

BSD & Co.

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To The Members of
Omaxe Housing and Developers Limited

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Omaxe Housing and Developers Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2019, the Statement of Profit and Loss, the Statement of changes in Equity and the Statement of Cash Flows for the year then ended, and Notes to Financial Statement including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("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 Companies (Indian Accounting Standards) Rules, 2015, as amended and accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2019, and profit, changes in equity and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit of financial statements 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 Financial Statements section of our report*. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the 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 financial statements.

Management's Responsibility for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.



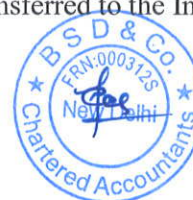
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

Report on Other Legal and Regulatory Requirements

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.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Statement of Cash Flow and the Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account.
 - d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e. On the basis of the written representations received from the directors as on 31st March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2019 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure-II**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



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

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 Independent Auditors' Report

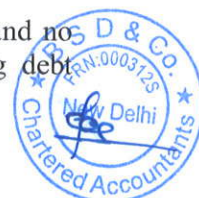
(Referred to in paragraph 2 under "Report on other Legal and Regulatory Requirements section of our report to the members of Omaxe Housing and Developers Limited of even date)

- i. The Company does not have any Fixed Assets.
- ii. The inventory consists of land, project in progress, completed real estate projects and building materials and consumables. Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.
- iii. The Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act.
- iv. In our opinion and according to information and explanations given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of loans, investments, guarantees, and security.
- v. The Company has not accepted any deposits from the public.
- vi. We have broadly reviewed the books of accounts maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of Cost Records under section 148 of the Act, and are of opinion that prima facie, the prescribed accounts and records have been made and maintained, however, we have not made the detailed examination of such cost records.
- vii.(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, , duty of customs, goods and services tax (GST) and other applicable material undisputed statutory dues have generally been deposited regularly during the year with the appropriate authorities with delays in certain cases and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, there are no dues of income tax, duty of customs, value added tax, GST or other applicable material statutory dues which have not been deposited as on 31st March 2019 on account of any dispute except the following:

Name of Statutes	Nature of Dues	Financial Year to which the matter pertains	Forum where dispute is pending	Amount Outstanding (in Rs.)
Finance Act,1994	Service Tax	2011-12 to 2015-16	Commissioner (Appeals)	1,19,00,255
Finance Act,1994	Service Tax	July-12 to 2015-16	Additional Director General -Service Tax (Adjudication)	1,93,106
Punjab VAT Act, 2005	Sales Tax	2014-15	CHD High Court Chandigarh	34,13,912

- viii. In our opinion and according to the information and explanations given to us, the Company has not taken any loan from any banks and financial institutions.
- ix. According to the information and explanations given to us, no term loan was taken and no money was raised by way of initial public offer or further public offer (including debt instruments) by the Company. Accordingly Clause 3(ix) of the order is not applicable.



- x. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- xi. According to the information and explanations given to us, no managerial remuneration has been paid or provided during the year.
- xii. According to the information and explanations given to us, the Company is not a Nidhi Company as prescribed under Section 406 of the Act. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, the transaction with the related parties is in compliance with Section 177 and 188 of Act, where applicable and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. According to information and explanations given to us, the Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.

For 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 II to Independent Auditors' Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Omaxe Housing and Developers Limited of even date)

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

We have audited the internal financial controls over financial reporting of **Omaxe Housing and Developers Limited** ("the Company") as at 31st March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting of the Company.



Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

- (a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and
- (c) 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.

Limitations of Internal Financial Controls over Financial Reporting

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

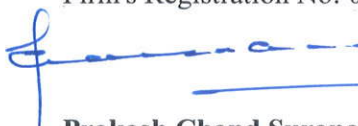

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For 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

