

B S D & Co.

Chartered Accountants

810,8th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001 (Delhi)
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Independent Auditors' Report

To the Members of Garv Buildtech Private Limited

Report on the Ind AS Standalone Financial Statements

We have audited the accompanying Ind AS standalone financial statements of **Garv Buildtech Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "Standalone Ind AS Financial Statements").

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under Section 133 of the Act read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

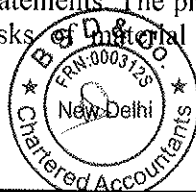
Auditor's Responsibility

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

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial



statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Board of Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

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

Opinion

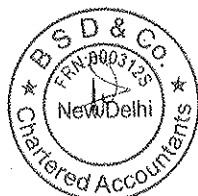
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2018, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Other Matter

The Ind AS financial statements of the Company for the year ended March 31, 2017, included in these standalone Ind AS financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements vide report dated 26th May 2017. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "Annexure I", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement and the Statement of changes in Equity dealt with by this Report are in agreement with the relevant books of account.
 - (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) amendment Rules, 2016.
 - (e) On the basis of the written representations received from the directors as on 31 March 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2018 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure II" and



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

- i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements — Refer Note No. 33 to the standalone Ind AS financial statements.
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For B S D & Co.

Chartered Accountants

Firm's Registration No: 000312S

Warsha Singhania



Warsha Singhania

Partner

Membership No: 520935

Place: New Delhi

Date: 22nd May, 2018

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

- i. (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the fixed assets.
(b) The fixed assets have been physically verified by the management at the reasonable intervals, which in our opinion, is considered reasonable having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such verification.
(c) In our opinion and according to information and explanations given to us, the Company does not hold any immovable property.
- ii. The inventory includes projects in progress, building materials and consumables and development and other rights in identified land. Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.
- iii. The Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act.
- iv. In our opinion and according to information and explanations given to us, the Company has complied with provisions of Section 185 and 186 of the Act in respect of loans, investments, guarantees, and security.
- v. The Company has not accepted any deposits from the public.
- vi. The Central Government has not specified for the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013. Accordingly, Clause 3(vi) of the Order is not applicable.
- vii.(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, provident fund, employees' state insurance, income tax, sales tax, service tax, value added tax, duty of customs, duty of excise, GST, cess and other applicable material undisputed statutory dues have generally been deposited regularly during the year with the appropriate authorities with delays in certain cases and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of more than six months from the date they became payable.
(b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, GST or other applicable material statutory dues which have not been deposited as on March 31, 2018 on account of any dispute .
- viii. In our opinion and according to the information and explanations given to us, the Company has not taken any loan from any banks and financial institutions. The Company did not issue any debentures as at the balance sheet date.
- ix. According to the information and explanations given to us, the term loans are generally applied for the purpose for which those are raised. The Company has not raised money by way of initial public offer or further public offer (including debt instruments) during the year.
- x. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.



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

For B S D & Co.

Chartered Accountants

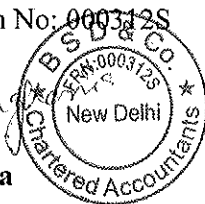
Firm's Registration No: 000312S

Warsha Singhania

Warsha Singhania

Partner

Membership No: 520935



Place: New Delhi

Date: 22nd May, 2018

Annexure II to Independent Auditors' Report — 31 March 2018 (Referred to in our report of even date)

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

We have audited the internal financial controls over financial reporting of Garv Buildtech Private Limited ("the Company") as at 31st March, 2018 in conjunction with our audit of the Standalone Ind AS Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

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



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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

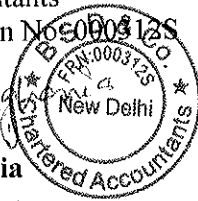
Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting but requires more strengthening and such internal financial controls over financial reporting were operating effectively as at 31st March 2018, based on the internal control over financial reporting criteria established by the Company consisting the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For B S D & Co.
Chartered Accountants
Firm's Registration No: 000312S

Warsha Singhania

Warsha Singhania
Partner
Membership No: 520935



Place: New Delhi
Date: 22nd May, 2018

(Amount in Rupees)

Particulars	Note No.	As at 31 March 2018	As at 31 March 2017
ASSETS			
Non-Current Assets			
a) Property, Plant and Equipment	1	2,282,668.58	91,161.37
b) Financial Assets			
i) Investments	2	17,252,600.00	17,252,600.00
ii) Loans	3	105,155.32	363,472.58
iii) Other financial assets	4	-	163,838.00
c) Deferred Tax Assets (net)	5	13,001,421.00	-
d) Non-Current Tax Asset (net)		-	1,322.00
e) Other Non-Current Assets	6	6,514.58	-
		32,648,359.48	17,872,393.95
Current Assets			
a) Inventories	7	11,524,194,768.22	8,081,055,972.02
b) Financial Assets			
i) Trade Receivables	8	10,102,450.07	355,124.00
ii) Cash and Cash Equivalents	9	57,371,887.15	5,806,825.97
iii) Other bank balances	10	174,063.00	-
iv) Loans	11	281,250.00	-
v) Other financial assets	12	96.57	-
c) Other Current Assets	13	186,664,132.29	297,142,429.64
		11,778,788,647.30	8,384,360,351.63
		11,811,437,006.78	8,402,232,745.58
TOTAL ASSETS			
EQUITY AND LIABILITIES			
Equity			
a) Equity Share Capital	14	500,000.00	500,000.00
b) Other Equity		(30,955,752.11)	(53,656,149.39)
		(30,455,752.11)	(53,156,149.39)
Liabilities			
Non-Current Liabilities			
a) Financial Liabilities			
i) Borrowings	15	1,410,960,228.80	-
ii) Trade payables	16	25,658,625.00	72,700,960.00
iii) Other Financial Liabilities	17	2,690,216.18	31,982.69
b) Deferred Tax Liabilities (net)	18	-	305,552.41
c) Other Non-Current Liabilities	19	919,831.24	3,607.39
		1,440,228,901.22	73,042,102.49
Current liabilities			
a) Financial Liabilities			
i) Borrowings	20	4,395,277,159.00	2,393,685,338.00
ii) Trade Payables	21	359,908,247.89	329,025,222.00
iii) Other Financial Liabilities	22	735,121,250.11	10,385,211.00
b) Other Current Liabilities	23	4,908,893,986.67	5,649,251,021.48
c) Current tax liabilities (net)		2,463,214.00	-
		10,401,663,857.67	8,382,346,792.48
		11,811,437,006.78	8,402,232,745.58

TOTAL EQUITY AND LIABILITIES

Significant accounting policies A
 Notes on financial statements 1 - 45

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

As per our audit report of even date attached

For and on behalf of

B S D & Co.

