,182.36</b>	<b>(1,594,893.16)</b>
<b>Opening balance of cash and cash equivalents</b>	<b>2,231,905.05</b>	<b>3,826,798.21</b>
<b>Closing balance of cash and cash equivalents</b>	<b>3,217,087.41</b>	<b>2,231,905.05</b>



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(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended 31-Mar-19	Year Ended 31-Mar-18
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT</b>		
Cash on hand	107,599.00	222,940.00
Balance with banks	3,109,488.41	2,008,965.05
<b>Cash and cash equivalents at the end of the year</b>	<b>3,217,087.41</b>	<b>2,231,905.05</b>

**RECONCILIATION STATEMENT OF CASH AND BANK BALANCES**

(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended 31-Mar-19	Year Ended 31-Mar-18
Cash and cash equivalents at the end of the year as per above	3,217,087.41	2,231,905.05
Add: Fixed deposits with banks	-	-
<b>Cash and bank balance as per balance sheet (refer note 07 )</b>	<b>3,217,087.41</b>	<b>2,231,905.05</b>

**DISCLOSURE AS REQUIRED BY IND AS 7**

**Reconciliation of liabilities arising from financing activities**

(Amount in Rupees)

31-Mar-19	Opening Balance	Cash flows	Non Cash Changes	Closing balance
Short term unsecured borrowings	-	-	-	-
<b>Total liabilities from financial activities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(Amount in Rupees)

31-Mar-18	Opening Balance	Cash flows	Non cash changes	Closing balance
Short term unsecured borrowings	135,621,128.00	(135,621,128.00)	-	-
<b>Total liabilities from financial activities</b>	<b>135,621,128.00</b>	<b>(135,621,128.00)</b>	<b>-</b>	<b>-</b>


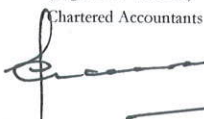
Note:- Depreciation includes amount charged to cost of material consumed, construction & other related project cost.

As per our audit report of even date attached

For and on behalf of  
**B S D & Co.**

(Regn. No. -000312S)

Chartered Accountants




**Prakash Chand Surana**  
Partner  
M.No. 010276

For and on behalf of board of directors



**Arindam Shaw**  
(Director)  
DIN: 08155590



**Rajneesh Pabbi**  
(Director)  
DIN: 03563078

Place: New Delhi

Date: **22 MAY 2019**

**A Significant Accounting Policies :**

**1 Corporate information**

Navratan Techbuild 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 58, First Floor, Orbit Mall A.B Road, Indore, M.P-452003.

**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.

**(ii) Basis of consolidation**

The consolidated financial statements relate to Navratan Techbuild Private Limited ("the Company") and its subsidiary company. The consolidated financial statements have been prepared on the following basis:

(a) The financial statements of the Company and its subsidiary 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**

The company derives revenue from execution of real estate projects. Effective from 1st April 2018, Revenue from Real Estate project is recognised in accordance with Ind AS 115 which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised.

Ind AS 115 replaces Ind AS 18 revenue and Ind AS 11 construction contracts which prescribes control approach for revenue recognition as against risk and rewards as per Ind AS 18. The company has opted to apply modified retrospective approach as per Ind AS 115 (refer note no. 28). Revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the company expects to receive in exchange for such booking and is based on following 6 steps :

**1. Identification of contract with customers**

The company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.

- The company can identify each customer's right regarding the goods or services to be transferred.

- The company can identify the payment terms for the goods or services to be transferred.

- The contract has commercial substance (i.e. risk, timing or amount of the company's future cash flow is expected to change as a result of the contract) and

- It is probable that the company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

**2. Identify the separate performance obligation in the contract:-**

Performance obligation is a promise to transfer to a customer:

• Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

• If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.

• The goods or services that is promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. The goods or services are capable of being distinct) and

- The company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract (i.e. The goods or services are distinct within the context of the contract).

**3. Satisfaction of the performance obligation:-**

The company recognizes revenue when (or as) the company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of Property.

**4 Determination of transaction price:-**

The transaction price is the amount of consideration to which the company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled, renewed or modified



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5 Allocating the transaction price to the performance obligation:-

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices, the stand alone selling price is the price at which the company would sell promised goods or services separately to the customers.

6. Recognition of revenue when (or as) the company satisfies a performance obligation:

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the company's performance as the company performs.
- The company's performance creates or enhances an asset that a customer controls as asset is created or enhanced.
- The company's performance doesn't create an asset within an alternative use to the company and the company has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The company disaggregate revenue from real estate projects on the basis of nature of revenue.

**(b) Project Management Fee**

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

**(c) Interest Income**

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

**(d) Income from trading sales**

Revenue from trading activities is accounted as revenue upon satisfaction of performance obligation.

**(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.

**(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 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.

**(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) Goodwill on Consolidation**

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill is less than its carrying amount.

**(viii) 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.



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(ix) **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.

(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 35 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.

(x) **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.

(ii) Land is valued at lower of cost and net realisable value. Cost 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 and 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 lower of cost and net realisable value. Cost includes cost of land, development rights, materials, construction, services, borrowing costs and other overheads relating to projects.

(xi) **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.

(xii) **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.



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**(xiii) 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.

