

Independent Auditors' Report

To the Members of

Ansal Hi – Tech Townships Limited

Report on the Audit of the Standalone Financial Statements

Qualified Opinion

We have audited the accompanying standalone financial statements of Ansal Hi – Tech Townships Limited ("the Company or AHTL"), which comprise the balance sheet as at March 31 2019, the statement of profit and loss, including the statement of other comprehensive income, the cash flow statement and the statement of changes in equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, except for the effect of the matter described in the Basis for qualified opinion paragraph below, the aforesaid standalone 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 the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Qualified Opinion

The Company has not recorded interest aggregating to Rs. 4,050 Lakhs for the year ended March 31, 2019 on matured debentures issued for Rs. 20,000 Lakhs. This has resulted in understatement of inventory by Rs. 4,050 Lakhs and understatement of liability for interest by Rs. 4,050 Lakhs in these standalone financial statements of the Company for the year ended March 31, 2019 (Refer Note 36 (b) of the standalone financial statements). This was also a subject matter of qualified opinion on the standalone financial statements of the Company for the financial year 2017-18.

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the audit of the standalone 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 together with the ethical requirements that are relevant to our audit of the standalone 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the standalone financial statements.



Emphasis of Matter

Without qualifying we draw attention to note 36 of the accompanying standalone financial statements for the year ended March 31, 2019 which describes that the Holding Company and the debenture holder of the Company having overdue principal amount of Rs. 20,000 lakhs have filed cases on each other for their dues/ claims in Hon'ble Mumbai High Court. The Holding Company has given corporate guarantee to the debenture holder on behalf of the Company. The debenture holder has moved an application with NCLT under Insolvency & Bankruptcy Code. As the matter is subjudice, we have relied upon the contention of the management.

Our opinion is not modified in respect of the above matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's Responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our qualified audit opinion on the accompanying standalone financial statements.

| Key audit matters | How our audit addressed the key audit matters |
|---|---|
| <u>Revenue recognition for real estate projects as per Ind AS 115 (as described in note 43 to the standalone financial statements)</u> | |
| <p>The Company has adopted Ind AS 115-Revenue from Contracts with Customers, which is mandatory for reporting periods beginning on or after April 1, 2018.</p> <p>The Company has applied the modified retrospective approach to contracts that were not completed as at April 01, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by ₹ 6,022.70 lakh (net of tax).</p> | <p>Our Audit procedures included:</p> <ul style="list-style-type: none"> • We have read the Company's revenue recognition accounting policies and assessed compliance of the policies with Ind AS 115; • We tested the computation of the adjustment to retained earnings balance as at April 1, 2018 in view of adoption of Ind AS 115 as per the modified retrospective method; |



| Key audit matters | How our audit addressed the key audit matters |
|--|---|
| <p>The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects, which is now being recognised at a point in time upon the Company satisfying its performance obligation and the customer obtaining control of the underlying asset.</p> <p>For contracts involving sale of real estate unit, the Company receives the consideration in accordance the term of the contract in proportion of the percentage of completion of such real estate projects and represents payment made by customer to secure performance obligation of the Company under the contract enforceable by customer. The assessment of such consideration received from customer involve significant judgement determining if the contracts with customer involves any financing element.</p> <p>Application of Ind AS 115 involves significant judgment in identifying performance obligations and determining when 'control' of the asset underlying the performance obligation is transferred to the customer and the transition method to be applied the same has been considered as key audit matter.</p> | <ul style="list-style-type: none"> • We obtained and understood revenue recognition process and performed test of controls over revenue recognition including identification of performance obligations and determination of transfer of control of the asset underlying the performance obligation to the customer; • We tested, revenue related transactions with the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the asset to the customer based on which revenue is recognized; • We assessed the revenue-related disclosures included in Note 43 to the standalone financial statements. |
| Assessment of the going concern of the Company | |
| <p>The accumulated losses as on March 31, 2019 is Rs. 7,872.86 lakh (major part of accumulated losses was due to the Company adopting Ind AS – 115 "Revenue from Contracts with Customers" with effect from 01.04.2018 resulting in reversal of earlier profits Rs. 6,022.70 lakh in retained earnings as at 01.04.2018). As a result, accumulated losses exceed the share capital and free reserves of the Company. Due to recession in the industry, the Company continues to face liquidity issues due to multiple repayment and statutory</p> | <p>Our audit procedures to assess the going concern of the Company in view of the liquidity issues being faced by the Company included the following:</p> <ul style="list-style-type: none"> • Inquire of management as to its knowledge of events or conditions and related business risks beyond the period of assessment used by management that may cast doubt on the entity's ability to meet its financial commitments continue as a going concern. |



| Key audit matters | How our audit addressed the key audit matters |
|---|--|
| <p>obligations. These events or conditions indicate that there are conditions existing that may have some impact on the Company's ability to continue as a going concern.</p> <p>In view of management facing liquidity issues the management has taken various initiatives to revive their liquidity position and in view of its confidence in achieving these initiatives the accounts have been prepared on the same accounting assumptions.</p> | <ul style="list-style-type: none"> • Analysis and discussion of cash flow, profit, and other relevant forecasts with management. • Reading of minutes of the meetings of shareholders, board of directors, and other important committees for reference to financing difficulties. • Obtaining written representation from management concerning plans for future action whose outcome is expected to mitigate the situation. |

We have determined that there are no other key audit matters to communicate in our report.

Information other than the standalone financial statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the standalone financial statements and our auditor's report thereon. The Annual report is expected to make available to us after the date of this Auditor's Report.

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

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

When we read Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone 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 (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the



accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 control 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 standalone financial statements for the financial year ended March 31, 2019 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 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 1", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought, except for the matter(s) described in the Basis for Qualified Opinion paragraph, 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, except for the effect of the matter described in the Basis of qualified Opinion paragraph, 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 statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, except for the effect of the matter described in the Basis for Qualified Opinion paragraph, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) The matter described in the Basis for Qualified Opinion paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
 - (f) Attention is invited to note no. 36 (b) of the standalone financial statements wherein the Company has defaulted in repayment of matured debentures and interest thereon aggregating to Rs. 24,050 Lakhs due for payment for more than one year from the due date. Due to this, all the director of the Company are disqualified as on March 31, 2019 from being reappointment as director of the Company or any other Company for a period of five years from the date of disqualification.



- (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
- (h) In our opinion, and according to the information and explanations given to us, the Company has not paid any managerial remuneration during the year. Therefore, provisions of Section 197 read with Schedule V of the Act are not applicable to the Company;
- (i) 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 standalone financial statements – refer note 33 to the standalone financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There is no amounts which are, required to be transferred, to the Investor Education and Protection Fund by the Company.

For **S. S. KOTHARI MEHTA & COMPANY**
Chartered Accountants
ICAI Firm Registration No. 000756N



SUNIL WAHAL
Partner
M.No. - 087294

Place: New Delhi
Date: May 24, 2019

Annexure 1 to the Independent Auditor's Report to the Members of Ansal Hi – Tech Townships Limited dated May 24, 2019.

Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ('the Act') as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

- i.
 - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The Company has a phased program of physical verification of its fixed assets which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. All the fixed assets identified during the year for verification have not been physically verified by the management. However, discrepancies noticed during physical verification have been recorded and accounted for in the books of account to the extent of verification carried out.
 - (c) In our opinion and according to the information and explanations given to us, the Company does not have any immovable property. Therefore, provision of clause 3 (i) of the Order are not applicable to the Company.
- ii. The Company does not hold inventory of stores, spares parts and raw material. Inventory comprise of only land and project in progress. According to the information and explanations given to us, and also keeping in the view the nature of operations of the Company, inventory of project in progress cannot be physically verified. Accordingly provision of clause 3 (ii) of the Order are not applicable to the Company and not commented upon.
- iii. The Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under section 189 of the Act. Accordingly, the provisions of clause 3(iii) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act, to the extent applicable, in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of directives issued by the Reserve Bank of India and provisions of section 73 to 76 and other relevant provisions of the Act and the Rules framed thereunder are not applicable.
- vi. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under Section 148 of the Act for the Company activities. Hence, the provisions of clause 3(vi) of the Order are not applicable to the Company.



vii.

- a. According to the records of the Company examined by us and the information and explanations given to us, the Company is generally irregular in depositing its undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales tax, duty of custom, value added tax, cess, goods and service tax and other material statutory dues, wherever applicable, with the appropriate authorities during the year. There are no such undisputed statutory dues payable for a period of more than six months from the date they became payable as at March 31, 2019 except Tax Deducted at Source of ₹ 85.58 Lakhs
- b. According to the information and explanations given to us and as per the books and records examined by us, there are no dues in respect of income tax, sales tax, value added tax, service tax, goods and service tax (GST), duty of customs, duty of excise which have not been deposited on account of any dispute.

viii. On the basis of the audit procedures performed by us, the information & explanations furnished, and representations made by the management, the Company has defaulted in repayment of dues including interest to banks and debenture holders. Such defaults existing as on the balance sheet date are given in the table below. The Company has not taken any loan from Government and financial institutions.

| Particulars | Period of Delay | | | | | Total |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-------------------|-------------|
| | 1 - 30 Days* | 31 - 60 Days | 61 - 89 Days | 90- 182 Days | 183 - 548 Days | |
| | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs |
| Term Loans from Banks | | | | | | |
| - Principal (As at March 31, 2019) | - | - | - | - | 4,303.08 | 4,303.08 |
| - interest (As at March 31, 2019) | - | - | - | - | 621.61 | 621.61 |
| Debentures | | | | | | |
| - Principal (As at March 31, 2019) | - | - | - | - | 20,000 | 20,000 |
| - Interest (As at March 31, 2019) | - | - | - | - | 4,050 | 4,050 |

- ix. In our opinion, and according to the information and explanations given to us, the Company has not raised any money by way of initial public offer / further public offer or terms loans during the current year. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company.
- x. In our opinion, and according to the information and explanations given to us, we report that no fraud by the Company or on the Company by the officers and employees of the Company has been noticed or reported during the year.