BALANCE SHEET AS AT 31 MARCH 2019

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
ASSETS			
Non-Current Assets			
a) Financial Assets			
i) Other Financial Assets	1	13,697,166.00	6,531,000.00
b) Deferred tax Assets (net)	2	546,000.00	-
c) Non-Current Tax Assets (net)		635,691.00	520,691.00
		14,878,857.00	7,051,691.00
Current Assets			
a) Inventories	3	102,952,772.62	92,861,591.54
b) Financial Assets			
i) Trade Receivables	4	40,374,274.99	23,188,936.96
ii) Cash and Cash Equivalents	5	3,605,728.59	1,437,620.27
iii) Other Bank balances	6	-	8,712,551.00
iv) Other Financial Assets	7	225,559,859.68	8,712.55
c) Other Current Assets	8	7,022,462.00	332,007,845.05
		379,515,097.88	458,217,257.37
		394,393,954.88	465,268,948.37
TOTAL ASSETS			
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	9	22,621,650.00	22,621,650.00
b) Other Equity		59,394,572.15	48,772,757.80
		82,016,222.15	71,394,407.80
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Borrowings	10	-	87,346,828.02
ii) Other Financial Liabilities	11	84,835,366.64	3,696,810.97
b) Other Non-Current Liabilities	12	7,355.49	6,706.45
		84,842,722.13	91,050,345.44
Current liabilities			
a) Financial Liabilities			
i) Trade Payables	13		
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		3,706,377.00	7,355,561.98
ii) Other Financial Liabilities	14	194,376.36	14,427,960.87
b) Other Current Liabilities	15	220,729,635.24	280,353,964.28
c) Current Tax Liabilities (net)		2,904,622.00	686,708.00
		227,535,010.60	302,824,195.13
		394,393,954.88	465,268,948.37

TOTAL EQUITY AND LIABILITIES

Significant accounting policies

Notes on financial statements

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

As per our audit report of even date attached

For and on behalf of

B S D & Co.

(Regn. No. -000312S)

Chartered Accountants





Prakash Chand Surana

Partner

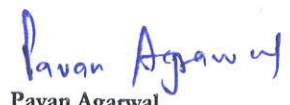
M.No. 010276

For and on behalf of board of directors


Pardeep Singhal

(Director)

DIN : 00117535


Pavan Agarwal

(Director)

DIN : 02295157

Place: New Delhi

Date: **22 MAY 2019**

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)			
REVENUE			
Revenue from Operations	16	29,986,278.43	9,406,114.93
Other Income	17	931,928.34	(2,768,314.45)
TOTAL INCOME		30,918,206.77	6,637,800.48
EXPENSES			
Cost of Material Consumed, Construction & Other Related Project Cost	18	21,828,804.87	13,435,280.96
Changes in Inventories of Projects in Progress	19	(8,842,232.52)	(7,194,719.41)
Finance Costs	20	279,833.07	(3,193,237.05)
Other Expenses	21	2,588,310.00	879,723.82
TOTAL EXPENSES		15,854,715.42	3,927,048.32
Profit Before Tax		15,063,491.35	2,710,752.16
Tax Expense	22	4,441,677.00	816,984.36
Profit For The Year		10,621,814.35	1,893,767.80
Other Comprehensive Income			
1) Items that will not be reclassified to Statement of Profit and Loss			
Remeasurements of the Net Defined Benefit Plans			
Tax on Above Items			
-			
Total Other Comprehensive Income		-	-
Total Comprehensive Income for the year		10,621,814.35	1,893,767.80
Earning Per Equity Share-Basic & Diluted (In Rupees)	23	4.70	0.84
Significant accounting policies	A		
Notes on financial statements	1-35		

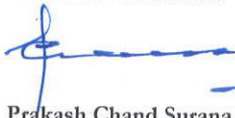
The notes referred to above form an integral part of financial statements.
 As per our audit report of even date attached

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



Pardeep Kumar Singhal

(Director)

DIN: 00117535



Pavan Agarwal

(Director)

DIN : 02295157

Place: New Delhi

Date: **22 MAY 2019**

Statement of Changes in Equity for the Year Ended March 31,2019

A. Equity Share Capital

Particulars	Numbers	Amount in Rupees
Balance as at 1 April 2017	2,262,165	22,621,650.00
Changes in equity share capital during 2017-18	-	-
Balance as at 31 March 2018	2,262,165	22,621,650.00
Balance as at 1 April 2018	2,262,165	22,621,650.00
Changes in equity share capital during 2018-19	-	-
Balance as at 31 March 2019	2,262,165	22,621,650.00