**(xiv) 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.

**(xv) 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.

**(xvi) 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.

**(xvii) 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.

**(xviii) 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) 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 and net realisable value (NRV).

NRV 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	Plant and Machinery	Office Equipments	Furniture and Fixtures	Total
<b>Gross carrying amount</b>				
<b>Balance as at 1 April 2017</b>	195,729.08	197,862.57	898,583.79	<b>1,292,175.44</b>
Additions	3,050.00	-	-	<b>3,050.00</b>
Disposals	-	-	-	-
<b>Balance as at 31 March 2018</b>	<b>198,779.08</b>	<b>197,862.57</b>	<b>898,583.79</b>	<b>1,295,225.44</b>
<b>Balance as at 1 April 2018</b>	<b>198,779.08</b>	<b>197,862.57</b>	<b>898,583.79</b>	<b>1,295,225.44</b>
Additions	21,186.00	-	-	<b>21,186.00</b>
Disposals	-	(116,499.98)	(73,870.63)	<b>(190,370.61)</b>
<b>Balance as at 31 March 2019</b>	<b>219,965.08</b>	<b>81,362.59</b>	<b>824,713.16</b>	<b>1,126,040.83</b>
<b>Accumulated depreciation</b>				
<b>Balance as at 1 April 2017</b>	74,415.26	48,077.16	476,647.76	<b>599,140.18</b>
Depreciation charge during the year	26,910.64	67,178.05	145,493.14	<b>239,581.83</b>
Disposals	-	-	-	-
<b>Balance as at 31 March 2018</b>	<b>101,325.90</b>	<b>115,255.21</b>	<b>622,140.90</b>	<b>838,722.01</b>
<b>Balance as at 1 April 2018</b>	<b>101,325.90</b>	<b>115,255.21</b>	<b>622,140.90</b>	<b>838,722.01</b>
Depreciation charge during the year	21,572.11	28,182.64	89,490.51	<b>139,245.26</b>
Disposals	-	(85,024.78)	(40,274.30)	<b>(125,299.08)</b>
<b>Balance as at 31 March 2019</b>	<b>122,898.01</b>	<b>58,413.07</b>	<b>671,357.11</b>	<b>852,668.19</b>
<b>Net carrying amount as at 31 March 2019</b>	<b>97,067.07</b>	<b>22,949.52</b>	<b>153,356.05</b>	<b>273,372.64</b>
<b>Net carrying amount as at 31 March 2018</b>	<b>97,453.18</b>	<b>82,607.36</b>	<b>276,442.89</b>	<b>456,503.43</b>

Note:

(Amount in Rupees)

Particulars	Year ended	
	31 March 2019	31 March 2018
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 20)	21,572.11	26,910.64
- Statement of profit & loss	117,673.15	212,671.19
<b>Total</b>	<b>139,245.26</b>	<b>239,581.83</b>



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**Note 1A : GOODWILL ON CONSOLIDATION**

Goodwill consist of the followings

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Balance at the beginning of the year	324,718,891.97	324,718,891.97
Additional amount recognised from acquisition/(deletion) during the year (net)	-	-
<b>Total</b>	<b>324,718,891.97</b>	<b>324,718,891.97</b>

The group tests goodwill annually for impairment. Goodwill of Rs. 324,718,891.97 (PY Rs. 324,718,891.97) have been allocated to the respective business/projects from where goodwill is generated. The estimated value in use is based on future cash flows and annual growth rate. Based on reasonable assumption, the group did not identify any probable scenario in which the recoverable amount of cash generating unit would decrease below its carrying value, hence no impairment is required in the carrying value of goodwill.

**Note 2 : NON CURRENT LOANS**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
(Unsecured-considered good unless stated otherwise)		
<b>Security Deposits</b>		
Considered Good	3,484,060.00	2,734,060.00
<b>Total</b>	<b>3,484,060.00</b>	<b>2,734,060.00</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 2019	As at 31 March 2018
At the beginning of the year	13,996,126.00	14,167,628.95
Addition in balance at beginning of the year on implementation of Ind AS 115	3,671,316.36	-
Credit/ (Charge) to statement of profit and loss (refer note 25)	(904,258.56)	(1,014,079.41)
Credit/ (Charge) to other comprehensive income	(5,545.80)	38,979.46
Movement in Mat Credit	-	803,597.00
<b>At the end of the year</b>	<b>16,757,638.00</b>	<b>13,996,126.00</b>

**Component of deferred tax assets/ (liabilities) :**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
<b>Deferred Tax Asset</b>		
Expenses allowed on payment basis	110,208.00	104,247.00
Difference between book and tax base of fixed assets	222,840.00	217,793.00
Effect of Fair Valuation of Development Income and transitional impact of adoption of Ind AS 115	6,751,349.00	4,000,845.00
Mat credit entitlement	9,673,241.00	9,673,241.00
<b>Total</b>	<b>16,757,638.00</b>	<b>13,996,126.00</b>

**Note 4 : OTHER NON CURRENT ASSETS**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Prepaid Expenses	279,756.36	-
<b>Total</b>	<b>279,756.36</b>	<b>-</b>