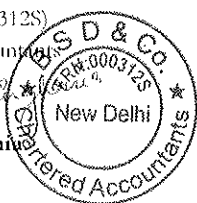
(Regn. No. -000312S)

Chartered Accountants

Warsha Singhania

Partner

M.No. 520935



For and on behalf of board of directors

Puneet Goyal

Puneet Goyal

Director

DIN: 05344679

Alok Kumar Pandey

Alok Kumar Pandey

Director

DIN: 06831121

Place: New Delhi

Date: 22nd May, 2018

Garv Buildtech Private Limited

Regd office :10, Local Shopping Complex, Kalkaji, New Delhi-110019

CIN: U45400DL2008PTC179470

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

(Amount in Rupees)

Particulars	Note No.	Year Ended 31 March 2018	Year Ended 31 March 2017
REVENUE			
Revenue from Operations	24	11,113,254.89	545,343.23
Other Income	25	3,639,821.29	1,430,991.18
TOTAL INCOME		14,753,076.18	1,976,334.41
EXPENSES			
Cost of Material Consumed, Construction & Other Related Project Cost	26	4,790,246,115.48	1,502,898,138.89
Changes in Inventories of Projects in Progress	27	(4,802,430,186.40)	(1,502,656,576.31)
Employee benefits expense	28	14,404.00	-
Finance Costs	29	857,920.82	509,252.34
Depreciation		87,591.90	67,678.63
Other Expenses	30	14,119,455.51	3,137,187.97
TOTAL EXPENSES		2,895,301.31	3,955,681.52
Profit/(Loss) Before Tax		11,857,774.87	(1,979,347.11)
Tax Expense	31	(10,842,622.41)	185,978.41
Profit/(Loss) For The Year		22,700,397.28	(2,165,325.52)
Other Comprehensive Income			
D) 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		22,700,397.28	(2,165,325.52)
Earning Per Equity Share-Basic & Diluted (In Rupees)	32	454.01	(43.31)
Significant accounting policies	A		
Notes on financial statements	1 - 45		

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

As per our audit report of even date attached

For and on behalf of

For and on behalf of board of directors

B S D & Co.

(Regn. No. -000312S)

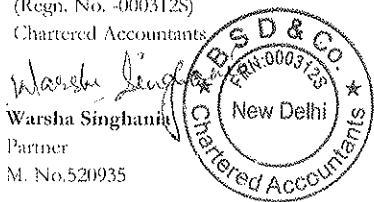
Chartered Accountants

Warsha Singhani
Partner

M. No.520935

Place: New Delhi

Date: 22nd May, 2018



Puneet Goyal

Puneet Goyal
Director
DIN-05344679

Alok Kumar Pandey

Alok Kumar Pandey
Director
DIN: 06831121

Garv Buildtech Private Limited

Regd office :10, Local Shopping Complex, Kalkaji, New Delhi-110019
CIN: U45400DL2008PTC179470

Statement of Changes in Equity for the Year Ended March 31,2018

A. Equity Share Capital

Particulars	Numbers	Amount in Rupees
Balance as at 1 April 2016	50,000	500,000.00
Changes in equity share capital during 2016-17	-	-
Balance as at 31 March 2017	50,000	500,000.00
Balance as at 1 April 2017	50,000	500,000.00
Changes in equity share capital during 2017-18	-	-
Balance as at 31 March 2018	50,000	500,000.00

B. Other Equity

(Amount in Rupees)

Description	Attributable to the owners of Garv Buildtech Private Limited		
	Retained Earnings	Other Comprehensive Income	Total Other Equity
Balance as at 1 April 2016	(51,490,823.87)	-	(51,490,823.87)
Profit/(Loss) for the year	(2,165,325.52)	-	(2,165,325.52)
Balance as at 31 March 2017	(53,656,149.39)	-	(53,656,149.39)
Balance as at 1 April 2017	(53,656,149.39)	-	(53,656,149.40)
Profit/(Loss) for the year	22,700,397.28	-	22,700,397.28
Balance as at 31 March 2018	(30,955,752.11)	-	(30,955,752.11)

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

As per our audit report of even date attached

For and on behalf of

For and on behalf of board of directors

B S D & Co.

(Regn. No. -000312S)

Chartered Accountants

Warsha Singhania

Partner

M.No. 520935



Puneet Goyal

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Director

DIN: 05344679

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Director

DIN: 06831121

Place: New Delhi

Date: 22nd May,2018

Garv Buildtech Private Limited

Regd office :10, Local Shopping Complex, Kalkaji, New Delhi-110019

CIN: U45400DL2008PTC179470

Cash Flow Statement for the year ended March 31, 2018

(Amount in Rupees)