**SS KOTHARI MEHTA
& COMPANY**
CHARTERED ACCOUNTANTS

- xi. In our opinion, and according to the information and explanations given to us, the Company has not paid any managerial remuneration during the year. Therefore, provisions of clause 3 (xi) of the Order are not applicable to the Company.
- xii. The Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company.
- xiii. In our opinion, and according to the information and explanations given to us during the course of audit, transactions with the related parties are in compliance with section 177 and section 188 of the Act, where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable Indian Accounting Standards.
- xiv. According to the information and explanations given to us and on an overall examination of the books of account, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit and hence not commented upon.
- xv. In our opinion, and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act.
- xvi. According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S. S. KOTHARI MEHTA & COMPANY
Chartered Accountants
Firm's Registration No. 000756N



SUNIL WAHAL
Partner
Membership No. 087294

Place: New Delhi
Date: May 24, 2019

Annexure 2 to the Independent Auditor's Report to the Members of Ansal Hi – Tech Townships Limited dated May 24, 2019

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") as referred to in paragraph 2(f) of 'Report on Other Legal and Regulatory Requirements' section

We have audited the internal financial controls over financial reporting of **Ansal Hi- Tech Townships Limited** ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone 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. 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, 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.



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.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting with reference to these standalone financial statements, 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 with reference to these standalone financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Qualified Opinion

According to the information and explanations given to us and based on our audit, the following material weakness has been identified in the operating effectiveness of the Company's internal financial controls over financial reporting with reference to these standalone financial statements during the current financial year:

The Company's internal financial controls in respect of supervisory and review controls over process of determining of recoverability of land advances due to various parties were not operating effectively. Absence of aforesaid assessment in accordance with the accounting principles generally accepted in India could potentially result in a material misstatement in the carrying value of these land advances.

Based on our verification subsequently and as represented by the Management, necessary remedial measures have since been taken to strengthen the controls.



A 'material weakness' is a deficiency, or a combination of deficiencies, in internal financial control over financial reporting, such that there is a reasonable possibility that a material misstatement of the company's annual or interim financial statements will not be prevented or detected on a timely basis.

In our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting with reference to these standalone financial statements as of March 31, 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, and except for the possible effects of the material weakness described above on the achievement of the objectives of the control criteria, the Company's internal financial controls over financial reporting with reference to these standalone financial statements were operating effectively as of March 31, 2019.

Explanatory paragraph

We also have audited, in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act, the standalone financial statements of Ansal Hi – Tech Townships Limited, which comprise the Balance Sheet as at March 31, 2019, and the related Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information. This material weakness was considered in determining the nature, timing, and extent of audit tests applied in our audit of the March 31, 2019 standalone financial statements of the Company and this report does not affect our report dated May 24, 2019, which expressed an qualified opinion on those standalone financial statements.

For **S.S. KOTHARI MEHTA & COMPANY**
Chartered Accountants
Firm's Registration No. 000756N



Sunil Wahal
SUNIL WAHAL
Partner
Membership No. 087294

Place: New Delhi
Date: May 24, 2019

| | Note | As at | As at |
|--|------|-------------------|-------------------|
| | | March 31, 2019 | March 31, 2018 |
| | | Rs. in Lakhs | Rs. in Lakhs |
| Assets | | | |
| Non-current assets | | | |
| Property, plant and equipment | 3 | 10.59 | 14.34 |
| Capital work-in-progress | 3 | 1,048.50 | 1,048.50 |
| Other intangible assets | 3A | | 0.16 |
| Financial assets | | | |
| Investments | 4 | 250.08 | 250.08 |
| Deferred tax assets (net) | 5 | 12.12 | 37.12 |
| Total non-current assets | | 1,321.29 | 1,350.20 |
| Current assets | | | |
| Intangible assets | 6 | 108,481.30 | 90,605.67 |
| Financial assets | | | |
| Trade receivables | 7 | 5.02 | 541.92 |
| Cash and cash equivalents | 8 | 75.89 | 142.72 |
| Bank balances | 9 | 102.61 | 0.53 |
| Others | 10 | 1.73 | 4,366.50 |
| Current tax assets (net) | 11 | 92.56 | 91.58 |
| Other current assets | 12 | 17,681.30 | 16,697.50 |
| Total current assets | | 126,440.41 | 112,446.43 |
| Total assets | | 127,761.70 | 113,796.63 |
| Equity and liabilities | | | |
| Equity | | | |
| Equity share capital | 13 | 5,000.00 | 6,070.00 |
| Other equity | 14 | (1,282.83) | 2,314.84 |
| Total Equity | | 4,717.17 | 8,384.84 |
| Liabilities | | | |
| Non-current liabilities | | | |
| Financial liabilities | | | |
| Borrowings | 15 | | 1,603.01 |
| Provisions | 16 | 1,003.44 | 879.43 |
| Total non-current liabilities | | 1,003.44 | 2,482.44 |
| Current liabilities | | | |
| Financial liabilities | | | |
| Borrowings | 17 | 1,697.50 | 1,697.50 |
| Trade payables | 18 | | |
| Total outstanding dues of micro enterprises and small enterprises | | 17.28 | 149.95 |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | | | |
| Other financial liabilities | 19 | 32,831.98 | 23,781.61 |
| Other current liabilities | 20 | 30,206.36 | 30,585.73 |
| Provisions | 21 | 57,287.88 | 41,794.05 |
| Provisions | 21 | 0.09 | 0.44 |
| Total current liabilities | | 122,041.09 | 97,999.30 |
| Total equity and liabilities | | 127,761.70 | 113,796.63 |

Summary of significant accounting policies 2

Accompany notes 1 to 53 form an integral part of these financial statements

As per report of even date

For S. S. Kothari Mehta & Company
 Chartered Accountants
 ANN - 18075AN

For and on behalf of the board
 Ansal Hi-Tech Townships Limited

Sunil Wahal
 Partner
 Membership No. 08/294



Sunil Mirakhor
 (Director)

Yogesh Gauba
 (Director)

| | Note No. | For the year ended March 31, 2019 Rs. in Lakhs | For the year ended March 31, 2018 Rs. in Lakhs |
|--|----------|--|--|
| Income: | | | |
| Revenue from operations | 22 | 772.97 | (970.24) |
| Other income | 23 | 31.72 | 350.19 |
| Total income | | 804.69 | (620.05) |
| Expenses: | | | |
| Cost of construction | 24 | 476.01 | 409.76 |
| Employee benefits expenses | 25 | 65.90 | 52.39 |
| Finance costs | 26 | 785.72 | 230.41 |
| Depreciation and amortization expenses | 27 | 3.91 | 9.00 |
| Other expenses | 28 | 2,025.89 | 28.47 |
| Total expenses | | 3,357.43 | 730.03 |
| (Loss) before tax for the year | | (2,552.74) | (1,350.08) |
| Tax expense | | | |
| Current tax | 29 | - | - |
| Deferred tax | 29 | 25.00 | - |
| | | 25.00 | |
| Net loss for the year | | (2,577.74) | (1,350.08) |
| Other comprehensive income | | | |
| - Items that will not be reclassified to profit or loss | 30 | 2.73 | (17.26) |
| Income tax relating to items that will not be reclassified to profit or loss | | - | - |
| Other comprehensive income for the year (net of tax) | | 2.73 | (17.26) |
| Total comprehensive income for the year | | (2,575.01) | (1,367.34) |
| Earnings per share (face value of share Rs. 10 (Rs. 10) each) | | | |
| Basic & diluted in rupees | 31 | (4.30) | (2.25) |
| Summary of significant accounting policies | 2 | | |
| Accompany notes 1 to 51 form an integral part of these financial statements | | | |

As per report of even date

For S. S. Kothari Mehta & Company
Chartered Accountants
FBN : 000756N

For and on behalf of the board
Ansal Hi-Tech Townships Limited.

Sunil Wahal
Partner
Membership No. 087294



Sunil Mirakhr
(Director)

Yogesh Gauba
(Director)

Place : New Delhi
Date: May 24, 2019

Ansal Hi-Tech Townships Limited

CIN - U45200DL2006PLC155229

Cash flow statements for the year ended March 31, 2019

| | For the year ended March 31, 2019 Amount | For the year ended March 31, 2018 Amount |
|--|--|--|
| A. Cash flow used in operating activities | | |
| Profit/ (loss) before tax | (2,552.74) | (1,350.08) |
| Adjustments for- | | |
| Depreciation | 3.91 | 9.00 |
| Interest expense | 785.72 | 230.41 |
| Operating profit/ (loss) before working capital changes | (1,763.11) | (1,110.67) |
| Movements in working capital | | |
| (Increase) in inventories | (852.63) | - |
| (Increase) in trade receivables | 536.90 | (1,783.62) |
| (Increase) in other current financial assets | 4,364.77 | (422.82) |
| Increase in other current assets | (983.29) | (1,372.49) |
| Increase in trade payables | 8,927.68 | 1,468.21 |
| Increase in current financial liabilities | (1,951.47) | 4,016.32 |
| (Decrease)/increase in current liabilities | (7,551.87) | 681.38 |
| Decrease in provisions | 126.3899 | (223.42) |
| Cash flow from in operations | 852.86 | (40.41) |
| Direct taxes paid | (0.98) | 1,212.47 |
| Net cash flow from operating activities (A) | 851.88 | 1,226.66 |
| B. Cash flows used in investing activities | | |
| Purchased of property plant & equipment | - | (1.38) |
| Net cash from investing activities (B) | - | (1.38) |
| C. Cash flows from financing activities | | |
| Dividends/receipts from long term borrowings | (533.26) | (125.11) |
| Interest and finance charges paid | (183.37) | (1,130.88) |
| Net cash used in financing activities (C) | (816.63) | (1,255.99) |
| Net increase in cash and cash equivalents (A + B + C) | 35.25 | (30.71) |
| Cash and cash equivalents at the beginning of the year | 143.25 | 173.95 |
| Cash and cash equivalents at the end of the year | 178.50 | 143.25 |
| Components of cash and cash equivalents as at | March 31, 2019 | March 31, 2018 |
| Cash in hand | 0.64 | 0.19 |
| Balances with scheduled banks | | |
| on current accounts | 14.36 | 94.71 |
| on saving accounts | 102.61 | 0.53 |
| on deposit accounts | 60.89 | 47.82 |
| Total cash and cash equivalents | 178.50 | 143.25 |