**Note 5 : INVENTORIES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Building Material And Consumables	368,595.21	42,212.38
Land	29,205,661.61	28,910,661.61
Completed Real Estate Projects	18,899,248.62	11,166,900.75
Project In Progress	324,500,883.56	434,026,692.38
<b>Total</b>	<b>372,974,389.00</b>	<b>474,146,467.12</b>



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**Note 6 : TRADE RECEIVABLES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
(Unsecured considered good unless stated otherwise)		
Considered Good	62,856,463.28	84,921,203.95
<b>Total</b>	<b>62,856,463.28</b>	<b>84,921,203.95</b>

**Note 7 : CASH AND CASH EQUIVALENTS**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Balances With Banks:-		
In Current Accounts	3,109,488.41	2,008,965.05
Cash On Hand	107,599.00	222,940.00
<b>Total</b>	<b>3,217,087.41</b>	<b>2,231,905.05</b>

**Note 8 : OTHER FINANCIAL ASSETS-CURRENT**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
(Unsecured considered good unless otherwise stated)		
<b>Advances Recoverable In Cash</b>		
-Holding Company	167,773,387.66	-
Unbilled Revenue	-	11,321,841.61
<b>Total</b>	<b>167,773,387.66</b>	<b>11,321,841.61</b>

**Note - 8.1**

Particulars in respect of advance recoverable in cash from Holding Company:

Name of Company	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Omaxe Limited	167,773,387.66	-
<b>Total</b>	<b>167,773,387.66</b>	<b>-</b>

**Note 9 : OTHER CURRENT ASSETS**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
<b>Advance against goods, services and others</b>		
(Unsecured considered good unless otherwise stated)		
- Related Parties	10,642,862.49	63,048,956.22
- Others	1,243,851.00	1,087,943.00
	<b>11,886,713.49</b>	<b>64,136,899.22</b>
Balance With Government / Statutory Authorities	2,280,828.00	2,776,534.08
Prepaid Expenses	828,641.27	634,694.53
<b>Total</b>	<b>14,996,182.76</b>	<b>67,548,127.83</b>

**Note - 9.1**

Particulars in respect of advances to Holding company/fellow subsidiary company :

Name of Company	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Omaxe Buildwell Limited (Fellow Subsidiary Company)	10,642,862.49	11,023,380.80
Omaxe Limited (Holding Company)	-	52,025,575.42
<b>Total</b>	<b>10,642,862.49</b>	<b>63,048,956.22</b>



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**Note 10 : EQUITY SHARE CAPITAL**

Particulars	(Amount in Rupees)	
	As at March 31, 2019	As at March 31, 2018
<b>Authorised</b>		
50,000 (50,000) Equity Shares of Rs.10 Each	500,000.00	500,000.00
	<b>500,000.00</b>	<b>500,000.00</b>
<b>Issued, Subscribed &amp; Paid Up</b>		
50,000 (50,000) Equity Shares of Rs.10 Each fully paid up	500,000.00	500,000.00
<b>Total</b>	<b>500,000.00</b>	<b>500,000.00</b>

(figure in brackets represent those of previous year)

**Note - 10.1**

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

Particulars	As at March 31, 2019		As at March 31, 2018	
	Numbers	Amount in Rupees	Numbers	Amount in Rupees
<b>Equity Shares of Rs. 10 each fully paid up</b>				
Shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
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>

**Note - 10.2**

**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 - 10.3**

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

Name of Shareholder	As at March 31, 2019		As at March 31, 2018	
	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees
<b>Equity Shares</b>				
Omaxe Limited	50,000	500,000.00	50,000	500,000.00

**Note - 10.4**

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

**Equity Shares**

Name of Shareholder	As at March 31, 2019		As at March 31, 2018	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Omaxe Limited	50,000	100.00	50,000	100.00

**Note - 10.5**

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 11 : NON CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Security deposits received	15,333.09	55,079.10
Rebates Payable To Customers	10,992,008.00	1,245,088.17
<b>Total</b>	<b>11,007,341.09</b>	<b>1,300,167.27</b>

**Note 12 : OTHER NON CURRENT LIABILITIES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Deferred Income	42.48	4,633.49
<b>Total</b>	<b>42.48</b>	<b>4,633.49</b>

**Note 13 : PROVISIONS-NON CURRENT**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Leave Encashment	133,526.00	129,871.00
Gratuity	221,543.00	192,216.00
<b>Total</b>	<b>355,069.00</b>	<b>322,087.00</b>

**Note 14 : CURRENT TRADE PAYABLES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
<b>Deferred Payment Liabilities</b>		
- In Respect Of Development & Other Charges To Be Paid On Deferred Credit Terms to authorities	384,540,703.00	384,540,703.00
<b>Other Trade Payables</b>		
- Due to Micro, Small & Medium Enterprises	185,085.00	241,650.00
- Related parties	295,000.00	671,344.00
- Others	8,397,588.00	9,454,245.14
<b>Total</b>	<b>393,418,376.00</b>	<b>394,907,942.14</b>



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**Note -14.1**

\* 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 2019	As at 31 March 2018
Principal amount due to suppliers under MSMED Act, 2006	185,085.00	241,650.00
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	74,256.00	120,855.00
Payment made to suppliers (other than interest) beyond appointed day during the year	131,200.00	-
Interest paid to suppliers under MSMED Act, 2006	-	-
Interest due and payable on payment made to suppliers beyond appointed date during the year	-	-
Interest accrued and remaining unpaid at the end of the accounting year	109,358.00	155,957.00
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	(46,599.00)	44,875.00