B. Other Equity

(Amount in Rupees)


Description	Attributable to the owners of Omaxe Housing and Developers Limited		
	Retained Earnings	Other comprehensive Income	Total Other Equity
Balance as at 1 April 2017	46,878,990.00	-	46,878,990.00
Profit for the year	1,893,767.80	-	1,893,767.80
Balance as at 31 March 2018	48,772,757.80	-	48,772,757.80
Balance as at 1 April 2018	48,772,757.80	-	48,772,757.80
Profit for the year	10,621,814.35	-	10,621,814.35
Balance as at 31 March 2019	59,394,572.15	-	59,394,572.15

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


Pardeep Singhal
 (Director)
 DIN : 00117535


Pavan Agarwal
 (Director)
 DIN : 02295157

Place: New Delhi
 Date: **22 MAY 2019**

Cash Flow Statement for the year ended March 31,2019

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
A. Cash flow from operating activities		
Profit for the year before tax	15,063,491.35	2,710,752.16
Adjustments for :		
Interest income	(606,415.45)	(611,220.60)
Liabilities no longer required written back (net)	(116,094.00)	(1,351.19)
Provision for doubtful debts, deposits and advances	2,100,000.00	-
Interest and finance charges	8,273,896.07	(3,019,707.93)
Operating profit/(loss) before working capital changes	24,714,877.97	(921,527.56)
Adjustments for working capital		
Inventories	(8,842,232.52)	(7,194,719.41)
Trade receivables	(20,709,656.24)	(10,107,073.43)
Other financial assets	(225,559,859.68)	-
Other non-financial assets	324,985,383.05	(131,902,817.13)
Trade payable and other financial and non financial liabilities	18,831,491.81	51,053,689.66
	88,705,126.42	(98,150,920.31)
Net cash flow from/(used in) operating activities	113,420,004.39	(99,072,447.87)
Direct tax paid	(2,884,763.00)	(4,901,672.00)
Net cash generated from/(used in) Operating activities (A)	110,535,241.39	(103,974,119.87)
B Cash flow from investing activities		
Movement in fixed deposit	(553,615.00)	(549,603.00)
Interest received	615,128.00	610,671.00
Net cash generated from / (used in) investing activities (B)	61,513.00	61,068.00
C Cash flow from Financing activities		
Proceeds from borrowings	(100,000,000.00)	100,000,000.00
Interest and finance charges paid	(8,428,646.07)	3,019,707.93
Net cash (used in)/generated from Financing activities (C)	(108,428,646.07)	103,019,707.93
Net increase/(decrease) in cash and cash equivalents (A+B+C)	2,168,108.32	(893,343.94)
Opening balance of cash and cash equivalents	1,437,620.27	2,330,964.21
Closing balance of cash and cash equivalents	3,605,728.59	1,437,620.27

FOR THE YEAR ENDED	(Amount in Rupees)	
	Year Ended 31-Mar-19	Year Ended 31-Mar-18
COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT		
Cash on hand	299,583.00	312,368.50
Balance with banks	3,306,145.59	1,125,251.77
Cash and cash equivalents at the end of the year	3,605,728.59	1,437,620.27

FOR THE YEAR ENDED	(Amount in Rupees)	
	Year Ended 31-Mar-19	Year Ended 31-Mar-18
RECONCILIATION STATEMENT OF CASH AND BANK BALANCES		
Cash and cash equivalents at the end of the year as per above	3,605,728.59	1,437,620.27
Held as margin money	-	8,712,551.00
Cash and bank balance as per balance sheet (refer note 05 & 06)	3,605,728.59	10,150,171.27

FOR THE YEAR ENDED	(Amount in Rupees)				
	31-Mar-19	Opening Balance	Cash flows	Non Cash Changes	Closing balance
DISCLOSURE AS REQUIRED BY IND AS 7					
Reconciliation of liabilities arising from financing activities					
Long term unsecured borrowings	100,000,000.00	(100,000,000.00)	-	-	-
Total liabilities from financial activities	100,000,000.00	(100,000,000.00)	-	-	-
Long term unsecured borrowings	-	100,000,000.00	-	-	100,000,000.00
Total liabilities from financial activities	-	100,000,000.00	-	-	100,000,000.00