As per report of even date

For S. S. Kothari Mehta & Company
Chartered Accountants
FIRM - 000256N

Sunil Weber
Partner
Membership No. 087294

Place : New Delhi
Date: May 24, 2019



For and on behalf of the Board
Ansal Hi-Tech Townships Limited


Sunil Mirakhur
(Director)


Yogesh Gauba
(Director)

Statement of changes in equity for the year ended March 31, 2019

A Share capital

A Equity shares of Rs. 10 each issued, subscribed and fully paid

As at April 01, 2017

Changes in equity share capital for the year ended March 31, 2018

As at March 31, 2018

Changes in equity share capital for the year ended March 31, 2019

As at March 31, 2019

| | Numbers | Rs. in Lakhs |
|---|---------------------------|------------------------|
| As at April 01, 2017 | 6,00,00,000 | 6,000.00 |
| Changes in equity share capital for the year ended March 31, 2018 | - | - |
| As at March 31, 2018 | <u>6,00,00,000</u> | <u>6,000.00</u> |
| Changes in equity share capital for the year ended March 31, 2019 | - | - |
| As at March 31, 2019 | <u><u>6,00,00,000</u></u> | <u><u>6,000.00</u></u> |

B Other equity

| | Reserves and surplus | | | Items of other comprehensive income | Total |
|---|------------------------|------------------------------|--------------------------|--|--------------------------|
| | Securities premium | Debenture redemption reserve | Retained earnings | Other items of other comprehensive income (specify nature) | |
| | | | | Rs. in Lakhs | |
| As at April 01, 2017 | 6,515.62 | 103.12 | 2,077.66 | (14.17) | 8,682.22 |
| Additions during the year | - | - | (1,350.08) | (17.26) | (1,367.34) |
| As at March 31, 2018 | <u>6,515.62</u> | <u>103.12</u> | <u>727.58</u> | <u>(31.43)</u> | <u>7,314.88</u> |
| Impact of change in accounting policy (refer note no. 43) | - | - | (6,022.70) | - | (6,022.70) |
| Addition during the year | - | - | (2,577.74) | 2.73 | (2,575.01) |
| As at March 31, 2019 | <u><u>6,515.62</u></u> | <u><u>103.12</u></u> | <u><u>(7,872.86)</u></u> | <u><u>(28.70)</u></u> | <u><u>(1,282.83)</u></u> |

Accompany notes 1 to 51 form an integral part of these financial statements

As per report of even date

For S. S. Kothari Mehta & Company
Chartered Accountants
FRN :- 000756N



Sunil Wahal
Partner
Membership No. 087294

Place : New Delhi
Date : May 24, 2019

For and on behalf of the board
Ansal Hi-Tech Townships Limited

Sunil Mirakhur
(Director)

Yogesh Gauba
(Director)

1. Basis of accounting and preparation of Financial Statements

A. Corporate overview

Ansal Hi-Tech Townships Limited was incorporated in 2006. The Company's main business is real estate promotion and development in residential and commercial segment. These financial statements are presented in Indian Rupees.

The registered office of the Company is situated at 115, Ansal Bhawan, 16 K.G. Marg, New Delhi, India.

These financial statements were approved and adopted by board of directors of the Company in their meeting held on May 24, 2019.

B. Basis of preparation of accounts

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules 2015 as amended by the Companies (Indian Accounting Standards) (Amendments) Rules, 2016. Accordingly, the Company has adopted Ind AS w.e.f April 1, 2016 as at transition date. Therefore, the financial statements of the Company for the year ended March 31, 2018 has been prepared as per Ind AS.

The financial statements have been prepared on accrual basis on historical cost convention.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

C. Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realisation of project into cash & cash equivalents and range from 3 to 5 years. Accordingly project related assets & liabilities have been classified into current & non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve month.

D. Functional and presentation currency

The financial statements are presented in Indian rupees, which is the functional currency of the parent company. All the financial information presented in Indian rupees has been rounded to the nearest Lakhs.

E. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the Management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon the Management's best knowledge of current events and actions, actual results could differ from these estimates. Difference between the actual results and estimates are recognized in the period in which the results are known / materialized.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods



a. Property, plant and equipment

Useful life of the tangible assets are based on the life prescribed in Schedule II of the Companies Act 2013. Assumptions are also made, when company assesses, whether an assets may be capitalised and which components of the cost of the assets may capitalised.

b. Recognition and measurement of defined benefit obligations

The obligation arising from define benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumption includes discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

C. Fair value measurement of financial instruments

When the fair value of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market price in activate markets, their fair value is measures using valuation technique. The input to these models are taken from the observable market where possible, but this is not feasible, a review of judgment is required in establishing fair values. Changes in assumption relating to these assumption could affect the fair value of financial instrument.

d. Intangibles

Internal technical or user team assess the remaining useful lives of Intangible assets. Management believes that assigned useful lives are reasonable.

Before transition to IND AS, the company has revisited the useful life of the assets and the impact of change in life on transition is considered in opening carrying values. Also all Intangibles are carried at net book value on transition.

f. Provision for contingencies

Provision for project related liabilities is made on the basis of Management judgement and estimation for possible outflow of resources, if any, in respect of:

Contingencies/claim/litigations against the Company

F. Standards issued but not yet effective

The amendments to the standards are issued, but not yet effective, upto the date of issuance of the 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, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, 2019 amending the following standard:



(a) Ind AS 116 Leases

Ind AS 116 provides a comprehensive model for the identification of lease arrangements and their treatment in the financial statements for both lessors and lessees. Ind AS 116 will supersede the current lease guidance including Ind AS 17 Leases and the related Interpretations when it becomes effective for accounting periods beginning on or after April 01, 2019. The date of initial application of Ind AS 116 for the Company will be April 01, 2019.

The Company is in the process of making an assessment of the impact of Ind AS 116 upon initial recognition, which is subject to changes arising from more detailed ongoing analysis. The management cannot provide a reasonable estimate of effects of the application of the Standard as they have not completed their impact assessment as at the reporting date.

G. Fair value measurement

The Company measures financial instruments at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable



For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets & liabilities on the basis of the nature, characteristics and the risks of the asset or liability and the level of the fair value hierarchy as explained above.

2. Significant accounting policies

a. Property, plant and equipment

Property, plant and equipment are stated at original cost net of tax/ duty credit availed, less accumulated depreciation and accumulated impairment losses, when significant part of the property, plant and equipment are required to replace at intervals, the company derecognized the replaced part and recognized the new parts with its own associated useful life and it depreciated accordingly. Likewise when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance cost are recognized in the statement of the profit and loss as incurred. The present value of the expected cost for the decommissioning of the asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Internally manufactured property, plant and equipment are capitalised at factory cost including excise duty whatever is applicable.

Capital work in progress including property plant & equipment under installation/under development as at the balance sheet date.

Capital expenditure on tangible assets for research and development is classified under property and equipment and is depreciated on the same basis as other property, plant and equipment.

Property, plant and equipment are derecognised from the financial statement, either on disposal or when no economic benefits are expected from its use or disposal. Losses arising in the case of retirement of property, plant and equipment and gain or losses arising from disposal of property, plant and equipment are recognized in the statement of profit and loss in the year of occurrence.

b. Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in the statement of profit & loss as & when incurred.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are derecognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The



difference between the net disposal proceeds and the carrying amount of the asset is recognized in statement of profit & loss in the period of de-recognition.

c. Intangible assets

Capital expenditure on purchase and development of identifiable assets without physical substance is recognized as intangible assets in accordance with principles given under Ind AS-38 – Intangible Assets.

The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the assets are considered to modify the amortization period or method, as appropriate, and are treated as changes in accounting estimates. Expenses incurred during construction period, preliminary project expenditure, capital expenditure, indirect expenditure incidental and related to construction / implementation, interest on borrowings to finance fixed assets and expenditure on start-up / commissioning of assets forming part of a composite project are capitalized up to the date of commissioning of the project as the cost of respective assets.

d. Depreciation and amortization

The assets' residual values, useful lives and methods of depreciation are reviewed each financial year end and adjusted prospectively, if applicable.

Depreciation on Property, Plant and Equipment is provided over the useful life of assets as specified in schedule II to the Act. Property, Plant and Equipment which are added / disposed off during the year, depreciation is provided pro-rata basis with reference to the month of addition / deletion.

Depreciation on property, plant and equipment is calculated on a written down basis. The useful lives of property, plant & equipment are given below:

| Asset | Use full life |
|---|---------------|
| Office & residential premises | 60 years |
| Plant & machinery (computers) | 3 years |
| Plant & machinery (others) | 15 years |
| Furniture & fixtures | 10 years |
| Office equipment's | 5 years |
| Air conditioning plant & air conditioners | 15 years |
| Vehicles | 8 years |

Depreciation on Investment property is provided over the useful life of assets as specified in schedule II to the Act which is as under on written down basis:

| Asset | Life |
|-------------------------------|----------|
| Office & residential premises | 60 years |

Intangible assets are amortised on written down value over its useful life not exceeding six years.

e. Capital work-in-progress

Capital work-in-progress/intangible assets under development are carried at cost, comprising direct cost, related incidental expenses and attributable borrowing cost.



f. Impairment of Non-financial assets

Property, plant and equipment, intangible assets and assets classified as investment property with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

If the recoverable amount of an asset or CGU is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognized in the statement of profit or loss.

An impairment loss is reversed in the statement of profit and loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

Impairment losses on continuing operations, including impairment on inventories are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation taken to other comprehensive income. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

g. Inventories

Inventories are valued as under:-

| | | |
|------|---|---|
| i. | Building materials, stores, spare parts | At weighted average cost |
| ii. | Shuttering & scaffolding materials | At depreciated cost |
| iii. | Apartments / houses / shops/ flats | At lower of cost or net realisable value |
| iv. | Projects in progress | It represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, construction costs, borrowing costs incurred to get the properties ready for their intended use. |

Cost is calculated on weighted average basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.



h. Cash and cash equivalents

Cash and cash equivalents includes cash on hand and at bank, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

For the purpose of the Statement of Cash Flows, cash and cash equivalents consists of cash and short term deposits, as defined above, net of outstanding bank overdraft as they being considered as integral part of the Company's cash management.

i. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 April 2015, the company has determined whether the arrangement contain lease on the basis of facts and circumstances existing on the date of transition.