**Note 15 : CURRENT OTHER FINANCIAL LIABILITIES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Rebate Payable	-	2,442,879.91
Security Deposit Received	3,827,101.86	5,584,775.56
Due to Employees	356,896.00	228,512.00
Interest On Trade Payables	107,512,811.00	67,237,829.00
Others Payables	52,330.00	57,030.00
<b>Total</b>	<b>111,749,138.86</b>	<b>75,551,026.47</b>

**Note 16 : OTHER CURRENT LIABILITIES**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Statutory Dues Payable	52,226.00	59,607.00
Deferred Income	101,040.13	5,033.41
Advance from customers and others :		
From Related parties	265,920,185.29	285,348,204.48
From Others	12,054,312.11	43,177,678.22
<b>Total</b>	<b>278,127,763.53</b>	<b>328,590,523.11</b>

**Note 17: PROVISIONS-CURRENT**

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Leave Encashment	3,524.00	3,877.00
Gratuity	5,002.00	4,923.00
<b>Total</b>	<b>8,526.00</b>	<b>8,800.00</b>



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**Note 18 : REVENUE FROM OPERATIONS**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Income From Real Estate Projects	250,192,914.17	24,008,122.09
Income From Trading goods	66,841.00	-
Other Operating Income	385,222.96	6,714.00
<b>Total</b>	<b>250,644,978.13</b>	<b>24,014,836.09</b>

Disaggregation of revenue is as below:-

Nature of Revenue	(Amount in Rupees)		
	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	250,192,914.17	385,222.96	250,578,137.13
Trading	66,841.00	-	66,841.00
Total	250,259,755.17	385,222.96	250,644,978.13

While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in Ind AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs.42,791,957.58 which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which company is operating.

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	
Advances at beginning of the year	43,177,678.22	
Add: Increase in advances due to implementation of INDAS 115 w.e.f 01.04.2018	59,859,341.54	
Add: Advances received during the year (net)	159,662,270.48	
Less: Revenue recognised during the year	250,644,978.13	
Advances at the end of the year	12,054,312.11	

Reconciliation of revenue recognised with the contracted price is as follows:

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	
Contracted price	248,128,841.74	
Reduction towards variable consideration components	(2,516,136.39)	
Revenue recognized	250,644,978.13	

**Note 19 : OTHER INCOME**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Liabilities No Longer Required Written Back (Net)	164,906.00	211,680.27
Miscellaneous Income	741,571.80	712,308.65
Gain on Financial assets/liabilities carried at amortised cost	12,206.81	396,509.80
<b>Total</b>	<b>918,684.61</b>	<b>1,320,498.72</b>



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

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
<b>Inventory at the Beginning of The Year</b>		
Building Materials and Consumables	42,212.38	2,000.00
Land	28,910,661.61	28,910,661.61
	<u>28,952,873.99</u>	<u>28,912,661.61</u>
<b>Add: Incurred During The Year</b>		
Land, Development and Other Rights	295,000.00	-
Building Materials	1,830,076.15	2,647,602.93
Construction Cost	5,566,957.98	14,855,610.42
Employee Cost	1,736,514.00	1,004,183.00
Rates and taxes	641,201.46	980,442.26
Administration Expenses	468,897.00	2,380,927.83
Depreciation	21,572.11	26,910.64
Power & Fuel and Other Electrical Cost	325,874.00	1,651,555.81
Repairs and maintenance-plant and machinery	-	2,800.00
Finance Cost	41,978,514.52	55,441,908.22
	<u>52,864,607.22</u>	<u>78,991,941.11</u>
<b>Less: Inventory at the End of The Year</b>		
Building Materials and Consumables	368,595.21	42,212.38
Land	29,205,661.61	28,910,661.61
	<u>29,574,256.82</u>	<u>28,952,873.99</u>
<b>Total</b>	<u>52,243,224.39</u>	<u>78,951,728.73</u>

**Note 21 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS AND FINISHED STOCK**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
<b>Inventory at the Beginning of the Year</b>		
Completed Real Estate Projects	11,166,900.75	9,210,138.62
Projects In Progress*	524,843,453.37	371,773,541.78
	<u>536,010,354.12</u>	<u>380,983,680.40</u>
<b>Inventory at the End of the Year</b>		
Completed Real Estate Projects	18,899,248.62	11,166,900.75
Projects In Progress	324,500,883.56	434,026,692.38
	<u>343,400,132.18</u>	<u>445,193,593.13</u>
<b>Changes In Inventory</b>	<u>192,610,221.94</u>	<u>(64,209,912.73)</u>

\*includes Rs. 90,816,760.99 as addition in balance at the beginning of the year due to implementation of Ind AS 115 (refer note no 35)



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**Note 22 : EMPLOYEE BENEFIT EXPENSE**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Salaries, Wages, Allowances And Bonus	1,683,520.00	1,030,986.00
Contribution to provident and other funds	79,319.00	21,041.00
Staff Welfare Expenses	87,479.00	87,812.00
	<b>1,850,318.00</b>	<b>1,139,839.00</b>
Less: Allocated to Projects	1,736,514.00	1,004,183.00
<b>Total</b>	<b>113,804.00</b>	<b>135,656.00</b>