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
Place: New Delhi
Date: **22 MAY 2019**

For and on behalf of board of directors

Pardeep Kumar Singhal
Director
DIN: 00117535

Pavan Agarwal
(Director)
DIN : 02295157

A Significant Accounting Policies :

1 Corporate information

Omaxe Housing and Developers Private Limited ("The Company") is a subsidiary company of Omaxe Limited. Registered address of the Company is 7, Local Shopping Complex, Kalkaji, New Delhi-110019.

The Company is into the business of developing real estate properties for residential, commercial and retail purposes.

2 Significant Accounting Policies :

(i) Basis of Preparation

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

(ii) Revenue Recognition

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

(a) Real estate projects

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. 25). 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.

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.



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(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.

(iii) Borrowing Costs

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

(iv) Property, Plant and Equipment

Recognition and initial measurement

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

Subsequent measurement (depreciation and useful lives)

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

(v) Intangible Assets

Recognition and initial measurement

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

Subsequent measurement (amortization and useful lives)

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

(vi) Impairment of Non Financial Assets

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

(vii) Financial Instruments

(a) Financial assets

Initial recognition and measurement

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

Subsequent measurement

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

(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

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

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

De-recognition of financial assets

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

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(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 Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 31 details how the Company determines whether there has been a significant increase in credit risk.

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

(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.

(viii) **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) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.

(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.

(ix) **Foreign currency translation**

(a) **Functional and presentation currency**

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

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

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

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

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

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

A provision is recognized when:

- the Company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

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

(xi) **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.



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(xii) **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.

(xiii) **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.

(xiv) **Cash and Cash Equivalent**

Cash and Cash equivalent 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.

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

Significant management judgements

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

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

(a) Recognition of deferred tax assets

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

Estimation of uncertainty

(a) Recoverability of advances/receivables

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

(b) Defined benefit obligation (DBO)

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

(c) Provisions

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

(d) Inventories

Inventory is stated at the lower of cost or 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.

Am - *Parvati Aggarwal*



Note 1 : OTHER NON CURRENT FINANCIAL ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Bank Deposits (Unsecured considered good unless otherwise stated)	9,266,166.00	-
Advances Recoverable in Cash -other	4,431,000.00	6,531,000.00
-Credit Impaired	2,100,000.00	-
Less: Provision for doubtful advances	(2,100,000.00)	-
Total	13,697,166.00	6,531,000.00

Note - 2: DEFERRED TAX ASSET /(LIABILITIES) - 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	-	(185,062.64)
Credit/ (Charge) to statement of profit and loss (refer note 22)	546,000.00	185,062.64
At the end of the year	546,000.00	-

Component of deferred tax assets/ (liabilities) :

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Deferred Tax Asset		
Expenses allowed on payment basis	546,000.00	-
Total	546,000.00	-

Note 3 : INVENTORIES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Land	6,954,764.07	6,954,764.07
Project In Progress	95,998,008.55	85,906,827.47
Total	102,952,772.62	92,861,591.54

Note 4 : TRADE RECEIVABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
(Unsecured considered good unless otherwise stated)		
Considered Good	40,374,274.99	23,188,936.96
Total	40,374,274.99	23,188,936.96



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Note 5 : CASH AND CASH EQUIVALENTS

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Balances With Banks:-		
In Current Accounts	3,306,145.59	1,125,251.77
Cash on Hand	299,583.00	312,368.50
Total	3,605,728.59	1,437,620.27

Note 6 : OTHER BANK BALANCES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Held as margin money	-	8,712,551.00
Total	-	8,712,551.00

Note 7: OTHER FINANCIAL ASSETS-CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Advances Recoverable in Cash (Unsecured considered good unless otherwise stated)		
- Holding Company	225,559,859.68	-
Interest Accrued on Deposits & Others	-	8,712.55
Total	225,559,859.68	8,712.55

Note - 7.1

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	225,559,859.68	-
Total	225,559,859.68	-