Where the Company is the lessee

Finance leases are capitalized as assets at the commencement of the lease, at an amount equal to the fair value of leased asset or present value of the minimum lease payments, whichever is lower, valued at the inception date. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized as finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the company's general policy on borrowing cost. A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an operating expense in the statement of profit and loss on a straight-line basis over the lease term.

Where the Company is the lessor

Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease, costs including depreciation are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are recognized immediately in the statement of profit and loss.

j. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential dilutive equity shares.



k. Provisions, contingent liabilities and contingent assets

General

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that the outflow of resources embodying economic benefits will be required to settle the obligation in respect of which reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, the expense relating to provision presented in the statement of profit & loss is net of any reimbursement.

If the effect of the time value of money is material, provisions are disclosed using a current pre-tax rate that reflects, when appropriate, the risk specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as finance cost.

Contingent liability is disclosed in the notes in case of:

- There is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.
- A present obligation arising from past event, when it is not probable that as outflow of resources will be required to settle the obligation
- A present obligation arises from the past event, when no reliable estimate is possible
- A present obligation arises from the past event, unless the probability of outflow are remote.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

Onerous contracts

A provision for onerous contracts is measured at the present value of the lower expected costs of terminating the contract and the expected cost of continuing with the contract. Before a provision is established, the Company recognizes impairment on the assets with the contract.

Contingent assets

Contingent assets are not recognized in the financial statements.

l. Taxes

Tax expense comprises current and deferred tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-Tax Act, 1961 enacted in India. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.



Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current income tax relating to items recognized directly in equity is recognised in equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Minimum alternate tax

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

Deferred tax

Deferred tax is provided using the balance sheet approach on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purpose at reporting date. Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized.

The carrying amount of deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow deferred tax assets to be recovered.

The company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

m. Advances to subsidiaries, associates and others for purchase of land

Advances given to subsidiary and land holding companies for acquiring land are initially classified as 'Advances' for purchase of land under "Other non-current/ current assets". On obtaining the license for a land, the full cost of the land is transferred to cost of land, an item of cost of construction, from 'advance against land'.



n. Revenue recognition

i. Revenue from contract with customer

Revenue is measured at the fair value of the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c) The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised at point of time based on various conditions as included in the contracts with customers.

Point of Time:

Revenue from real-estate projects

Revenue is recognised at a Point in Time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights as and when the control passes on to the customer which is generally at the time of handing over of the possession to the customer.

ii. Contract balances

Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.



Trade receivables

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets Financial instruments – initial recognition and subsequent measurement.

Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract

- iii. Income from know how fee is recognized as per the terms of the agreement with the recipient of know how.
 - iv. The estimates relating to saleable area, sale value, estimated costs etc., are revised and updated periodically by the management and necessary adjustments are made in the accounts in the year in which the estimates are revised.
 - v. Indirect costs are treated as "period costs" and are charged to the statement of profit and loss in the year in which they are incurred.
 - vi. Surrender of flats by buyers are valued at cost and accounted for as surrender of rights under 'cost of construction' in the case of projects in progress and once sold, proceeds are treated as 'Sales'.
 - vii. For recognizing income and working out related cost of construction, in case of developed land, flats / shops/ houses/ farms etc., major self-contained residential township projects are divided into various schemes such as plotted area, constructed houses, commercial area, malls etc.
 - viii. Whereas all income and expenses are accounted for on accrual basis, interest on delayed payments by customers against dues and holding charges, interest claims for delay in projects and assured returns to customers are taken into account on realization or payment owing to practical difficulties and uncertainties involved.
 - ix. Interest income on fixed deposits with banks is recognized on time proportion basis taking into account the amount outstanding and the rates applicable.
 - x. Dividend income from investments is recognized when the company's right to receive payment is established.
- o. Foreign currency translation/conversion**

Standalone financial statements have been presented in Indian Rupees (₹), which is the Company's functional and presentation currency.

• **Initial recognition**

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate at the date of the transaction.



- **Conversion**

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

- **Exchange differences**

The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

p. Borrowings

Borrowings are initially recognized at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in the statement of profit or loss as other gains/(losses).

q. Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Borrowing costs that are directly attributable to the projects are charged to the respective project on the basis of expenditure incurred net of customer collections.

Other borrowing costs are expensed in the period in which they are incurred.

r. Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Indian Accounting Standard (Ind AS)-19 - 'Employee Benefits'.

Defined contribution plan:

Retirement benefits in the form of provident fund and superannuation scheme are a defined contribution scheme and the contributions are charged to the statement of profit and loss of the year when the



contributions to the respective funds are due. There are no other obligations other than the contribution payable to the provident fund/trust.

Defined benefit plan:

The Company's liabilities on account of gratuity and earned leaves on retirement of employees are determined at the end of each financial year on the basis of actuarial valuation certificates obtained from registered actuary in accordance with the measurement procedure as per Indian Accounting Standard (INDAS)-19- 'Employee Benefits'. Gratuity liability is funded on year-to-year basis by contribution to respective fund. The costs of providing benefits under these plans are also determined on the basis of actuarial valuation at each year end. Actuarial gains and losses for defined benefit plans are recognized through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Accumulated leaves, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long term compensated absences are provided for based on actuarial valuation. The actuarial valuation is done as per projected unit credit method at the year-end.

s. Financial Instruments

a. Financial Assets

i. Classification

The company classified financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and contractual cash flow characteristics of the financial asset.

ii. Initial Recognition and Measurement

The company recognizes financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognized initially at fair value plus transaction costs that are attributable to the acquisition of financial assets.

iii. Subsequent Measurement

For the purpose of subsequent measurement the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instrument at fair value through profit or loss
- Equity investments

iv. Debt instrument at amortised cost

A "debt instrument" is measured at the amortised cost if both the following conditions are met.



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

After initial measurement, such financial assets are subsequently measurement at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount and premium and fee or costs that are an integral part of an EIR. The EIR amortisation is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

v. Debt instrument at Fair value through Profit or loss

Debt instruments included within the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

vi. Equity investments

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the company decides to classify an equity instrument as at FVTOCI, then fair value changes on the instrument, excluding dividends, are recognised in other compressive income (OCI). There is no recycling of the amounts from OCI to statement of profit or loss, even on sale of such investments.

Equity instrument includes within the FVTPL category are measured at fair value with all changes recognised in the Statement of profit or loss.

vii. Derecognition

A financial assets (or, where applicable, a part of a financial asset) is primarily derecognised when:

- The right to receive cash flows from the assets have expired or
- The company has transferred substantially all the risks and rewards of the assets, or
- The company has neither transferred nor retained substantially all the risks and rewards of the assets, but has transferred control of the assets.

viii. Impairment of financial assets

The company applies 'simplified approach' measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instrument and are measured at amortised cost e.g. loans, debt securities, deposits, and bank balance.
- Trade receivables



The application of simplified approach does not require the company to track changes in credit risk. Rather, it recognised impairment loss allowance based on lifetime expected credit loss at each reporting date, right from its initial recognition.

b. Financial liabilities

i. Classification

The company classifies all financial liabilities as subsequently measured at amortised cost

ii. Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loan and borrowings and payables net of directly attributable transaction costs.

iii. Loan and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) Method. Gain and losses are recognised in statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transaction cost. The EIR amortization is included as finance cost in the statement of profit and loss.

This category generally applies to loans & Borrowings.

iv. Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are, substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amount recognised in the Statement of Profit and loss.

v. Offsetting of financial instrument

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.

c. Share capital

i. Ordinary equity shares

Incremental cost directly attributable to the issue of ordinary equity shares are recognised as a deduction from equity.

t. Segment accounting and reporting

The chief operational decision maker monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment



performance is evaluated based on profit and loss and is measured consistently with profit and loss in the financial statements.

The Operating Segments have been identified on the basis of the nature of products/ services.

- i. Segment Revenue includes sales and other income directly identifiable with/ allocable to the segment including inter- segment revenue.
 - ii. Expenses that are directly identifiable with/ allocable to the segments are considered for determining the segment result. Expenses not allocable to segments are included under unallocable expenditure.
 - iii. Income not allocable to the segments is included in unallocable income
 - iv. Segment results includes margin on inter segment and sales which are reduced in arriving at the profit before tax of the company.
 - v. Segment assets and Liabilities include those directly identifiable with the respective segments. Assets and liabilities not allocable to any segment are classified under unallocable category.
- u. **Change in Accounting Policy :**

New and amended standards

The Company applied Ind AS 115 for the first time. The nature and effect of the changes as a result of adoption of these new accounting standards are described below.

Several other amendments and interpretations apply for the first time in March 2019, but do not have an impact on the financial statements of the Company. The Company has not early adopted any standards or amendments that have been issued but are not yet effective.

Ind AS 115 Revenue from Contracts with Customers

Ind AS 115 supersedes Ind AS 11 Construction Contracts and Ind AS 18 Revenue and it applies, with limited exceptions, to all revenue arising from contracts with customers. Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

Ind AS 115 requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers. The standard also specifies the accounting for the incremental costs of obtaining a contract and the costs directly related to fulfilling a contract. In addition, the standard requires extensive disclosures.

The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. For certain real estate contracts where the Company was following Percentage of Completion method (POCM) as per the "Guidance Note on Real Estate Transactions", issued by Institute of Chartered Accountants of India, revenue has been recognized at a point in time in accordance with and pursuant to conditions specified in Ind AS 115 "Revenue from Contracts with Customers".



The cumulative effect of initially applying Ind AS 115 is recognised at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information was not restated and continues to be reported under Ind AS 11 and Ind AS 18.

Refer note 43 for details disclosures as required under Ind As 115 Revenue from contracts with customers.