**Note 23 : FINANCE COST**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Interest On		
-Term Loans	-	3,032,080.00
-Others	40,835,970.47	51,336,003.53
Other borrowing cost	11,415.70	485,084.70
Bank Charges	1,144,419.72	1,181,295.38
	<b>41,991,805.89</b>	<b>56,034,463.61</b>
Less: Allocated to Projects	41,978,514.52	55,441,908.22
<b>Total</b>	<b>13,291.37</b>	<b>592,555.39</b>

**Note 24 : OTHER EXPENSES**

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
<b>Administrative Expenses</b>		
Rent	88,944.00	312,782.65
Rates And Taxes	80,558.21	50,635.00
Insurance	-	16,547.00
Repairs And Maintenance- building	-	832.00
Repairs And Maintenance- Others	455,185.00	1,486,255.00
Water & Electricity Charges	-	17,047.00
Vehicle Running And Maintenance	71,009.00	96,048.00
Travelling And Conveyance	73,239.00	67,854.00
Legal And Professional Charges	211,160.00	456,720.38
Printing And Stationery	14,013.00	31,458.40
Loss on sale of fixed asset	20,571.53	-
Postage, Telephone & Courier	69,120.00	42,860.00
Auditors' Remuneration	24,400.00	21,800.00
Miscellaneous Expenses	17,565.00	23,069.21
	<b>1,125,764.74</b>	<b>2,623,908.64</b>
Less: Allocated to Projects	468,897.00	2,380,927.83
	<b>656,867.74</b>	<b>242,980.81</b>
<b>Selling Expenses</b>		
Business Promotion	172,404.00	1,156,888.00
Commission	2,062,533.00	689,269.00
Advertisement And Publicity	84,700.00	403,876.00
	<b>2,319,637.00</b>	<b>2,250,033.00</b>
<b>Total</b>	<b>2,976,504.74</b>	<b>2,493,013.81</b>



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**Note 25 : INCOME TAX**

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
<b>Tax expense comprises of:</b>		
Current income tax	-	803,597.00
Earlier years tax adjustments (net)	72,716.00	(470,000.00)
Mat credit Entitlement	-	(803,597.00)
Deferred tax	904,258.56	1,014,079.41
	<b>976,974.56</b>	<b>544,079.41</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 26.00% and the reported tax expense in statement of profit and loss are as follows:

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
Accounting profit before tax	3,488,943.15	7,159,622.42
Applicable tax rate	26.00%	27.553%
Computed tax expense	907,125.00	1,972,655.00
<b>Tax effect of:</b>		
Earlier year tax adjustment	72,716.00	(470,000.00)
Tax impact of expenses which will never be allowed	-	12,364.00
Other	(2,866.44)	(970,939.59)
<b>Total</b>	<b>976,974.56</b>	<b>544,079.41</b>

**Note 26 : EARNINGS PER SHARE**

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
Profit attributable to equity shareholders (Amount in Rupees)	2,511,968.59	6,615,543.01
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	50.24	132.31
Diluted	50.24	132.31

**Note 27 : CONTINGENT LIABILITIES AND COMMITMENTS**

(Amount in Rupees)

Particulars	As at	As at
	31 March 2019	31 March 2018
I Claims against the Group not acknowledged as debts (to the extent quantifiable)	1,056,000.00	3,773,000.00
II Bank guarantees given by holding Company namely Omaxe Limited	31,526,000.00	18,926,000.00
III Disputed tax amounts:- - Income tax	85,140,376.00	85,140,376.00
IV 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

**Note 28** Effective from 1st April, 2018, the company has applied Ind AS 115 which replaces Ind AS 18 and Ind AS 11. In accordance with Ind AS 115, the company has opted to apply modified retrospective approach, accordingly profit recognised till 31st March, 2018 on projects not completed/ not offered for possession amounting to Rs. 10,449,131.15 have been adjusted against retained earnings as on 1st April, 2018 (net of deferred tax assets of Rs. 3,671,316.36) by reversal of revenue of Rs. 104,937,208.49 resulting in increase in advance from customers of Rs. 59,859,341.54 and decrease in trade receivable of Rs. 33,756,025.35 and decrease in unbilled revenue of Rs. 11,321,841.61 and increase in Project in progress Rs. 90,816,760.99

Under modified retrospective approach, the comparative of previous year have not been restated and hence not comparable.

Had Ind AS 18 and Ind AS 11 were not been replaced with Ind AS 115, revenue from operations and net profit after tax for the year ended 31st March, 2019 would have been lower by Rs. 119,076,333.89 and Rs. 12,713,631.67 respectively.