Note 8 : OTHER CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
- Holding company	-	329,529,249.68
- Others	1,923,121.00	1,364,068.00
	1,923,121.00	330,893,317.68
Balance With Government / Statutory Authorities	5,099,341.00	1,114,527.37
Total	7,022,462.00	332,007,845.05

Note - 8.1

Particulars in respect of advances to related parties :

Name of Company	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Omaxe Limited (Holding company)	-	329,529,249.68
Total	-	329,529,249.68



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Note 9 : EQUITY SHARE CAPITAL

Particulars	(Amount in Rupees)	
	As at March 31, 2019	As at March 31, 2018
Authorised		
5,000,000 (5,000,000) Equity Shares of Rs.10 Each	50,000,000.00	50,000,000.00
	50,000,000.00	50,000,000.00
Issued, Subscribed & Paid Up		
2,262,165 (2,262,165) Equity Shares of Rs.10 Each fully paidup	22,621,650.00	22,621,650.00
Total	22,621,650.00	22,621,650.00

Note - 9.1

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
Equity Shares of Rs. 10 each fully paid up				
Shares outstanding at the beginning of the year	2,262,165	22,621,650.00	2,262,165	22,621,650.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	2,262,165	22,621,650.00	2,262,165	22,621,650.00

Note - 9.2

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 - 9.3

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
Equity Shares				
Omaxe Limited	2,262,165	22,621,650.00	2,262,165	22,621,650.00

Note - 9.4

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

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	2,262,165	100.00	2,262,165	100.00

Note - 9.5

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 since the date of its incorporation.

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Note 10 : LONG TERM BORROWINGS

(Amount in Rupees)

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Unsecured		
Non Banking Finance company	-	87,346,828.02
Total	-	87,346,828.02

Note - 10.1

(Amount in Rupees)

Nature of security of long term borrowings are as under:	As at 31 March 2019	As at 31 March 2018	Current maturities of long term borrowings	
			As at 31 March 2019	As at 31 March 2018
Unsecured				
Loan from non-banking financial companies / housing finance company are secured by pledge of shares of the holding company held by promoter / promoter companies, personal guarantee of director(s) of the holding company and corporate guarantee of promoter companies.	-	100,000,000.00	-	12,653,171.98
	-	100,000,000.00	-	12,653,171.98

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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	1,950,827.37	2,005,386.59
Rebates Payable To Customers	82,884,539.27	1,691,424.38
Total	84,835,366.64	3,696,810.97

Note 12 : OTHER NON CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Deferred Income	7,355.49	6,706.45
Total	7,355.49	6,706.45

Note 13 : CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Other Trade Payables		
-Due to Micro enterprises and small enterprises	-	-
- Others	3,706,377.00	7,355,561.98
Total	3,706,377.00	7,355,561.98

Note - 13.1

* 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	-	-
Interest accrued and due to supplier under MSMED Act, 2006 on above amount	-	-
Payment made to suppliers (other than interest) beyond appointed day during the year	-	-
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	44.00	44.00
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	-	-



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Note 14 : CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Current maturities of long term borrowings	-	12,653,171.98
Security deposit received	184,332.36	158,480.81
Interest accrued but not due on borrowings	-	154,750.00
Rebate Payable	-	1,451,114.08
Interest on Trade Payables	44.00	44.00
Employee payable	-	400.00
Other Payables	10,000.00	10,000.00
Total	194,376.36	14,427,960.87

Note 15 : OTHER CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2019	As at 31 March 2018
Statutory Dues Payable	84,653.66	117,806.00
Deferred Income	21,586.85	3,491.94
Advance from customers	220,623,394.73	280,232,666.34
Total	220,729,635.24	280,353,964.28



Amir Pawan Aggarwal

Note 16 : REVENUE FROM OPERATIONS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Income From Real Estate Projects	29,986,278.43	9,406,114.93
Total	29,986,278.43	9,406,114.93

Disaggregation of revenue is as below:-

Nature of Revenue	(Amount in Rupees)		
	Operating Revenue	Other Operating Revenue	Total
Real Estate Projects	29,986,278.43	-	29,986,278.43
Total	29,986,278.43	-	29,986,278.43