Amendment to Ind AS 20 Government grant related to non-monetary asset

The amendment allows an entity to the option of recording non-monetary government grants at nominal amount and presenting government grants related to assets by deducting the grant from the carrying amount of asset.

There is no impact of this amendment on the Company.

Amendment to Ind AS 38 Intangible asset acquired free of charge

The amendment clarifies that in some cases, an intangible asset may be acquired free of charge, or for nominal consideration, by way of a government grant. The amendment also clarifies that revaluation model can be applied for asset which is received as government grant and measured at nominal value. These amendments do not have any impact on the Company's standalone financial statements.

Appendix B to Ind AS 21 Foreign Currency Transactions and Advance Considerations

The appendix clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the date of the transactions for each payment or receipt of advance consideration. Since Company current practice is in line with the clarifications issued, there is no material effect on its standalone financial statements.

Amendments to Ind AS 40 Transfers of Investment Property

The amendments clarify when an entity should transfer property, including property under construction or development into, or out of investment property. The amendments state that a change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. A mere change in management's intentions for the use of a property does not provide evidence of a change in use. Since Company's current practice is in line with the clarifications issued, there is no material effect standalone financial statements.

Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses

The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.



Entities are required to apply the amendments retrospectively. On initial application of the amendments, the change in the opening equity of the earliest comparative period may be recognised in opening retained earnings (or in another component of equity, as appropriate), without allocating the change between opening retained earnings and other components of equity.

Since Company's current practice is in line with the clarifications issued, there is no material effect on the standalone financial statements.

Ind AS 28 Investments in Associates and Joint Ventures – Clarification that measuring investees at fair value through profit or loss is an investment-by-investment choice

Since Company's does not have any investment in associates and joint ventures, there is no material effect on the standalone financial statements.

There is no impact of this amendment on the Company.



3 Property, plant and equipment

| | Tangible assets | | | | | Rs. in lakhs | |
|--------------------------|-------------------|------------------|-----------------------|---------|----------------------|--------------|--------------------------|
| | Plant & machinery | Office equipment | Leasehold improvement | Vehicle | Furniture & fixtures | Total | Capital work in progress |
| Gross block | | | | | | | |
| As at April 01, 2017 | 113.60 | 9.30 | 45.11 | 14.38 | 7.69 | 190.09 | 1,048.50 |
| Additions | 1.38 | - | - | - | - | 1.38 | - |
| Disposals | - | - | - | - | - | - | - |
| As at March 31, 2018 | 114.98 | 9.30 | 45.11 | 14.38 | 7.69 | 191.47 | 1,048.50 |
| Additions | | | | | | | |
| Disposals | - | - | - | - | - | - | - |
| As at March 31, 2019 | 114.98 | 9.30 | 45.11 | 14.38 | 7.69 | 191.47 | 1,048.50 |
| Depreciation | | | | | | | |
| As at April 01, 2017 | 101.11 | 8.42 | 39.13 | 12.72 | 6.80 | 168.19 | - |
| Charge for the year | 6.01 | 0.29 | 1.97 | 0.39 | 0.28 | 8.94 | - |
| Disposals | - | - | - | - | - | - | - |
| As at March 31, 2018 | 107.12 | 8.71 | 41.10 | 13.11 | 7.08 | 177.13 | - |
| Charge for the year | 1.99 | 0.07 | 1.32 | 0.25 | 0.12 | 3.75 | - |
| Disposals | - | - | - | - | - | - | - |
| As at March 31, 2019 | 109.11 | 8.78 | 42.42 | 13.36 | 7.20 | 180.88 | - |
| Net block | | | | | | | |
| WDV as at March 31, 2019 | 5.87 | 0.52 | 2.69 | 1.02 | 0.49 | 10.59 | 1,048.50 |
| WDV as at March 31, 2018 | 7.86 | 0.59 | 4.01 | 1.27 | 0.61 | 14.34 | 1,048.50 |

Note : Cost of leasehold improvements is amortised over the period of lease i.e. 10 years.

Asset under construction

Capital work in progress (CWIP) as at March 31, 2019 comprise expenditure for the Building in the course of construction. Total amount of CWIP as at March 31, 2019 is Rs 1048.51 lakhs (March 31, 2018: 1048.51 Lakhs).



3A Other intangible assets

| | <u>Softwares - bought out</u> |
|---------------------------------|-----------------------------------|
| Gross block | |
| As at April 01, 2017 | 3.15 |
| Additions | - |
| Disposals | - |
| As at March 31, 2018 | <u>3.15</u> |
| Additions | - |
| Disposals | - |
| As at March 31, 2019 | <u>3.15</u> |
| Depreciation | |
| As at April 01, 2017 | 2.92 |
| Charge for the year | 0.07 |
| Disposals | - |
| As at March 31, 2018 | <u>2.99</u> |
| Charge for the year | 0.16 |
| Disposals | - |
| As at March 31, 2019 | <u>3.15</u> |
| WDV as at March 31, 2019 | <u>-</u> |
| WDV as at March 31, 2018 | <u>0.16</u> |



4 Non current investments

| | As at March 31, 2019 Number of Shares | As at March 31, 2018 Number of Shares | Face Value | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---|--|--|------------|---|---|
| Shares in subsidiary companies- | | | | | |
| Equity shares - unquoted (at cost) | | | | | |
| Aabad Real Estates Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Auspicious Infracon Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Anchor Infra Projects Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Bendictory Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Caspian Infrastructure Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Celestial Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Chaste Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Cohesive Constructions Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Cornea Properties Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Creative Infra Developers Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Decent Infratech Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Diligent Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Divinity Real Estates Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Einstein Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Emphatic Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Harapa Real Estates Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Inderlok Buildwell Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Kapila Buildcon Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Kutumbakam Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Kshiti Realtech Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Lunar Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Marwar Infrastructure Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Muqaddar Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Paradise Realty Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Parvardigaar Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Pindari Properties Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Plateau Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Pivotal Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Retina Properties Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Shohrat Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Sidhivinayak Infracon Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Superiative Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Sarvodaya Infratech Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Taqdeer Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Thames Real Estates Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Medi Tree Infrastructure Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Rudrapriya Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Phalak Infracon Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Sparkle Realtech Private Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Twinkle Infraprojects Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Awadh Realtors Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Affluent Realtors Private Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Abiase Buildcon Private Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Euphoric Properties Private Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Quest Realtors Private Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| ARZ Properties Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Unison Propmart Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Singolo Constructions Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Tamara Realtech Limited | 50,000 | 50,000 | Rs. 10 | 5.00 | 5.00 |
| Lovely Building Solution Pvt Limited | 10,000 | 10,000 | Rs. 10 | 1.00 | 1.00 |
| Komal Building Solution Pvt Limited | 10,000 | 10,000 | Rs. 10 | 1.00 | 1.00 |
| H G Infrabuild Pvt Limited | 10,000 | 10,000 | Rs. 10 | 1.00 | 1.00 |
| Other investments | | | | | |
| -Investments in gold bonds | | | | 2.08 | 2.08 |
| Total | | | | 250.08 | 250.08 |



Ansal Hi-Tech Townships Limited

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Notes to the financial statements for the year ended March 31, 2019

Aggregate amount of Investments,

| | As at March 31, 2019 | As at March 31, 2018 |
|--|-------------------------|-------------------------|
| Aggregate amount of quoted investments | - | - |
| Market value of quoted investments | - | - |
| Aggregate amount of unquoted investments | 250.08 | 250.08 |
| Aggregate amount of impairment in value of investments | - | - |
| | <u>250.08</u> | <u>250.08</u> |

Note: All investments in equity share of subsidiaries are pledged as a security for debentures except investment in gold bonds.



5 Deferred tax assets (net)

| | As at March 31, 2019 | Net charge/(credit) to the statement of profit and loss | As at March 31, 2018 |
|---|-------------------------|---|-------------------------|
| | Rs. in Lakhs | Rs. in Lakhs | Rs. in Lakhs |
| Deferred tax assets | | | |
| Deferred tax assets on account of: | | | |
| - Impact of difference between Written Down Value (WDV) as per books and WDV as per Income Tax Act, 1961. | 9.77 | 10.83 | 20.60 |
| - Others | 2.35 | 14.17 | 16.52 |
| | <u>12.12</u> | <u>25.00</u> | <u>37.12</u> |
| Deferred tax liabilities | - | - | - |
| Net deferred tax assets/(liability) | <u><u>12.12</u></u> | <u><u>25.00</u></u> | <u><u>37.12</u></u> |

| | For the year ended March 31, 2019 | For the year ended March 31, 2018 |
|---|--------------------------------------|--------------------------------------|
| | Rs. in Lakhs | Rs. in Lakhs |
| Statement of profit or Loss | | |
| Tax Expenses | | |
| Current tax | - | - |
| Deferred tax | 25.00 | - |
| Total | <u>25.00</u> | <u>-</u> |
| | | |
| (Loss) before tax | (2552.74) | (1350.08) |
| Applicable tax rate | 32.45% | 32.45% |
| Computed tax expenses | (828.36) | (438.10) |
| | | |
| Effective tax reconciliation | | |
| | <u>Amount</u> | <u>Amount</u> |
| Tax impact on | | |
| Deferred tax asset not create on losses | <u>(853.37)</u> | <u>(438.10)</u> |
| Income tax expense charges to the statement of profit and loss | <u>25.00</u> | <u>-</u> |



6 Inventories

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|----------------------|---|---|
| Land at Gujarat | 5.28 | 5.28 |
| Projects in progress | 1,08,393.92 | 90,511.26 |
| Material at site | 82.10 | 89.13 |
| Total | 1,08,481.30 | 90,605.67 |

7 Trade receivables (unsecured, considered good)

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|-------------------------------------|---|---|
| Considered good - secured | - | - |
| Considered good - unsecured | 5.02 | 541.92 |
| Significant increase in credit risk | - | - |
| Credit impaired | - | - |
| Total | 5.02 | 541.92 |

8 Cash and cash equivalents

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---------------------------|---|---|
| Balances with banks | | |
| On Current accounts | 14.36 | 94.71 |
| On Fixed deposit accounts | 60.89 | 47.82 |
| Cash on hand | 0.64 | 0.19 |
| Total | 75.89 | 142.72 |