**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 : 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 2019	As at 31 March 2018
Present value obligation as at the end of the year	226,545.00	197,139.00
Fair value of plan assets as at the end of the year	-	-
<b>Net liability (asset) recognized in balance sheet</b>	<b>226,545.00</b>	<b>197,139.00</b>

(Amount in Rupees)

b. Particulars	As at 31 March 2019	As at 31 March 2018
Current liability	5,002.00	4,923.00
Non-current liability	221,543.00	192,216.00
<b>Total</b>	<b>226,545.00</b>	<b>197,139.00</b>

(Amount in Rupees)

c. Expected contribution for the next annual reporting period	As at 31 March 2019	As at 31 March 2018
Service Cost	40,270.00	32,926.00
Net Interest Cost	17,331.00	15,180.00
<b>Total</b>	<b>57,601.00</b>	<b>48,106.00</b>

(Amount in Rupees)

d. Changes in defined benefit obligation	As at 31 March 2019	As at 31 March 2018
Present value obligation as at the beginning of the year	197,139.00	16,762.00
Interest cost	15,180.00	1,264.00
Past Service Cost including curtailment Gains/Losses	-	-
Service cost	35,556.00	29,192.00
Benefits paid	-	-
Actuarial loss/(gain) on obligations	(21,330.00)	149,921.00
<b>Present value obligation as at the end of the year</b>	<b>226,545.00</b>	<b>197,139.00</b>

(Amount in Rupees)

e. Amount recognized in the statement of profit and loss	Year ended 31 March 2019	Year ended 31 March 2018
Current service cost	35,556.00	29,192.00
Past service cost including curtailment Gains/Losses	-	-
Net Interest cost	15,180.00	1,264.00
<b>Amount recognised in the statement of profit and loss</b>	<b>50,736.00</b>	<b>30,456.00</b>

(Amount in Rupees)

f. Other Comprehensive Income	Year ended 31 March 2019	Year ended 31 March 2018
Net cumulative unrecognized actuarial gain/(loss) opening	(131,444.00)	18,477.00
Actuarial gain/(loss) on PBO	21,330.00	(149,921.00)
Actuarial gain/(loss) for the year on Asset	-	-
<b>Unrecognised actuarial gain/(loss) at the end of the year</b>	<b>(110,114.00)</b>	<b>(131,444.00)</b>



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g. Economic assumptions	As at 31 March 2019	As at 31 March 2018
Discount rate	7.65%	7.70%
Future salary increase	6.00%	6.00%

h. Demographic Assumption	As at 31 March 2019	As at 31 March 2018
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)		
i. Sensitivity analysis for gratuity liability	As at 31 March 2019	As at 31 March 2018
<b>Impact of the change in discount rate</b>		
Present value of obligation at the end of the year	226,545.00	197,139.00
a) Impact due to increase of 0.50 %	(15,150.00)	(13,855.00)
b) Impact due to decrease of 0.50 %	16,498.00	15,201.00

(Amount in Rupees)		
j. Impact of the change in salary increase	As at 31 March 2019	As at 31 March 2018
Present value of obligation at the end of the year	226,545.00	197,139.00
a) Impact due to increase of 0.50%	16,684.00	15,381.00
b) Impact due to decrease of 0.50 %	(15,446.00)	(14,131.00)

(Amount in Rupees)		
k. Maturity Profile of Defined Benefit Obligation	As at 31 March 2019	As at 31 March 2018
Year		
0 to 1 years	5,002.00	4,923.00
1 to 2 years	4,166.00	3,990.00
2 to 3 years	4,445.00	4,097.00
3 to 4 years	4,388.00	4,080.00
4 to 5 years	3,109.00	2,735.00
5 to 6 years	3,115.00	2,737.00
6 years onwards	202,320.00	174,577.00

l. The major categories of plan assets are as follows: (As Percentage of total Plan Assets)	As at 31 March 2019	As at 31 March 2018
Funds Managed by Insurer	-	-

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. The provident fund contribution charged to statement of profit & loss for the year ended 31 March, 2019 amount to Rs. 48,526.00 (PY Rs. 11,856.00).



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**Note 31 : LEASES****Operating leases – Assets taken on lease**

a. Lease rent expenses in respect of operating lease debited to statement of profit and loss Rs. 88,944.00 (P.Y. Rs. 312,782.65).

**Note 32 : AUDITOR'S REMUNERATION**

(Amount in Rupees)

Particulars	Year Ended 31 March 2019	Year Ended 31 March 2018
Audit fees	20,000.00	21,800.00
Certification charges	4,400.00	-
<b>Total</b>	<b>24,400.00</b>	<b>21,800.00</b>

**Note 33 : 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.

(Amount in Rupees)

Revenue from operations	Year Ended 31 March 2019	Year Ended 31 March 2018
Within India	250,644,978.13	24,014,836.09
Outside India	-	-
<b>Total</b>	<b>250,644,978.13</b>	<b>24,014,836.09</b>

None of the non- current assets are held outside India.

No single customer represent 10% or more of Company's total revenue for the year ended 31st March, 2019.