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. 230,770,246.42 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	Year Ended 31 March 2018
Advances at beginning of the year	280,232,666.34	
Add: Increase in advances due to implementation of INDAS 115 w.e.f 01.04.2018	(2,275,369.64)	
Add: Advances received during the year (net)	(27,347,623.54)	
Less: Revenue recognised during the year	29,986,278.43	
Advances at the end of the year	220,623,394.73	

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

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Contracted price	108,583,891.37	
Reduction towards variable consideration components	78,597,612.94	
Revenue recognized	29,986,278.43	

Note 17 : OTHER INCOME

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Interest Income		
on banks deposit	606,415.45	611,220.60
Liabilities no longer required written back (net)	116,094.00	1,351.19
Miscellaneous Income	204,953.94	168,302.68
Gain on Financial assets/liabilities carried at amortised cost	4,464.95	(3,549,188.92)
Total	931,928.34	(2,768,314.45)

Note 18 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Inventory at the Beginning of The Year		
Land	6,954,764.07	6,954,764.07
	6,954,764.07	6,954,764.07
Add: Incurred During The Year		
Construction Cost	12,715,742.00	12,282,215.60
Rates and taxes	47,318.29	707,528.61
Administration expenses	1,071,681.58	272,007.63
Finance Cost	7,994,063.00	173,529.12
	21,828,804.87	13,435,280.96
Less: Inventory at the End of The Year		
Land	6,954,764.07	6,954,764.07
	6,954,764.07	6,954,764.07
Total	21,828,804.87	13,435,280.96



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Note 19 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Inventory at the Beginning of the Year		
Projects In Progress*	87,155,776.03	78,712,108.06
	<u>87,155,776.03</u>	<u>78,712,108.06</u>
Inventory at the End of the Year		
Projects In Progress	95,998,008.55	85,906,827.47
	<u>95,998,008.55</u>	<u>85,906,827.47</u>
Changes In Inventory	<u>(8,842,232.52)</u>	<u>(7,194,719.41)</u>

*includes Rs. 1,248,948.56 as addition in balance at the beginning of the year due to implementation of Ind AS 115 (refer note no 25)

Note 20 : FINANCE COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Interest On		
Term loans	7,994,063.00	171,945.00
-Others	-	25,665.00
Bank Charges	10,647.00	15,033.13
Other borrowing cost	269,186.07	(3,232,351.06)
	<u>8,273,896.07</u>	<u>(3,019,707.93)</u>
Less: Allocated to Projects	7,994,063.00	173,529.12
Total	<u>279,833.07</u>	<u>(3,193,237.05)</u>

Note 21 : OTHER EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2019	Year Ended 31 March 2018
Administrative Expenses		
Rent	30,600.00	31,978.00
Rates And Taxes	480,681.58	28,911.78
Legal And Professional Charges	1,018,210.00	814,496.16
Printing And Stationery	10,200.00	2,500.00
Auditors' Remuneration	10,000.00	10,000.00
Provision for doubtful debts, deposits and advances	2,100,000.00	-
Miscellaneous Expenses	2,000.00	0.52
	<u>3,651,691.58</u>	<u>887,886.46</u>
Less: Allocated to Projects	1,071,681.58	272,007.63
	<u>2,580,010.00</u>	<u>615,878.83</u>
Selling Expenses		
Commission	(36,244.00)	243,844.99
Advertisement and publicity	44,544.00	20,000.00
	<u>8,300.00</u>	<u>263,844.99</u>
Less: Allocated to Projects	-	-
	<u>8,300.00</u>	<u>263,844.99</u>
Total	<u>2,588,310.00</u>	<u>879,723.82</u>



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Note 22 : INCOME TAX

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
Tax expense comprises of:		
Current income tax	4,966,132.00	747,776.00
Earlier years tax adjustments (net)	21,545.00	254,271.00
Deferred tax	(546,000.00)	(185,062.64)
	4,441,677.00	816,984.36

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 27.82% and the reported tax expense in statement of profit and loss are as follows:

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
Accounting profit before tax	15,063,491.35	2,710,752.16
Applicable tax rate	27.82%	25.75%
Computed tax expense	4,190,663.00	698,019.00
Tax effect of :		
Earlier year tax adjustment	21,545.00	254,271.00
Tax impact of expenses which will never be allowed	-	239.00
Others	229,469.00	(135,544.64)
Current Tax Provision (A)	4,441,677.00	816,984.36

Note 23 : EARNINGS PER SHARE

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2019	31 March 2018
Profit attributable to equity shareholders (Amount in Rupees)	10,621,814.35	1,893,767.80
Weighted average number of equity shares	2,262,165	2,262,165
Nominal value per share	10.00	10.00
Earnings per equity share		
Basic	4.70	0.84
Diluted	4.70	0.84

Note 24 : CONTINGENT LIABILITIES AND COMMITMENTS

(Amount in Rupees)

Particulars	As at	As at
	31 March 2019	31 March 2018
Claims against the Company not acknowledged as debts	600,000.00	1,425,000.00
Bank Guarantee in respect of holding company namely Omaxe Limited	64,955,000.00	64,955,000.00
Bank Guarantees given by holding company namely Omaxe Limited on behalf of the company	200,000.00	200,000.00
Disputed tax amounts		
- Service tax	12,566,518.00	12,566,518.00
- Sales tax	3,413,912.00	-
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 25: 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 Project in progress Rs. 1,248,948.56 have been increased adjusted by reversal of revenue of Rs. 1,248,948.56 resulting in decrease in advance from customers of Rs. 2,275,369.65 and decrease in trade receivable of Rs. 3,524,318.21.

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 higher by Rs.4,786,072.93 and Rs. 9,293,289.73 respectively.

Note 26: 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 27 : LEASES

Operating leases – Assets taken on lease

a. Lease rent expenses in respect of operating lease debited to statement of profit and loss Rs. 30,600.00 (P.Y. Rs. 31,978.00).

Note 28 : AUDITOR'S REMUNERATION

(Amount in Rupees)

Particulars	Year Ended 31 March 2019	Year Ended 31 March 2018
Audit fees	10,000.00	10,000.00
Total	10,000.00	10,000.00

Note 29 : SEGMENT INFORMATION

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

(Amount in Rupees)

Revenue from operations	Year Ended 31 March 2019	Year Ended 31 March 2018
Within India	29,986,278.43	9,406,114.93
Outside India	-	-
Total	29,986,278.43	9,406,114.93

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 30 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2019	As at 31 March 2018
Financial Assets			
At Amortised Cost			
Non Current			
Other Financial Assets	1	13,697,166.00	6,531,000.00
Current			
Trade Receivables	4	40,374,274.99	23,188,936.96
Cash & Cash Equivalents	5	3,605,728.59	1,437,620.27
Other Bank Balance	6	-	8,712,551.00
Other Financial Assets	7	225,559,859.68	8,712.55
Total Financial Assets		283,237,029.26	39,878,820.78
Financial Liabilities			
At Amortised Cost			
Non-Current Liabilities			
Borrowings	10	-	87,346,828.02
Other Financial Liabilities	11	84,835,366.64	3,696,810.97
Current Liabilities			
Trade Payables	13	3,706,377.00	7,355,561.98
Other Financial Liabilities	14	194,376.36	14,427,960.87
Total Financial Liabilities		88,736,120.00	112,827,161.84

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

(Amount in Rupees)

Particulars	As at 31 March 2019		As at 31 March 2018	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non current				
Other Financial Assets	13,697,166.00	13,697,166.00	6,531,000.00	6,531,000.00
Current				
Trade Receivables	40,374,274.99	40,374,274.99	23,188,936.96	23,188,936.96
Cash & Cash Equivalents	3,605,728.59	3,605,728.59	1,437,620.27	1,437,620.27
Other Bank Balances	-	-	8,712,551.00	8,712,551.00
Other Financial Assets	225,559,859.68	225,559,859.68	8,712.55	8,712.55
Total Financial Assets	283,237,029.26	283,237,029.26	39,878,820.78	39,878,820.78
Financial Liabilities				
Non-current liabilities				
Borrowings	-	-	87,346,828.02	87,346,828.02
Other Financial Liabilities	84,835,366.64	84,835,366.64	3,696,810.97	3,696,810.97
Current Liabilities				
Trade Payables	3,706,377.00	3,706,377.00	7,355,561.98	7,355,561.98
Other Financial Liabilities	194,376.36	194,376.36	14,427,960.87	14,427,960.87
Total Financial Liabilities	88,736,120.00	88,736,120.00	112,827,161.84	112,827,161.84