9 Bank balances

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--------------------|---|---|
| Margin money | 0.97 | 0.50 |
| Earmarked balances | 101.64 | 0.03 |
| Total | 102.61 | 0.53 |



10 Other financial assets

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|------------------|---|---|
| Unbilled revenue | - | 4,365.19 |
| Interest accrued | 0.76 | 0.34 |
| security deposit | 0.97 | 0.97 |
| Total | 1.73 | 4,366.50 |

11 Current tax assets (net)

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---|---|---|
| Advance tax and tax deduction at source (net of provision of tax Rs. 205.26 lakhs (Rs. 205.26 lakhs)) | 92.56 | 91.58 |
| Total | 92.56 | 91.58 |

12 Other current assets

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--|---|---|
| Unsecured, considered good | | |
| Advances to related parties (Refer note no 48) | 9,175.35 | 9,184.56 |
| Other land advances | 403.74 | 403.74 |
| Advances to suppliers/contractors | 2,642.47 | 1,328.42 |
| Balance with statutory authorities | 67.25 | 409.98 |
| Others | 5,392.49 | 5,370.80 |
| Total | 17,681.30 | 16,697.50 |



13 Equity share capital

| | As at March 31, 2019 | | As at March 31, 2018 | |
|--|-------------------------|--------------|-------------------------|--------------|
| | Number | Rs. in Lakhs | Number | Rs. in Lakhs |
| Authorised | | | | |
| Equity shares of Rs. 10/- each | 10,00,00,000 | 10,000 | 10,00,00,000 | 10,000 |
| Issued, subscribed and fully paid up | | | | |
| Equity shares of Rs. 10/- each fully paid up | 6,00,00,000 | 6,000 | 6,00,00,000 | 6,000 |
| Total | | 6,000 | | 6,000 |

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

| | As at March 31, 2019 | As at March 31, 2018 |
|--|-------------------------|-------------------------|
| | Number | Number |
| Equity shares outstanding at the beginning of the year | 5,00,00,000 | 5,00,00,000 |
| Add: Issued during the year | - | - |
| Equity shares outstanding at the close of the year | 6,00,00,000 | 6,00,00,000 |

Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10/- each. Each holder of equity shares is entitled to one vote per share. 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. The distribution will be in proportion to the number of equity shares held by the Shareholders.

During the last 5 years, the company has not issued any bonus shares nor are there any shares bought back and issued for consideration other than cash.

Details of shareholders holding more than 5% shares in the company

| | As at March 31, 2019 | | As at March 31, 2018 | |
|---|-------------------------|--------------|-------------------------|--------------|
| | No of Shares | % holding | No of Shares | % holding |
| Ansal Properties and Infrastructure Limited ('APIL') | 20,71,882 | 3.45% | 20,71,886 | 3.45% |
| APIL jointly with Star Estates Management Limited, Uttam Galva Steels Limited & Nirman Overseas Private Limited | 5,14,50,000 | 85.75% | 5,14,50,000 | 85.75% |
| Delhi towers limited | 64,78,114 | 10.80% | 64,78,114 | 10.80% |

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

14 Other equity

| | As at March 31, 2019 | As at March 31, 2018 |
|---|-------------------------|-------------------------|
| | Rs. in Lakhs | Rs. in Lakhs |
| Securities premium | 6515.62 | 6515.62 |
| Debenture redemption reserve | 103.12 | 103.12 |
| Retained earnings | -7872.87 | 727.58 |
| Items of other comprehensive income | | |
| Other items of other comprehensive income | (28.70) | (31.43) |
| Total | -1282.83 | 7314.89 |

Securities premium the amount received in excess of face value of the equity shares is recognised in securities premium reserve.

Debenture redemption reserve is the amount set aside to protect the interest of the debentureholders as per the requirement of Companies Act.

General reserve represents the statutory reserve, this is in accordance with Indian Corporate law wherein a portion of profit is apportioned to general reserve. Under Companies Act, 1956 it was mandatory to transfer amount before a company can declare dividend, however under Companies Act, 2013 transfer of any amount to General reserve is at the discretion of the Company.



15 Non current financial liabilities borrowings

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---|---|---|
| Secured | | |
| Debentures (Refer note 1 below) | 20,000.00 | 20,000.00 |
| Less: Current maturities | (20,000.00) | (20,000.00) |
| Term loan from banks (Refer note 2 below) | 4,303.08 | 4,936.35 |
| Less: Current maturities | (4,303.08) | (3,333.33) |
| Total | - | 1,603.01 |

Notes

- 1 Debentures are secured by:
 - (i) Creation of first exclusive charge on land at megapolis, land at aquapolis and naurang house built up space.
 - (ii) Creation of first exclusive charge by way of hypothecation of project receivables from megapolis and aquapolis.
 - (iii) Creation of second exclusive charge on by way of hypothecation of project receivables from green escape which shall promptly on repayment of outstanding loan, convert into first exclusive charge on receivables of green escape.
 - (iv) All investment in equity share of subsidiaries are also pledged
 - (v) First exclusive lien on megapolis land- 1 T&R account and aquapolis promoter- 1 T&R account.
 - (vi) Second Exclusive lien on green escape T&R account.
 - (vii) Pledge of 86.59% issued and paid up share capital of megapolis, 74% issued and paid up share capital of landmark held by promoters & shares of land owning companies at megapolis.
 - (viii) Corporate guarantee of the holding company and personal guarantee of chairman and vice chairman of the company.
 - (ix) It is payable in six quarterly installments starting from July 31, 2016. Interest rate is 20.25% p.a. (refer note no. 35)
- 2 Term loan from Indian Bank, having outstanding balance Rs. 4,303.08 Lakhs (As at March 31, 2018: 4,992.28 Lakhs). It is payable in 12 quarterly installments of Rs. 416.67 Lakhs beginning from June 2016, carrying interest @ 14.25% p.a.

16 Provisions (Non current)

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--|---|---|
| Provision for employee benefits | | |
| - Gratuity (Refer note no 46) | - | 1.79 |
| - Leave encashment (Refer note no 46) | 7.26 | 8.28 |
| Provision for projects expenses | 996.18 | 869.36 |
| Total | 1,003.44 | 879.43 |

17 Current financial liabilities borrowings

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---|---|---|
| Unsecured | | |
| Loans repayable on demand from Corporate bodies (interest free) | 1,697.50 | 1,697.50 |
| Total | 1,697.50 | 1,697.50 |



18 Trade payables

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--|---|---|
| - Total outstanding dues of micro enterprises and small enterprises | 17.28 | 139.95 |
| - total outstanding dues of creditors other than micro enterprises and small enterprises (Refer note no. 38) | 32,831.98 | 23,781.63 |
| Total | 32,849.26 | 23,921.58 |

19 Other current financial liabilities

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--------------------------------------|---|---|
| Current maturities of long term debt | 24,303.08 | 23,333.33 |
| Interest accrued and due | 1,549.54 | 2,151.89 |
| Accrued salaries & benefits | 85.93 | 46.12 |
| Book overdraft | 1.52 | 20.00 |
| Security deposits from contractors | 166.32 | 169.75 |
| Brokerage on sale | 581.49 | 581.49 |
| Expenses payable | 14.53 | 58.62 |
| Other payables | 3,503.95 | 4,224.51 |
| Total | 30,206.36 | 30,585.73 |

20 Other current liabilities

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|---------------------------------|---|---|
| Advances from subsidiaries | 51.40 | 51.83 |
| Advance received from customers | 57,007.60 | 41,540.69 |
| Withholding and other taxes | 85.08 | 42.70 |
| Others | 143.80 | 158.83 |
| Total | 57,287.88 | 41,794.05 |

21 Provisions (Current)

| | As at March 31, 2019 Rs. in Lakhs | As at March 31, 2018 Rs. in Lakhs |
|--|---|---|
| Provision for employee benefits | | |
| - Gratuity (Refer note no 45) | - | 0.34 |
| - Leave encashment (Refer note no 46) | 0.09 | 0.10 |
| Total | 0.09 | 0.44 |



22 Revenue from operations

| | For the year ended March 31, 2019 | | For the year ended March 31, 2018 | |
|-------------------------|--------------------------------------|---------------|--------------------------------------|-----------------|
| | Rs. | In Lakhs | Rs. | In Lakhs |
| Sale real estate | | 771.17 | | (975.56) |
| Other operating revenue | | 1.80 | | 5.32 |
| Total | | 772.97 | | (970.24) |

23 Other income

| | For the year ended March 31, 2019 | | For the year ended March 31, 2018 | |
|--|--------------------------------------|--------------|--------------------------------------|---------------|
| | Rs. | In Lakhs | Rs. | In Lakhs |
| Interest income | | - | | - |
| Dividend income from non-current investments | | - | | - |
| - Miscellaneous income | | 31.72 | | 350.19 |
| Total | | 31.72 | | 350.19 |

23.1 Disaggregated revenue information

| | |
|------------------------|--------|
| Sale of real estate | 771.17 |
| Other operating income | 1.80 |
| Miscellaneous income | 31.72 |

23.2 Contract balance

| | |
|-----------------------------|-----------|
| Contract assets | |
| Trade receivables | 5.02 |
| Contract liabilities | |
| Advance from customer | 57,007.60 |

23.3 Reconciliation the amount of revenue recognised in the statement of profit and loss with the contracted price:

| | |
|---|---------------|
| Sale of real estate | 771.17 |
| Other operating income | 1.80 |
| Miscellaneous Income | 31.72 |
| Adjustment | |
| Less : Discount | - |
| Less: Other contractual expenses | - |
| Revenue from contract with customers | 804.69 |

23.4 Revenue is recognised either at point of time based on various conditions as included in the contracts with customer. Detail disclosure is mention in Note - 43.