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Note 34 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2019	As at 31 March 2018
<b>Financial Assets</b>			
<b>Non Current</b>			
Loan	2	3,484,060.00	2,734,060.00
<b>Current</b>			
Trade Receivables	6	62,856,463.28	84,921,203.95
Cash & Cash Equivalents	7	3,217,087.41	2,231,905.05
Other Financial Assets	8	167,773,387.66	11,321,841.61
<b>Total Financial Assets</b>		<b>237,330,998.35</b>	<b>101,209,010.61</b>
<b>Financial Liabilities</b>			
<b>At Amortised Cost</b>			
<b>Non-current liabilities</b>			
Other Financial Liabilities	11	11,007,341.09	1,300,167.27
<b>Current Liabilities</b>			
Trade Payables	14	393,418,376.00	394,907,942.14
Other Financial Liabilities	15	111,749,138.86	75,551,026.47
<b>Total Financial Liabilities</b>		<b>516,174,855.95</b>	<b>471,759,135.88</b>

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

Particulars	As at 31 March 2019		As at 31 March 2018	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets</b>				
<b>Non Current</b>				
Loan	3,484,060.00	3,484,060.00	2,734,060.00	2,734,060.00
<b>Current</b>				
Trade Receivables	62,856,463.28	62,856,463.28	84,921,203.95	84,921,203.95
Cash & Cash Equivalents	3,217,087.41	3,217,087.41	2,231,905.05	2,231,905.05
Other Financial Assets	167,773,387.66	167,773,387.66	11,321,841.61	11,321,841.61
<b>Total Financial Assets</b>	<b>237,330,998.35</b>	<b>237,330,998.35</b>	<b>101,209,010.61</b>	<b>101,209,010.61</b>
<b>Financial Liabilities</b>				
<b>Non-current liabilities</b>				
Other Financial Liabilities	11,007,341.09	11,007,341.09	1,300,167.27	1,300,167.27
<b>Current Liabilities</b>				
Trade Payables	393,418,376.00	393,418,376.00	394,907,942.14	394,907,942.14
Other Financial Liabilities	111,749,138.86	111,749,138.86	75,551,026.47	75,551,026.47
<b>Total Financial Liabilities</b>	<b>516,174,855.95</b>	<b>516,174,855.95</b>	<b>471,759,135.88</b>	<b>471,759,135.88</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 35 : 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 and 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 2019	As at 31 March 2018
A: Low credit risk	Cash and cash equivalents	3,217,087.41	2,231,905.05
B: Moderate credit risk	Trade receivables and other financial assets	234,113,910.94	98,977,105.56

**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	more than 3 Years			
<b>As at 31 March 2019</b>							
Trade Payables	393,418,376.00	-	-	-	393,418,376.00	393,418,376.00	
Other Financial Liabilities	111,749,138.86	11,084,468.78	-	-	122,833,607.64	122,756,479.95	
<b>Total</b>	<b>505,167,514.86</b>	<b>11,084,468.78</b>	<b>-</b>	<b>-</b>	<b>516,251,983.64</b>	<b>516,174,855.95</b>	
<b>As at 31 March 2018</b>							
Trade Payables	394,907,942.14	-	-	-	394,907,942.14	394,907,942.14	
Other Financial Liabilities	75,551,026.47	1,285,088.12	-	25,000.00	76,861,114.59	76,851,193.74	
<b>Total</b>	<b>470,458,968.61</b>	<b>1,285,088.12</b>	<b>-</b>	<b>25,000.00</b>	<b>471,769,056.73</b>	<b>471,759,135.88</b>	

**Market risk****Interest Rate risk**

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

**Note 36 : 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 37 : 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 companies</b>
1	Jagdamba Contractors and Builders Limited
2	Omaxe Forest Spa and Hills Developers Limited
3	Omaxe Chandigarh Extension Developers Private Limited
4	Omaxe Buildhome Limited
5	Omaxe Buildwell Limited
6	Green Planet Colonisers Private Limited
<b>(d)</b>	<b>Subsidiary of Fellow subsidiary company</b>
1	Bhanu Infrabuild Private Limited
<b>(e)</b>	<b>Entities over which key managerial personnel and/or their relatives exercise significant control</b>
1	Amit Jain Builders Private Limited
2	Swarg Sukh Buildhome Private Limited



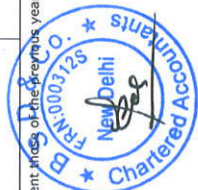
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B. Summary of transactions with related parties are as under