Particulars	Year Ended 31 March 2018	Year Ended 31 March 2017
A. Cash flow from operating activities		
Profit/(loss) for the year before tax	11,857,774.87	(1,979,347.11)
Adjustments for :		
Depreciation and amortization expense	164,628.59	67,678.63
Interest income	(3,609,337.75)	(642,991.18)
Liabilities no longer required written back (net)	(30,341.00)	
Interest and finance charges	477,824,807.95	243,607,333.55
Operating profit before working capital changes	486,207,532.66	241,052,673.89
Adjustments for working capital		
Non Current Loans	258,317.26	(363,472.58)
Other Non current Assets	(6,514.58)	33,773.34
Inventories	(3,443,138,796.20)	(1,802,830,416.31)
Trade receivable	(9,747,326.07)	(137,920.00)
Current Loans	(281,250.00)	294,953.71
Other non-financial Assets	110,508,638.35	(51,746,384.69)
Trade payable and other financial and non financial liabilities	(261,699,266.58)	40,680,810.90
	(3,604,106,197.82)	(1,814,068,655.63)
Net cash flow from operating activities	(3,117,898,665.16)	(1,573,015,981.74)
Direct taxes paid	185.00	(21.00)
Net cash generated from/(used in) Operating activities (A)	(3,117,898,480.16)	(1,573,016,002.74)
B. Cash flow from investing activities		
Purchase of fixed assets	(2,356,135.80)	-
Movement in Fixed Deposits	(10,225.00)	(11,892.00)
Interest received	3,609,241.18	642,991.18
Net cash generated from /(used in) investing activities (B)	1,242,880.38	631,099.18
C. Cash flow from financing activities		
Proceed from Borrowings(net)	3,661,591,821.00	1,766,815,502.00
Interest and finance charges paid	(493,371,160.04)	(275,438,145.55)
Net cash (used in)/generated from Financing activities (C)	3,168,220,660.96	1,491,377,356.45
Net increase/(decrease) in cash and cash equivalents (A+B+C)	51,565,061.18	(81,007,547.11)
Opening balance of cash and cash equivalents	5,806,825.97	86,814,373.08
Closing balance of cash and cash equivalents	5,806,825.97	5,806,825.97



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(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended	Year Ended
	31-Mar-18	31-Mar-17
COMPONENTS OF CASH AND CASH EQUIVALENTS AS AT		
Cash on hand	43,466,626.00	3,596,361.00
Balance with banks	13,905,261.15	2,210,464.97
Cash and cash equivalents at the end of the year	57,371,887.15	5,806,825.97

RECONCILIATION STATEMENT OF CASH AND BANK BALANCES

(Amount in Rupees)

FOR THE YEAR ENDED	Year Ended	Year Ended
	31-Mar-18	31-Mar-17
Cash and cash equivalents at the end of the year as per above	57,371,887.15	5,806,825.97
Add: Fixed deposits with banks (lien marked)	174,063.00	-
Cash and bank balance as per balance sheet (refer note 09 & 10)	57,545,950.15	5,806,825.97

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities

(Amount in Rupees)

31-Mar-18	Opening Balance	Cash flows	Non Cash and other Changes	Closing balance
Long term secured borrowings	-	1,660,000,000.00	(13,931,225.09)	1,646,068,774.91
Short term unsecured borrowings	2,393,685,338.00	2,001,591,821.00	-	4,395,277,159.00
Total liabilities from financial activities	2,393,685,338.00	3,661,591,821.00	(13,931,225.09)	6,041,345,933.91

(Amount in Rupees)

31-Mar-17	Opening Balance	Cash flows	Non Cash and other Changes	Closing balance
Short term unsecured borrowings	626,869,836.00	1,766,815,502.00	-	2,393,685,338.00
Total liabilities from financial activities	626,869,836.00	1,766,815,502.00	-	2,393,685,338.00

As per our audit report of even date attached

For and on behalf of

B S D & Co.

(Regn. No. -000312S)

Chartered Accountants

Warsha Singhania

Partner

M. No.520935



For and on behalf of board of directors

Puneet Goyal

Director

Director

DIN: 05344679

Alok Kumar Pandey

Director

Director

DIN: 06831121

Place: New Delhi

Date: 22nd May, 2018

A Significant Accounting Policies :

1 Corporate information

Garv Buildtech Private Limited ("The Company") is a entity incorporated in India. Registered address of the Company is 10, Local Shopping Centre, 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. Accounts for the year ended March 31 2017 were audited by previous auditors Doogar & Associates.

(ii) Revenue Recognition

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

(a) Real estate projects

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

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred, including land, construction and development cost of projects under execution subject, to such actual cost being 30 percent or more of the total estimated cost of projects.

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

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

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

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

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

(4) At least 10% of the total revenue as per the agreement of sale or any other legally enforceable documents are realised at the reporting date in respect of each of

the contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the respective contracts.

The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable losses are reviewed periodically by the management and any effect of changes in estimates is recognized in the period in which such changes are determined.

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

(b) Interest Income

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

(c) Sale of completed real estate projects

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

(d) Income from trading sales

Revenue from trading activities is accounted for on accrual basis.

(e) Dividend Income

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

(iii) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost

of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

(iv) Property, Plant and Equipment

Recognition and initial measurement

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

benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)

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

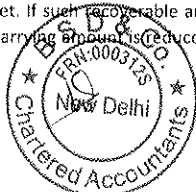
cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

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.



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(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.

De-recognition of financial assets

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

(b) **Financial liabilities**

Initial recognition and measurement

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

Subsequent measurement

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

De-recognition of financial liabilities

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

(c) **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 37 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 or 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 or 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 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.

(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.



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(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 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.

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

Significant management judgements

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

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

(a) Revenue

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

(b) Recognition of deferred tax assets

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

Estimation of uncertainty

(a) Recoverability of advances/receivables

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

(b) Defined benefit obligation (DBO)

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

(c) Provisions

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

(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.