24 Cost of construction

| | For the year ended | | For the year ended | |
|--|--------------------|--------------------|--------------------|------------------|
| | March 31, 2019 | Rs. In Lakhs | March 31, 2018 | Rs. In Lakhs |
| Balance as per last year | | 90,511.26 | | 87,776.13 |
| Impact of change in accounting policy (refer note no. 43) | | 17023.00 | | - |
| Project expenses | | | | |
| Cost of land | | 311.26 | | 318.34 |
| Leasehold land | | 0.04 | | 0.50 |
| Government charges | | 12.19 | | 62.71 |
| Cost of development rights | | 697.86 | | 1,083.54 |
| Site development expenses | | 109.95 | | 459.42 |
| Project management fee | | - | | 1.52 |
| Personnel expenses | | | | |
| salaries, wages and bonus | | 140.94 | | 170.58 |
| Contribution to provident fund and other funds | | 10.21 | | 7.06 |
| Gratuity and leave encashment expenses | | 3.89 | | 1.10 |
| Operating and other expenses | | | | |
| Rent | | - | | 34.88 |
| Legal and professional expenses | | 20.01 | | 56.63 |
| Architectural and consultancy | | - | | 0.10 |
| Miscellaneous expenses | | 21.33 | | 24.99 |
| Financial expenses | | | | |
| Interest on loans | | - | | 843.31 |
| Borrowing costs | | 15.93 | | 81.77 |
| | | <u>1,08,877.89</u> | | <u>90,922.58</u> |
| Less: Income generated from surplus funds | | | | |
| - Interest income | | 7.97 | | 1.55 |
| | | <u>1,08,869.92</u> | | <u>90,921.03</u> |
| Less: Cost of construction charged to statement of profit and loss | | 476.01 | | 409.76 |
| Balance carried to balance sheet | | <u>1,08,393.92</u> | | <u>90,511.26</u> |



25 Employee benefits expenses

| | For the year ended | | For the year ended | |
|---|--------------------|--------------|--------------------|--------------|
| | March 31, 2019 | Rs. | March 31, 2018 | Rs. |
| | In Lakhs | | In Lakhs | |
| Salaries & wages & bonus | | 55.06 | | 46.05 |
| Contribution to provident & other funds | | 3.86 | | 3.57 |
| Workmen and staff welfare expenses | | 2.57 | | 2.77 |
| Gratuity and leave encashment expenses | | 1.68 | | - |
| Total | | 63.17 | | 52.39 |

26 Finance costs

| | For the year ended | | For the year ended | |
|--|--------------------|---------------|--------------------|----------------|
| | March 31, 2019 | Rs. | March 31, 2018 | Rs. |
| | In Lakhs | | In Lakhs | |
| Interest on | | | | |
| Term loans | | - | | 843.31 |
| Others | | 785.72 | | 230.41 |
| Total | | 785.72 | | 1073.72 |
| Less: Interest charged to cost of construction | | - | | (843.31) |
| Total | | 785.72 | | 230.41 |

27 Depreciation and amortization expenses

| | For the year ended | | For the year ended | |
|-----------------------------------|--------------------|-------------|--------------------|-------------|
| | March 31, 2019 | Rs. | March 31, 2018 | Rs. |
| | In Lakhs | | In Lakhs | |
| Depreciation of tangible assets | | 3.75 | | 8.93 |
| Amortization of intangible assets | | 0.16 | | 0.07 |
| Total | | 3.91 | | 9.00 |

28 Other expenses

| | For the year ended | | For the year ended | |
|---------------------------|--------------------|----------------|--------------------|--------------|
| | March 31, 2019 | Rs. | March 31, 2018 | Rs. |
| | In Lakhs | | In Lakhs | |
| Business promotion | | 0.14 | | 1.07 |
| Brokerage & commission | | 8.14 | | 0.03 |
| Travelling & conveyance | | 1.04 | | 5.29 |
| Printing & stationery | | 0.87 | | 3.39 |
| Legal & professional fees | | 9.60 | | 6.01 |
| Bank charges | | 0.61 | | 12.66 |
| Repair and maintenance | | 0.87 | | - |
| Compensation | | 1,997.42 | | - |
| Mis Expenses | | 7.22 | | 0.03 |
| Total | | 2025.89 | | 28.47 |



29 Current tax

| | For the year ended March 31, 2019 | | For the year ended March 31, 2018 | |
|--------------|--------------------------------------|----------|--------------------------------------|----------|
| | Rs. | In Lakhs | Rs. | In Lakhs |
| Current tax | - | - | - | - |
| Deferred tax | 25.00 | - | - | - |
| Total | 25.00 | - | - | - |

30 Other comprehensive income

| | For the year ended March 31, 2019 | | For the year ended March 31, 2018 | |
|-----------------------------------|--------------------------------------|----------|--------------------------------------|----------|
| | Rs. | In Lakhs | Rs. | In Lakhs |
| Actuarial (Gain)/Loss on Gratuity | 2.73 | - | (17.26) | - |
| Total | 2.73 | - | (17.26) | - |

31 Earnings per share

| | UOM | For the year ended March 31, 2019 | | For the year ended March 31, 2018 | |
|---|---------------|--------------------------------------|--|--------------------------------------|--|
| | | Amt. in Lakhs | | | |
| Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS) | Amt. in Lakhs | (2,577.74) | | (1,350.08) | |
| Net profit for calculation of diluted EPS | | (2,577.74) | | (1,350.08) | |
| Weighted average number of equity shares in calculating basic EPS | No. | 6,00,00,000 | | 6,00,00,000 | |
| Weighted average number of equity shares in calculating diluted EPS | No. | 6,00,00,000 | | 6,00,00,000 | |
| Basic earning per share | Rs. | (4.30) | | (2.25) | |
| Diluted earning per share | Rs. | (4.30) | | (2.25) | |



32. a) Related Party Transactions in accordance with IND AS 24

i. Names of Related Parties & Description of Relationship:

Holding Company

1. Ansal Properties & Infrastructure Limited

100 % Subsidiary companies

| S.No. | Name of Company |
|-------|--|
| 1 | Aabad Real Estates Limited |
| 2 | Ablaze Buildcon Private Limited |
| 3 | Affluent Realtors Private Limited |
| 4 | Anchor Infra Projects Limited |
| 5 | ARZ Properties Limited |
| 6 | Auspicious Infracon Limited |
| 7 | Awadh Realtors Limited |
| 8 | Bendictory Realtors Limited |
| 9 | Caspian Infrastructure Limited |
| 10 | Celestial Realtors Limited |
| 11 | Chaste Realtors Limited |
| 12 | Cohesive Constructions Limited |
| 13 | Cornea Properties Limited |
| 14 | Creative Infra Developers Limited |
| 15 | Decent Infrotech Limited |
| 16 | Diligent Realtors Limited |
| 17 | Divinity Real Estates Limited |
| 18 | Einstein Realtors Limited |
| 19 | Emphatic Realtors Limited |
| 20 | Euphoric Properties Private Limited |
| 21 | H G Infrabuild Private Limited |
| 22 | Harapa Real Estates Limited |
| 23 | Inderlok Buildwell Limited |
| 24 | Kapila Buildcon Limited |
| 25 | Komal Building Solution Private Limited |
| 26 | Kshitiz Realtech Limited |
| 27 | Kutumbakam Realtors Limited |
| 28 | Lovely Building Solution Private Limited |
| 29 | Lunar Realtors Limited |
| 30 | Marwar Infrastructure Limited |
| 31 | Medi Tree Infrastructure Limited |
| 32 | Muqaddar Realtors Limited |
| 33 | Paradise Realty Limited |
| 34 | Parvardigaar Realtors Limited |
| 35 | Phalak Infracon Limited |
| 36 | Pindari Properties Limited |
| 37 | Pivotal Realtors Limited |
| 38 | Plateau Realtors Limited |
| 39 | Quest Realtors Private Limited |
| 40 | Retina Properties Limited |



Ansal HI-Tech Townships Limited

CIN - U45200DL2006PLC155229

Notes to the financial statements for the year ended March 31, 2019

| S.No. | Name of Company |
|-------|----------------------------------|
| 41 | Rudrapriya Realtors Limited |
| 42 | Sarvodaya Infratech Limited |
| 43 | Shohrat Realtors Limited |
| 44 | Sidhivinayak Infracon Limited |
| 45 | Singolo Constructions Limited |
| 46 | Sparkle Realtech Private Limited |
| 47 | Superlative Realtors Limited |
| 48 | Tamana Realtech Limited |
| 49 | Taqdeer Realtors Limited |
| 50 | Thames Real Estates Limited |
| 51 | Twinkle Infraprojects Limited |
| 52 | Unison Propmart Limited |

ii. Enterprises where Common Control exist [Other than Subsidiaries & JV Companies]

| S.No. | Name of the Company |
|-------|---|
| 1 | Glister Realtors Private Limited |
| 2 | Canyon Realtors Private Limited |
| 3 | Caliber Properties |
| 4 | Pervasive Properties Private Limited |
| 5 | Sputnik Realtors Private Limited |
| 6 | Augustan Infrastructure Private Limited |

iii. Fellow Subsidiary companies:

| S.No. | Name of the Company |
|-------|---------------------------------------|
| 1. | Delhi Towers Limited |
| 2. | Ansal IT City & Parks Limited |
| 3. | Star Facility Management Limited |
| 4. | Ansal API Infrastructure Limited |
| 5. | Ansal Condominium Limited |
| 6. | Ansal Colours Engineering SEZ Limited |
| 7. | Charismatic Infra-tec Private Limited |
| 8. | Ansal SEZ Projects Limited |
| 9. | Ansal Township Infrastructure Limited |
| 10. | Mangal Murti Realtors Limited |
| 11. | Haridham Colonizers Limited |
| 12. | Sukhdham Colonisers Limited |
| 13. | Dreams Infracon Limited |
| 14. | Effluent Realtors Limited |

iv. Key Managerial Personnel and their relatives:

| S.No. | Name | Designation | Relative | Relation |
|-------|---------------------------------------|----------------------------|---|-------------|
| 1 | Mr. Neeraj Kumar (wef 22.10.2015) | Chief Financial Officer | Mrs. Aastha Chaudhary Mr. Paarth Chaudhary | Wife Son |