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 31 : RISK MANAGEMENT

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

Credit risk

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

Credit risk management

Credit risk rating

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

A: Low credit risk on financial reporting date

B: Moderate credit risk

C: High credit risk

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

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

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

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

Credit rating	Particulars	(Amount in Rupees)	
		As at 31 March 2019	As at 31 March 2018
A: Low credit risk	Cash and cash equivalents, Other Bank Balances	3,605,728.59	10,150,171.27
B: Moderate credit risk	Trade receivables and other financial assets	279,631,300.67	29,728,649.51

Liquidity risk

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

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

Maturities of financial liabilities

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

Particulars	(Amount in Rupees)						Total	Carrying Amount
	Less than 1 year	1 - 2 years	2 - 3 years	3 - 6 years	More than 6 years			
As at 31 March 2019								
Trade Payables	3,706,377.00	-	-	-	-	3,706,377.00	3,706,377.00	
Other Financial Liabilities	194,376.36	82,944,539.01	-	-	1,920,602.75	85,059,518.12	85,029,743.00	
Total	3,900,753.36	82,944,539.01	-	-	1,920,602.75	88,765,895.12	88,736,120.00	
As at 31 March 2018								
Trade Payables	7,355,561.98	-	-	-	-	7,355,561.98	7,355,561.98	
Other Financial Liabilities	14,586,441.68	1,691,424.38	30,000.00	-	1,985,938.87	18,293,804.93	18,124,771.84	
Total	21,942,003.66	1,691,424.38	30,000.00	-	1,985,938.87	25,649,366.91	25,480,333.82	

Note 32 : CAPITAL MANAGEMENT POLICIES

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

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



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33. Related party disclosures**A. Name of related parties:-****(i) Ultimate Holding Company**

1. Guild Builders Private Limited

(ii) Holding Company

1. Omaxe Limited

(iii) Fellow Subsidiary companies

1. Jagdamba Contractors and Builders Limited
2. Atulah Contractors and Constructions Private Limited

B. Summary of transactions with related parties are as under :

Transactions	Holding company			(Amount in Rupees)
	Omaxe Limited	Jagdamba Contractors and Builders Limited	Atulah Contractors and Construction Private Limited	Total
A. Transactions made during the year				
Construction Cost	Nil	Nil	Nil	Nil
	(Nil)	(1,072,923.00)	(179,510.00)	(1,252,433.00)
B. Closing balances				
Loans and advances receivable	225,559,859.68	Nil	Nil	225,559,859.68
	(329,529,249.68)	(Nil)	(Nil)	(329,529,249.68)
Bank guarantees given	64,955,000.00	Nil	Nil	64,955,000.00
	(64,955,000.00)	(Nil)	(Nil)	(64,955,000.00)
Bank guarantees received	200,000.00	Nil	Nil	200,000.00
	(200,000.00)	(Nil)	(Nil)	(200,000.00)
Corporate guarantees	88,400,000.00	Nil	Nil	88,400,000.00
	(238,400,000.00)	(Nil)	(Nil)	(238,400,000.00)

Figures in bracket represent those of the previous year.



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Note 34: 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 Companies 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 35: The Previous year figures have been regrouped/ reclassified, wherever necessary, to make them comparable with current year figures

Figures in bracket represent those of the previous year.

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

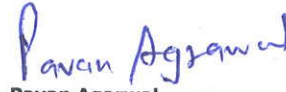
M.No. 010276



Pardeep Singh

(Director)

DIN : 00117535



Pavan Agarwal

(Director)

DIN : 02295157

Place: New Delhi

Date: **22 MAY 2019**