Note 1: PROPERTY, PLANT AND EQUIPMENT

(Amount in Rupees)

Particulars	Plant and Machinery	Office Equipments	Furniture and Fixtures	Vehicles	Total
Gross carrying amount					
Balance as at 1 April 2016	-	-	-	276,998.13	276,998.13
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Balance as at 31 March 2017	-	-	-	276,998.13	276,998.13
Balance as at 1 April 2017	-	-	-	276,998.13	276,998.13
Additions	1,746,232.76	76,100.54	533,802.50	-	2,356,135.80
Disposals	-	-	-	-	-
Balance as at 31 March 2018	1,746,232.76	76,100.54	533,802.50	276,998.13	2,633,133.93
Accumulated depreciation					
Balance as at 1 April 2016	-	-	-	118,158.13	118,158.13
Depreciation charge during the year	-	-	-	67,678.63	67,678.63
Disposals	-	-	-	-	-
Balance as at 31 March 2017	-	-	-	185,836.76	185,836.76
Balance as at 1 April 2017	-	-	-	185,836.76	185,836.76
Depreciation charge during the year	77,036.69	29,797.62	21,085.18	36,709.10	164,628.59
Disposals	-	-	-	-	-
Balance as at 31 March 2018	77,036.69	29,797.62	21,085.18	222,545.86	350,465.35
Net carrying amount as at 31 March 2018	1,669,196.07	46,302.92	512,717.32	54,452.27	2,282,668.58
Net carrying amount as at 31 March 2017	-	-	-	91,161.37	91,161.37

Note:

(Amount in Rupees)

Particulars	Year ended 31 March 2018	Year ended 31 March 2017
Depreciation has been charged to		
- Cost of material consumed, construction & other related project cost (refer note 26)	77,036.69	-
- Statement of profit & loss	87,591.90	67,678.63
Total	164,628.59	67,678.63



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Note 2 :NON CURRENT INVESTMENTS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Unquoted at cost,fully paid up		
Investment in Equity Instruments of Subsidiary Companies		
10,000 (10,000) Equity shares of Tejpal Infra Developers Private Limited Rs 10 each fully paid up	2,220,000.00	2,220,000.00
10,000 (10,000) Equity shares of Ashok Infrabuild Private Limited of Rs 10 each fully paid up	100,000.00	100,000.00
37,900 (37,900) Equity shares of Glacier Agro Food Products Private Limited of Rs 100 each fully paid up	14,932,600.00	14,932,600.00
Total	17,252,600.00	17,252,600.00

Figures in bracket represent those of previous year

Note 3 :NON CURRENT LOANS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Security Deposits(unsecured)		
Considered Good	105,155.32	363,472.58
Total	105,155.32	363,472.58

Note 4 :NON CURRENT OTHER FINANCIAL ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Bank Deposits with maturity of more than 12 months	-	163,838.00
Total	-	163,838.00

Note - 5 : DEFERRED TAX ASSETS - NET

The movement on the deferred tax account is as follows:

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
At the beginning of the year	(305,552.41)	-
Credit/ (Charge) to statement of profit and loss (refer note 31)	11,086,699.41	-
Movement in MAT Credit	2,220,274.00	-
At the end of the year	13,001,421.00	-

Component of deferred tax assets :

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Deferred Tax Assets		
Unabsorbed depreciation and business losses	10,719,466.00	-
Difference between book and tax base of fixed assets	61,575.00	-
MAT Credit Entitlement	2,220,380.00	-
Total	13,001,421.00	-

Note 6 : OTHER NON CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Prepaid Expenses	6,514.58	-
Total	6,514.58	-

Note 7 : INVENTORIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Building material consumables	2,674,603.80	-
Land	-	1,361,965,994.00
Project In Progress	11,521,520,164.42	6,719,089,978.02
Total	11,524,194,768.22	8,081,055,972.02



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Note 8 : TRADE RECEIVABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
(Unsecured)		
Considered Good	10,102,450.07	355,124.00
Total	10,102,450.07	355,124.00

Note 9 : CASH AND CASH EQUIVALENTS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Balances With Banks:-		
In Current Accounts	13,905,261.15	2,210,464.97
Cash On Hand	43,466,626.00	3,596,361.00
Total	57,371,887.15	5,806,825.97

Note 10 : OTHER BANK BALANCES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Held as margin money	174,063.00	-
Total	174,063.00	-

Note 11 : CURRENT LOANS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Security Deposits(unsecured)		
Considered Good	281,250.00	-
Total	281,250.00	-

Note 12 : CURRENT OTHER FINANCIAL ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Interest accrued on deposits & others	96.57	-
Total	96.57	-

Note 13 : OTHER CURRENT ASSETS

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
- Subsidiary companies	23,231,150.00	23,231,150.00
- Others	160,764,038.00	271,489,897.00
	183,995,188.00	294,721,047.00
Balance With Government / Statutory Authorities	2,630,331.80	2,365,495.33
Prepaid Expenses	38,612.49	55,887.31
Total	186,664,132.29	297,142,429.64

Note - 13.1

Particulars in respect of advances to subsidiary companies :

Name of Company	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Ashok Infrabuild Private Limited	16,111,150.00	16,111,150.00
Tejpal Infra Developers Private Limited	7,120,000.00	7,120,000.00
Total	23,231,150.00	23,231,150.00



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Note 14 : EQUITY SHARE CAPITAL

(Amount in Rupees)

Particulars	As at	
	31 March 2018	31 March 2017
Authorised		
50,000 (50,000) Equity Shares of Rs.10 Each	500,000.00	500,000.00
Issued, Subscribed & Paid Up	500,000.00	500,000.00
50,000 (50,000) Equity Shares of Rs.10 Each fully paid up	500,000.00	500,000.00
Total	500,000.00	500,000.00

Figures in bracket represent those of previous year

Note - 14.1

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

Particulars	As at		As at	
	31 March 2018		31 March 2017	
	Numbers	Amount in Rupees	Numbers	Amount in Rupees
Equity Shares of Rs. 10 each fully paid up				
Shares outstanding at the beginning of the year	50,000	500,000.00	50,000	500,000.00
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	50,000	500,000.00	50,000	500,000.00

Note - 14.2

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 - 14.3

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

Name of Shareholder	As at		As at	
	31 March 2018		31 March 2017	
	Number of shares held	Amount in Rupees	Number of shares held	Amount in Rupees
Equity Shares				
Holding company				
Omaxe Limited	25,500	255,000.00	25,500	255,000.00
 fellow Subsidiary companies				
Mehboob Builders Private Limited	13,000	130,000.00	13,000	130,000.00
Mehrab Infotech Private Limited	11,500	115,000.00	11,500	115,000.00

Note - 14.4

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

Name of Shareholder	As at		As at	
	31 March 2018		31 March 2017	
	Number of shares held	% of Holding	Number of shares held	% of Holding
Omaxe Limited	25,500	51.00	25,500	51.00
Mehboob Builders Private Limited	13,000	26.00	13,000	26.00
Mehrab Infotech Private Limited	11,500	23.00	11,500	23.00

Note - 14.5

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 date of its incorporation.