Particulars	Guild Builders Private Limited (Ultimate holding company)	Omexe Limited (Holding company)	Fellow Subsidiary Companies							Subsidiary of fellow subsidiary company	Entities over which key managerial personnel and/or their relatives exercise significant control		Total
			Jagdamba Contractors and Builders Limited	Omexe Forest Spa and Hills Developers Limited	Omexe Chandigarh Extension Developers Private Limited	Omexe Buildhome Limited	Omexe Buildwell Limited	Green Planet Colonisers Private Limited	Bhanu Infrabuild Private Limited		Amit Jain Builders Private Limited	Swarg Sukh Buildhome Private Limited	
<b>A. Transactions made during the year</b>													
Income from trading goods	Nil	36,345.00	Nil	Nil	7,186.00	Nil	Nil	Nil	23,310.00	Nil	Nil	Nil	66,841.00
Sale of Fixed Assets	Nil	14,500.00	Nil	Nil	Nil	Nil	Nil	Nil	30,000.00	Nil	Nil	Nil	44,500.00
Project Management services charges	Nil	120,000.00	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	120,000.00
Purchase of Fixed Assets	Nil	Nil	Nil	127,119.00	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	127,119.00
Building Material Purchase	Nil	25,782.00	95,207.00	Nil	20,400.00	Nil	Nil	Nil	Nil	Nil	Nil	Nil	141,389.00
Land development & other rights purchased	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	130,000.00	165,000.00	Nil	295,000.00
Share of Revenue	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(380,518.31)
Interest expenses	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(3,763,028.25)
Construction cost	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(3,032,080.00)
Loan Repaid	Nil	Nil	(4,635,804.00)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(4,635,804.00)
Bank guarantees received	Nil	12,600,000.00	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(135,621,128.00)
<b>B. Closing balances</b>													
Balance payable	176,000,000.00	26,493,102.29	Nil	Nil	Nil	Nil	Nil	63,427,083.00	Nil	130,000.00	165,000.00	Nil	266,215,185.29
Loan and advance Receivable	Nil	167,773,387.66	(571,344.00)	Nil	Nil	(20,278,019.19)	Nil	Nil	Nil	Nil	Nil	Nil	(286,019,548.48)
Bank guarantees	Nil	60,826,000.00	Nil	Nil	Nil	Nil	Nil	10,642,862.49	Nil	Nil	Nil	Nil	178,416,250.15
Corporate guarantees	Nil	2,400,000,000.00	Nil	Nil	Nil	Nil	Nil	(11,023,380.80)	Nil	Nil	Nil	Nil	(63,048,956.22)
	Nil	(2,400,000,000.00)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	60,826,000.00
	Nil	(2,400,000,000.00)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(48,226,000.00)
	Nil	(2,400,000,000.00)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	2,400,000,000.00
	Nil	(2,400,000,000.00)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	(2,400,000,000.00)

Figures in bracket represent inflows of the previous year.



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Note 38: GROUP INFORMATION

Information about subsidiaries/entity consolidated

The consolidated financial statements of the Group include entities listed in the table below :

S. No.	Name of Entity	Country of Incorporation	Proportion (%) of Equity Interest	
			Year Ended 31-March-2019	Year Ended 31-March-2018
A	Subsidiary of Navratan Techbuild Private Limited			
1	S N Realtors Private Limited	India	100.00	100.00

Note 39: Additional information, as required under Schedule III of the Companies Act, 2013, of the enterprises consolidated as subsidiaries / entities consolidated:

S.No.	Name of the entity in the group	Net assets (total assets minus total liabilities)		Share in profit or (loss)		Share in Other Comprehensive Income		Share in Total Comprehensive Income	
		As % of consolidated net assets	(Amount in Rupees)	As % of consolidated profit or loss	(Amount in Rupees)	As % of consolidated other comprehensive Income	(Amount in Rupees)	As % of consolidated Total comprehensive Income	(Amount in Rupees)
	Parent								
	Navratan Techbuild Private Limited	85.23	148,675,495.49	(4.21)	(105,824.00)	-	-	(4.19)	(105,824.00)
	Subsidiary-Indian								
1	S N Realtors Private Limited	14.77	25,754,916.63	104.21	2,617,792.59	100.00	15,784.20	104.19	2,633,576.79

Note 40: STANDARDS ISSUED BUT NOT YET EFFECTIVE

The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standards) Amended Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules have notified following new and amendments to Ind AS which the Group have not applied as they are effective from 1st April, 2019.

Ind AS 12 Income tax (amendments relating to income tax consequences of dividend and uncertainty over other income tax treatments): The Company does not expect any significant impact of this amendment in financial statements.

Ind AS 19 Plan amendment, curtailment or settlement: The Company does not expect this amendment to have any impact on its financial statements.

Ind AS 23 Borrowing Cost: The amendment clarifies that if any specific borrowing remain outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of fund that an entity generally borrows when calculating capitalisation rate on general borrowings. The Company does not expect any impact from this amendment.

Ind AS 28 Long term interest in associates and joint ventures: The amendments clarify that an entity applies Ind AS 109 Financial Instruments, to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied.

Ind AS 103 Business combinations and Ind AS 111 joint arrangements: The Company will apply the pronouncements if and when it obtains control/ joint control of a business that is joint operation.

Ind AS 109 Prepayment features with negative compensation: The Company does not expect this amendment to have any impact on its financial statements.

Ind AS 116 will replace existing lease standard Ind AS 17 Leases: Ind AS 116 sets out the principles for recognition measurement, presentation and disclosure of leases for both lessor and lessee.

Note 41: The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures.

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

For and on behalf of board of directors

Prakash Chand Surana  
Partner  
M.No. 010276



Arindam Shaw  
(Director)  
DIN: 08155590

Rajneesh Pabbi  
(Director)  
DIN: 03563078

Place: New Delhi

Date: 22 MAY 2019

Salient features of financial statements of subsidiary companies as per Companies Act, 2013 as per Annexure 'A'  
Annexure-A

Sl. No.	Name of Subsidiary	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries.	Share capital	Reserves & surplus	Total assets	Total Liabilities (Non Current and Current Liability)	Investments	Turnover (including other income)	Profit/(loss) before taxation	Provision for taxation	Profit/(loss) after taxation	Proposed Dividend	% of shareholding
1	S N Realtors Private Limited	March 31,2019	INR	500,000.00	24,549,036.66	617,211,191.33	592,162,154.67	-	251,522,462.74	3,522,051.15	904,258.56	2,617,792.59	-	100.00



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