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Note 15.: BORROWINGS-NON CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Secured		
Term Loans		
Housing Finance company	1,410,960,238.80	-
Total	<u>1,410,960,238.80</u>	<u>-</u>

Note - 15.1

Nature of security of long term borrowings are as under:

Particulars	Amount Outstanding		Current Maturities	
	As at 31 March 2018	As at 31 March 2017	As at 31 March 2018	As at 31 March 2017
Secured				
Term loans from housing finance company received by the Company are secured against the project properties, hypothecation of receivables of the holding company and pledge of shares of the holding company held by promoter company. Further secured by personal guarantee of director of the holding company and corporate guarantees of the holding /Promoter company.	1,646,068,774.91	-	235,108,546.11	-
Total	<u>1,646,068,774.91</u>	<u>-</u>	<u>235,108,546.11</u>	<u>-</u>

15.2 The year wise repayment schedule of long term borrowings :

Particulars	outstanding as at 31.03.2018	with in 1 year	Years wise repayment schedule		
			1-2 year	2-3 year	More than 3 years
Secured					
Housing Finance Company	1,646,068,774.91	235,108,546.11	387,059,787.31	446,952,488.03	576,947,953.47
Total Long Term Borrowings	<u>1,646,068,774.91</u>	<u>235,108,546.11</u>	<u>387,059,787.31</u>	<u>446,952,488.03</u>	<u>576,947,953.47</u>



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Note 16 : NON CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
In respect of development & other charges to be paid on deferred credit terms to authorities	25,658,625.00	72,700,960.00
Total	25,658,625.00	72,700,960.00

Note 17 : NON CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Security deposits received	2,690,216.18	31,982.69
Total	2,690,216.18	31,982.69

Note - 18 : DEFERRED TAX LIABILITIES - NET

The movement on the deferred tax account is as follows:

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
At the beginning of the year	-	119,575.00
Credit/ (Charge) to statement of profit and loss (refer note 31)	-	185,977.41
At the end of the year	-	305,552.41

Component of deferred tax liabilities :

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Deferred Tax Asset		
MAT Credit Entitlement	-	106.00
Deferred Tax Liabilities		
Difference between book and tax base of fixed assets	-	96,496.00
Effect of Financial Liabilities and assets	-	209,162.41
Total	-	305,552.41

Note 19 : OTHER NON CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Deferred Income	919,831.24	3,607.39
Total	919,831.24	3,607.39

Note 20 : BORROWINGS-CURRENT

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Unsecured		
Fellow Subsidiary companies (Repayable on demand)	4,395,277,159.00	2,393,685,338.00
Total	4,395,277,159.00	2,393,685,338.00



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Note 21 : CURRENT TRADE PAYABLES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
- In Respect Of Development & Other Charges To Be Paid On Deferred Credit Terms to authorities	68,585,812.00	61,041,130.00
Other Trade Payables		
- Due to Micro, Small & Medium Enterprises	7,653,082.00	-
- fellow subsidiary companies	8,306,622.00	-
- Others	275,362,731.89	267,984,092.00
Total	359,908,247.89	329,025,222.00

Note - 21.1

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

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Principal amount due to suppliers under MSMED Act, 2006	7,653,082.00	-
	22,206.00	-
Interest accrued and due to supplier under MSMED Act, 2006 on above amount		
Payment made to suppliers (other than interest) beyond appointed day during the year	2,480,099.00	-
Interest paid to suppliers under MSMED Act, 2006		-
Interest due and payable on payment made to suppliers beyond appointed date during the year	11,451.00	-
Interest accrued and remaining unpaid at the end of the accounting year	33,657.00	-
Interest charged to statement of profit and loss account during the year for the purpose of disallowance under section 23 of MSMED Act, 2006	33,657.00	-

Note 22 : CURRENT OTHER FINANCIAL LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Current maturities of long term borrowings	235,108,546.11	-
Due to fellow subsidiary Company	484,000,000.00	-
Interest accrued but not due on borrowings	7,244,120.00	-
Interest On Trade Payables	8,707,959.00	10,323,086.00
Others Payables	60,625.00	62,125.00
Total	735,121,250.11	10,385,211.00

Note 23 : OTHER CURRENT LIABILITIES

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Statutory Dues Payable	17,008,599.00	10,007,896.20
Deferred Income	478,942.09	1,234.02
Advance from customers and others :		
From Holding company/related party	3,619,548,902.39	4,959,121,085.00
From Others	1,271,857,543.19	680,120,806.26
Total	4,908,893,986.67	5,649,251,021.48



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Note 24 : REVENUE FROM OPERATIONS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Income From Real Estate Projects	10,097,100.27	98,625.00
Income from trading goods	45,926.00	-
Other Operating Income	970,228.62	446,718.23
Total	11,113,254.89	545,343.23

Note 25 : OTHER INCOME

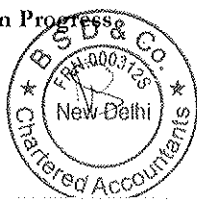
Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Interest Income		
on banks	11,458.57	13,214.00
others	4,233,025.00	59.00
Liabilities no longer required written back (net)	30,341.00	-
Miscellaneous Income	142.54	788,000.00
Gain on financial assets/liabilities carried at amortised cost	(635,145.82)	629,718.18
Total	3,639,821.29	1,430,991.18

Note 26 : COST OF MATERIAL CONSUMED, CONSTRUCTION & OTHER RELATED PROJECT COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Inventory at the Beginning of The Year		
Land	1,361,965,994.00	1,061,792,154.00
	1,361,965,994.00	1,061,792,154.00
Add: Incurred During The Year		
Land, Development and Other Rights	2,842,804,270.00	1,555,798,840.00
Building materials purchased	35,090,228.50	-
Construction Cost	49,816,521.97	3,037,642.43
Employee cost	90,564.00	-
Rates and taxes	8,236,467.10	-
Administration expenses	15,444,242.04	891,070.25
Depreciation	77,036.69	-
Power & Fuel And Other Electrical Cost	2,372,506.85	246,345.00
Repairs and maintenance-plant and machinery	56,001.00	-
Finance Cost	476,966,887.13	243,098,081.21
	3,430,954,725.28	1,803,071,978.89
Less: Inventory at the End of The Year		
Building materials and consumables	2,674,603.80	-
Land	-	1,361,965,994.00
	2,674,603.80	1,361,965,994.00
Total	4,790,246,115.48	1,502,898,138.89

Note 27 : CHANGES IN INVENTORIES OF PROJECT IN PROGRESS

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Inventory at the Beginning of the Year		
Projects In Progress	6,719,089,978.02	5,216,433,401.71
	6,719,089,978.02	5,216,433,401.71
Inventory at the End of the Year		
Projects In Progress	11,521,520,164.42	6,719,089,978.02
	11,521,520,164.42	6,719,089,978.02
Changes In Inventory of Project in Progress	(4,802,430,186.40)	(1,502,656,576.31)



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Note 28 : EMPLOYEE COST

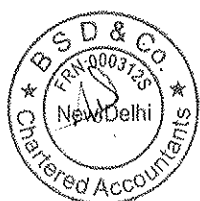
Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Staff welfare expenses	104,968.00	-
	104,968.00	-
Less: Allocated to Projects	90,564.00	-
Total	14,404.00	-

Note 29 : FINANCE COST

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Interest On		
-term loans	634,679,974.91	168,683,891.00
-Others	(156,616,729.09)	74,621,086.00
Other borrowing cost	(355,455.05)	-
Bank Charges	117,017.18	302,356.55
	477,824,807.95	243,607,333.55
Less: Allocated to Projects	476,966,887.13	243,098,081.21
Total	857,920.82	509,252.34

Note 30 : OTHER EXPENSES

Particulars	(Amount in Rupees)	
	Year Ended 31 March 2018	Year Ended 31 March 2017
Administrative Expenses		
Rent	1,475,015.26	1,864,516.73
Rates And Taxes	9,722,419.05	29,648.00
Insurance	19,167.80	18,342.47
Repairs And Maintenance- Building	109,875.00	96,257.77
Repairs And Maintenance- Others	64,954.00	3,235.00
Water & Electricity Charges	258,673.00	406,772.00
Vehicle Running And Maintenance	43,187.00	128,003.82
Travelling and conveyance	24,300.00	-
Legal And Professional Charges	5,515,964.00	1,116,494.13
Printing And Stationery	133,505.99	15,320.00
Postage, telephone & courier	4,597.00	-
Auditors' Remuneration	10,000.00	10,000.00
Miscellaneous Expenses	347,610.03	267,002.30
	17,729,268.13	3,955,592.22
Less: Allocated to Projects	15,444,242.04	891,070.25
	2,285,026.09	3,064,521.97
Selling Expenses		
Business Promotion	683,387.42	-
Commission	6,940,049.00	72,666.00
Advertisement and publicity	4,210,993.00	-
	11,834,429.42	72,666.00
Less: Allocated to Projects	-	-
	11,834,429.42	72,666.00
Total	14,119,455.51	3,137,187.97



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Note 31 : INCOME TAX

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Tax expense comprises of:		
Current income tax	2,464,351.00	-
Earlier years tax adjustments (net)	-	1.00
Mat Credit entitlement	(2,220,274.00)	-
Deferred tax	(11,086,699.41)	185,977.41
	(10,842,622.41)	185,978.41

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 27.55% and the reported tax expense in statement of profit and loss are as follows:

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Accounting profit/(Loss) before tax	11,857,774.87	(1,979,347.11)
Applicable tax rate	27.550%	34.608%
Computed tax expense	3,266,816.98	
Tax effect comprises of:		
Earlier year tax adjustments	-	1.00
Tax Impact of expenses which will never be allowed	32,394.00	77,839.00
Others	(14,141,833.39)	108,138.41
Total	(10,842,622.41)	185,978.41

Note 32 : EARNINGS PER SHARE

(Amount in Rupees)

Particulars	Year Ended	Year Ended
	31 March 2018	31 March 2017
Profit/(Loss) attributable to equity shareholders (Amount in Rupees)	22,700,397.28	(2,165,325.52)
Weighted average number of equity shares	50,000	50,000
Nominal value per share	10.00	10.00
Earnings per equity share		
Basic	454.01	(43.31)
Diluted	454.01	(43.31)

Note 33 : CONTINGENT LIABILITIES AND COMMITMENTS

(Amount in Rupees)

Particulars	As at	As at
	31 March 2018	31 March 2017
I Claims against the Company not acknowledged as debts (to the extent quantifiable)	1,986,700.00	-
II Bank Guarantee given by holding company namely Omaxe Limited on behalf of the company	1,000,000.00	1,000,000.00
III The Company may be contingently liable to pay damages / interest in the process of execution of real estate and construction projects and for specific non-performance of certain agreements, the amount of which cannot presently be ascertained	Amount unascertainable	Amount unascertainable

Note 34 : Determination of revenues under 'Percentage of Completion method' necessarily involves making estimates by management for percentage of completion, cost to completion, revenues expected from projects, projected profits and losses. These estimates being of a technical nature have been relied upon by the auditors

Note 35 : 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 36 : LEASES**Operating leases – Assets taken on lease**

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

(Amount in Rupees)

Particulars	As at 31 March 2018	As at 31 March 2017
Within one year	1,411,200.00	1,586,200.00
After one year but not later than five years	1,058,400.00	2,469,600.00
More than five years	-	-
Total	2,469,600.00	4,055,800.00

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

c. Lease rent expenses in respect of operating lease debited to statement of profit and loss Rs. 1,475,015.26 (P.Y. Rs. 18,64,516.73).

Note 37 : AUDITOR'S REMUNERATION

(Amount in Rupees)

Particulars	As at 31 March 2018	As at 31 March 2017
Audit fees	10,000.00	10,000.00
Total	10,000.00	10,000.00

Note 38: SEGMENT INFORMATION

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

Note 39 : The Company is having accumulated losses to the tune of Rs.30,955,752.11 resulting in full erosion of net worth of the company. The holding company is supporting the cash flows of the company. The Company is constructing and developing hitech project in Lucknow. According to the management of the company the accumulated losses are temporary in nature and will be compensated with profits once turnover will get recognised in accordance with percentage of completion method in subsequent years from said project. On the basis of these facts, the accounts of the company have been prepared on going concern basis.



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Note 40 : FAIR VALUE MEASUREMENTS

(i) Financial Assets by category

(Amount in Rupees)

Particulars	Note	As at 31 March 2018	As at 31 March 2017
Financial Assets			
Non Current			
At Amortised Cost			
Loans	3	105,155.32	363,472.58
Other Financial Assets	4	-	163,838.00
Current			
Trade Receivables	8	10,102,450.07	355,124.00
Cash & Cash Equivalents	9	57,371,887.15	5,806,825.97
Other Bank Balances	10	174,063.00	-
Loans	11	281,250.00	-
Other financial assets	12	96.57	-
Total Financial Assets		68,034,902.11	6,689,260.55
Financial Liabilities			
At Amortised Cost			
Non-current liabilities			
Borrowings	15	1,410,960,228.80	-
Trade Payables	16	25,658,625.00	72,700,960.00
Other Financial Liabilities	17	2,690,216.18	31,982.69
Current Liabilities			
Borrowings	20	4,395,277,159.00	2,393,685,338.00
Trade Payables	21	359,908,247.89	329,025,222.00
Other Financial Liabilities	22	735,121,250.11	10,385,211.00
Total Financial Liabilities		6,929,615,726.98	2,805,828,713.69

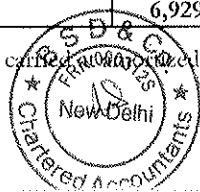
Investment in subsidiaries and associates are measured at cost as per Ind AS 27, 'Separate financial statements'.

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

(Amount in Rupees)

Particulars	As at 31 March 2018		As at 31 March 2017	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Financial Assets				
Non Current				
Loans	105,155.32	105,155.32	363,472.58	363,472.58
Other Financial Assets	-	-	163,838.00	163,838.00
Current				
Trade Receivables	10,102,450.07	10,102,450.07	355,124.00	355,124.00
Cash & Cash Equivalents	57,371,887.15	57,371,887.15	5,806,825.97	5,806,825.97
Other Bank Balances	174,063.00	174,063.00	-	-
Loans	281,250.00	281,250.00	-	-
Other financial assets	96.57	96.57	-	-
Total Financial Assets	68,034,902.11	68,034,902.11	6,689,260.55	6,689,260.55
Financial Liabilities				
Non-current liabilities				
Borrowings	1,410,960,228.80	1,410,960,228.80	-	-
Trade Payables	25,658,625.00	25,658,625.00	72,700,960.00	72,700,960.00
Other Financial Liabilities	2,690,216.18	2,690,216.18	31,982.69	31,982.69
Current Liabilities				
Borrowings	4,395,277,159.00	4,395,277,159.00	2,393,685,338.00	2,393,685,338.00
Trade Payables	359,908,247.89	359,908,247.89	329,025,222.00	329,025,222.00
Other Financial Liabilities	735,121,250.11	735,121,250.11	10,385,211.00	10,385,211.00
Total Financial Liabilities	6,929,615,726.98	6,929,615,726.98	2,805,828,713.69	2,805,828,713.69

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



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Note 41: 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.

(Amount in Rupees)

Credit rating	Particulars	As at 31 March 2018	As at 31 March 2017
A: Low credit risk	Cash and cash equivalents, other bank balances and Investment	74,798,550.15	23,059,425.97
B: Moderate credit risk	Trade receivables and other financial assets	10,488,951.96	882,434.58

Liquidity risk

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

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

Maturities of financial liabilities

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

(Amount in Rupees)

Particulars	Less than 1 year	1 - 2 years	2 - 3 years	3 - 6 years	More than 6 years	Total	Carrying Amount
As at 31 March 2018							
Long Term Borrowings	241,134,963.76	387,059,787.31	446,952,488.03	584,852,760.91	-	1,660,000,000.00	1,646,968,774.91
Short Term Borrowings	4,395,277,159.00	-	-	-	-	4,395,277,159.00	4,395,277,159.00
Trade Payables	359,908,247.89	25,658,625.00	-	-	-	385,566,872.89	385,566,872.89
Other Financial Liabilities	500,012,704.00	-	4,111,356.05	-	25,000.00	504,149,060.05	502,702,920.18
Total	5,496,333,074.65	412,718,412.31	451,063,844.08	584,852,760.91	25,000.00	6,944,993,091.94	6,929,615,726.98
As at 31 March 2017							
Short term borrowings	2,393,685,338.00	-	-	-	-	2,393,685,338.00	2,393,685,338.00
Trade Payables	329,025,222.00	47,042,335.00	25,658,625.00	-	-	401,726,182.00	401,726,182.00
Other Financial Liabilities	10,385,211.00	-	-	12,500.00	25,000.00	10,422,711.00	10,417,193.69
Total	2,733,095,771.00	47,042,335.00	25,658,625.00	12,500.00	25,000.00	2,805,834,231.00	2,805,828,713.69



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Market risk

Interest Rate risk

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

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

Particulars	(Amount in Rupees)	
	As at 31 March 2018	As at 31 March 2017
Variable rate	1,616,968,774.91	-
Fixed rate	1,395,277,159.00	2,393,685,338.00
Total	6,041,345,933.91	2,393,685,338.00

The following table illustrates the sensitivity of profit and equity to a possible change in interest rates of +/- 1% (31 March 2018: +/- 1%; 31 March 2017: +/-1%). These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at each reporting date that are sensitive to changes in interest rates. All other variables are held constant.

Particulars	(Amount in Rupees)	
	Profit for the year +1%	Profit for the year -1%
31 March 2018	5,962,637.23	(5,962,637.23)
31 March 2017	-	-



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Note 42 :Related Parties disclosures

A. Related Parties are classified as :

(a) Ultimate Holding company

1. Guild Builders Private Limited

b) Holding Company

1. Omaxe Limited

c) Fellow Subsidiary Companies

1. Jagdamba Contractors and Builders Limited
2. Omaxe Forest Spa and Hills Developers Limited
3. Omaxe Chandigarh Extension Developers Private Limited
4. Atulah Contractors and Constructions Private Limited
5. Pancham Realcon Private Limited

d) Subsidiary Companies

1. Ashok Infrabuild Private Limited
2. Tejpal Infra Developers Private Limited
3. Glaciers Agro Food Products Private Limited

e) Subsidiary of Fellow Subsidiary Company

1. Bhanu Infrabuild Private Limited



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B. Summary of related parties transactions are as under :

(Amount in Rupees)

Transaction	Holding company	Follow subsidiary companies						Subsidiary of Fellow subsidiary company	Subsidiary companies			Total
	Omaha Limited	Jagdamba Contractors And Builders Limited	Omaha Forest Spa and Mills Developers Limited	Pancham Realtcon Private Limited	Alakh Contractors and Constructions Private Limited	Omaha Chandigarh Extension Developers Private Limited	Bhanu Infrabuild Private Limited	Glacier's Agro Food Products Private Limited	Ashok Infrabuild Private Limited	Tajpal Infra Developers Private Limited		
A. Transactions made during the year												
Income from trading goods	45,926.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	45,926.00 (Nil)	
Construction cost	Nil (Nil)	25,956,867.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	25,956,867.00 (Nil)	
Interest Expenses	Nil (Nil)	Nil (Nil)	144,556,184.00 (109,557,872.00)	Nil (Nil)	Nil (Nil)	234,590,286.00 (62,116,019.00)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	379,546,470.00 (168,663,891.00)	
Building material purchased	342,800.00 (Nil)	Nil (Nil)	Nil (Nil)	69,788.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	412,588.00 (Nil)	
Purchase of fixed assets	Nil (Nil)	Nil (Nil)	Nil (Nil)	15,000.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	15,000.00 (Nil)	
Loan Received	Nil (Nil)	Nil (Nil)	144,556,184.00 (95,911,085.00)	Nil (Nil)	Nil (Nil)	2,017,990,286.00 (1,670,904,417.00)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	2,162,546,470.00 (1,765,815,502.00)	
Loan Paid	Nil (Nil)	Nil (Nil)	14,455,519.00 (Nil)	Nil (Nil)	Nil (Nil)	146,499,030.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	160,954,649.00 (Nil)	
Reimbursement of finance cost	11,167,941.00 (32,548,761.00)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	11,167,941.00 (52,548,761.00)	
B. Closing balances												
Investments	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	14,032,000.00 (14,032,000.00)	100,000.00 (100,000.00)	2,220,000.00 (2,220,000.00)	17,252,000.00 (17,252,000.00)	
Balance payable	2,894,548,002.39 (4,164,121,085.00)	8,306,022.00 (Nil)	Nil (Nil)	Nil (Nil)	484,000,000.00 (Nil)	Nil (275,000,000.00)	775,000,000.00 (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	4,111,855,524.39 (4,959,121,085.00)	
Loan received Outstanding	Nil (Nil)	Nil (Nil)	852,861,486.00 (722,780,921.00)	Nil (Nil)	Nil (Nil)	3,542,395,673.00 (1,670,904,417.00)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	4,395,277,159.00 (2,393,685,338.00)	
Advances receivable	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	16,111,150.00 (16,111,150.00)	7,120,000.00 (7,120,000.00)	Nil (Nil)	23,231,150.00 (23,231,150.00)	
Bank guarantees	1,000,000.00 (1,000,000.00)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	Nil (Nil)	1,000,000.00 (1,000,000.00)	

(figures in bracket are those of previous year)



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Note 43 : CAPITAL MANAGEMENT POLICIES**(a) Capital Management**

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

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

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

(Amount in Rupees)

Particulars	As at 31 March 2018	As at 31 March 2017
Long term borrowings	1,646,068,774.91	-
Short term borrowings	4,395,277,159.00	2,393,685,338.00
Less: Cash and cash equivalents	(57,371,887.15)	(5,806,825.97)
Net debt	5,983,974,046.76	2,387,878,512.03
Total equity	(30,455,752.11)	(53,156,149.39)
Net debt to equity ratio	(196.48)	(44.92)

Note 44: STANDARDS ISSUED BUT NOT YET EFFECTIVE

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (India Accounting Standards) Amendments Rules, 2018 amending the following standards.

Ind AS 115 Revenue from Contracts with Customer.

Ind AS 115 was issued on 29 March 2018 and establishes a five-step model to account for revenue arising from contracts with customers. Under Ind AS 115, revenue is recognized at an amount that reflects that consideration to which an entity expects to be entitled in exchange for transferring goods or service to a customer.

The new revenue standard will supersede all current revenue recognition requirements under Ind AS and the guidance note on real estate issued by ICAI. Ind AS 115 is applicable to the Company for annual periods beginning on or after 1st April, 2018.

The management of the Company believes that the contract satisfies the conditions of Ind AS 115 for recognition of revenue over time. Hence the effect of applying Ind AS 115 on the financial statements will be immaterial.

Note 45: 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

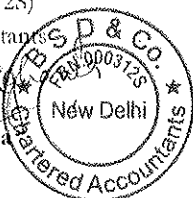
B S D & Co.

(Regn. No. -000312S)

Chartered Accountants

Warsha Singhania
Warsha Singhania
Partner

M.No. 520935



For and on behalf of board of directors

Puneet Goyal

Puneet Goyal
Director
DIN: 05344679

Alok Kumar Pandey

Alok Kumar Pandey
Director
DIN: 06831121

Place: New Delhi

Date: 22nd May, 2018