| Particulars | Name | Holding Company | Subsidiaries | Key Management personnel | Total March 31, 2019 | 31-Mar-18 |
|---|---|-----------------|--------------|--------------------------|----------------------|-----------|
| Transactions made during the year | | | | | | |
| Management Fees | | - | - | - | - | 1.74 |
| Salary & perquisites | Neeraj Kumar | - | - | 3.31 | 3.31 | 8.43 |
| Advance from customers received on behalf of AHTL | Ansal Properties & Infrastructure Limited | 153.64 | - | - | 153.64 | 165.17 |
| Advance from customers received on behalf of APII | Ansal Properties & Infrastructure Limited | 2,587.62 | - | - | 2,587.62 | 2,721.87 |
| Advances given | Ansal Properties & Infrastructure Limited | 7,661.14 | - | - | 7,661.14 | 198.50 |
| Advances received | Ansal Properties & Infrastructure Limited | 2,758.38 | - | - | 2,758.38 | 452.78 |
| | Abhaze Buildcon Pvt. Limited | - | - | - | - | 119.10 |
| | Auspicious Infracon Limited | - | - | - | - | 80.00 |
| | Bendictory Realtors Private Limited | - | - | - | - | 4.00 |
| | Emphatic Realtors Private Limited | - | 12.45 | - | 12.45 | - |
| | Einstein Realtors Private Limited | - | - | - | - | 57.00 |
| | Kapila Buildcon Private Limited | - | - | - | - | 160.00 |
| | Kutumbakam Realtors Private Limited | - | - | - | - | 27.00 |
| | Pivotal Realtors Limited | - | - | - | - | 4.25 |
| | Sarvodaya Inftratech Limited | - | - | - | - | 1.75 |
| | Shohrat Realtors Pvt Limited | - | - | - | - | 163.00 |
| | H G Infrabuild Private Limited | - | - | - | - | 0.50 |
| Advances paid for land purchase | | | | | 2,770.83 | 1,069.38 |
| | Aabad Real Estaes Private Limited | - | - | - | - | 0.35 |
| | Abhaze Buildcon Private Limited | - | - | - | - | 0.75 |
| | Affluent Realtors Limited | - | - | - | - | 0.10 |
| | Anchor Infra Projects Limited | - | - | - | - | 0.44 |
| | Auspicious Infracon Limited | - | 0.18 | - | 0.18 | 109.85 |
| | Awadh Realtors Private Limited | - | 0.25 | - | 0.25 | 0.12 |



| | | | | | |
|--|--|------|---|------|--------|
| | Bendictory Realtors Private Limited | - | - | - | 0.23 |
| | Caspian Infrastructure Limited | - | - | - | 0.37 |
| | Celestial Realtors Private Limited | - | - | - | 0.25 |
| | Chaste Realtors Private Limited | - | - | - | 0.25 |
| | Cohesive Construction Private Limited | 0.19 | - | 0.19 | 0.22 |
| | Cornea Properties Private Limited | 0.18 | - | 0.18 | 0.27 |
| | Creative Infradevelopers Private Limited | - | - | - | 0.24 |
| | Decent Infratech Private Limited | - | - | - | 0.25 |
| | Diligent Realtors Limited | - | - | - | 0.26 |
| | Divinity Real Estates Private Limited | - | - | - | 0.25 |
| | Einstein Realtors Private Limited | 0.18 | - | 0.18 | 76.28 |
| | Emphatic Realtors Private Limited | - | - | - | 0.37 |
| | Euphoric Properties Limited | - | - | - | 0.09 |
| | Harapa Real Estates Private Limited | 0.18 | - | 0.18 | 0.44 |
| | Inderlok Buldwell Private Limited | 0.18 | - | 0.18 | 0.53 |
| | Kapila Bulldcon Private Limited | 0.18 | - | 0.18 | 186.29 |
| | Kshitiz Realtech Limited | - | - | - | 0.37 |
| | Kutumbakam Realtors Private Limited | 0.18 | - | 0.18 | 55.49 |
| | Lunar Realtors Private Limited | - | - | - | 0.25 |
| | Marwar Infrastructure Limited | 0.18 | - | 0.18 | 0.42 |
| | Medi Tree Infrastructure Limited | - | - | - | 0.28 |
| | Muqaddar Realtors Private Limited | 0.16 | - | 0.16 | 0.22 |
| | Paradise Realty Private Limited | - | - | - | 0.26 |
| | Parvardigaar Realtors Private Limited | - | - | - | 0.37 |
| | Phalak Infracon Limited | 0.22 | - | 0.22 | 0.11 |
| | Pindari Infratech Private Limited | 0.14 | - | 0.14 | 0.44 |
| | Pivotal Realtors Limited | - | - | - | 0.37 |
| | Plateau Realtors Private Limited | - | - | - | 0.28 |
| | Quest Realtors Private Limited | - | - | - | 0.12 |
| | Retina Properties Private Limited | 0.18 | - | 0.18 | 0.54 |
| | Rudrapriya Realtors Limited | 0.18 | - | 0.18 | 0.49 |
| | Sarvodaya Infratech Limited | - | - | - | 0.37 |
| | Shohrat Realtors Private Limited | 0.02 | - | 0.02 | 215.43 |



| | | | | |
|--|-------------|-----------------|-----------------|-----------------|
| Emphatic Realtors Private Limited | - | 238.71 | 238.71 | 251.15 |
| Euphoric Properties Limited | - | 77.93 | 77.93 | 77.93 |
| Harapa Real Estates Private Limited | - | 5.60 | 5.60 | 5.42 |
| Inderlok Buildwell Private Limited | - | 363.62 | 363.62 | 363.45 |
| Kapila Buildcon Private Limited | - | 70.25 | 70.25 | 70.07 |
| Kshitiz Realtech Limited | - | 293.46 | 293.46 | 293.46 |
| Kutumbakam Realtors Private Limited | - | 246.63 | 246.63 | 246.45 |
| Lunar Realtors Private Limited | - | 55.03 | 55.03 | 55.03 |
| Marwar Infrastructure Limited | - | 510.81 | 510.81 | 510.63 |
| Medl Tree Infrastructure Limited | - | 37.50 | 37.50 | 37.50 |
| Muqaddar Realtors Private Limited | - | 489.41 | 489.41 | 489.25 |
| Parvardigaar Realtors Private Limited | - | 171.22 | 171.22 | 171.22 |
| Phalak Infracon Limited | - | 184.83 | 184.83 | 184.61 |
| Pindari Inftratech Private Limited | - | 354.63 | 354.63 | 354.48 |
| Plateau Realtors Private Limited | - | 297.86 | 297.86 | 297.86 |
| Quest Realtors Private Limited | - | 258.87 | 258.87 | 258.87 |
| Retina Properties Private Limited | - | 182.57 | 182.57 | 182.39 |
| Sarodaya Inftratech Limited | - | 110.13 | 110.13 | 110.13 |
| Shohrat Realtors Private Limited | - | 90.06 | 90.06 | 90.05 |
| Sidhivinayak Infracon Private Limited | - | 76.53 | 76.53 | 76.35 |
| Sparkle Realtech Limited | - | 332.86 | 332.86 | 332.72 |
| Taqdeer Realtors Private Limited | - | 333.70 | 333.70 | 333.52 |
| Thames Real Estate Limited | - | 14.71 | 14.71 | 14.71 |
| Twinkle Infra Projects Limited | - | 40.55 | 40.55 | 40.44 |
| Lovely Building Private Limited | - | 1,220.96 | 1,220.96 | 1,220.86 |
| Komal Building Private Limited | - | 340.84 | 340.84 | 340.74 |
| H G Infrabuild Private Limited | - | 660.15 | 660.15 | 660.05 |
| Amount Payable as on March 31, 2019 | | 9,175.35 | 9,175.35 | 9,184.56 |
| Ansal Properties & Infrastructure Limited | (20,164.63) | - | (20,164.63) | (22,401.58) |
| Anchor Infra Projects Limited | - | (4.38) | (4.38) | (4.38) |
| Awadh Realtors Private Limited | - | (6.03) | (6.03) | (6.28) |
| Bendictory Realtors Private Limited | - | (1.70) | (1.70) | (1.70) |
| Creative Infradevelopers Private Limited | - | (4.66) | (4.66) | (4.66) |
| Divinity Real Estates Private Limited | - | (4.96) | (4.96) | (4.96) |
| Paradise Realty Private Limited | - | (4.85) | (4.85) | (4.85) |
| Pivotal Realtors Limited | - | (3.21) | (3.21) | (3.21) |
| Rudrapriya Realtors Limited | - | (3.80) | (3.80) | (3.98) |



| | | | | | | |
|---|---|------|--------|--------|--------|--------|
| | Sidhivinayak Infracon Private Limited | | | 0.18 | 0.18 | 0.42 |
| | Sparkle Realtech Limited | | | 0.14 | 0.14 | 0.12 |
| | Superlative Realtors Private Limited | | | - | - | 0.36 |
| | Taqdeer Realtors Private Limited | | | 0.18 | 0.18 | 0.08 |
| | Thames Real Estate Limited | | | - | - | 0.25 |
| | Twinkle Infra Projects Limited | | | 0.11 | 0.11 | 0.24 |
| | Arz Properties Limited | | | - | - | 0.33 |
| | Unison Propmart Limited | | | - | - | 0.32 |
| | Tamanna Realtech Limited | | | - | - | 0.32 |
| | Singolo Constructions Limited | | | - | - | 0.32 |
| | Lovely Building Private Limited | | | 0.10 | 0.10 | 0.06 |
| | Komal Building Private Limited | | | 0.10 | 0.10 | 0.09 |
| | H G Infrabuild Private Limited | | | 0.10 | 0.10 | 0.09 |
| | Total | | | | 3.69 | 657.01 |
| Reimbursement of expenses incurred on behalf of the Company | Ansal Properties & Infrastructure Limited | 7.70 | | - | 7.70 | 29.98 |
| Reimbursement of expenses incurred by the Company | Ansal Properties & Infrastructure Limited | | 239.53 | - | 239.53 | |
| Closing Balances | | | | | | |
| Advance Recoverable as on March 31, 2019 | | | | | | |
| | Aabad Real Estaes Private Limited | | | 368.72 | 368.72 | 368.72 |
| | Ablaze Buildcon Private Limited | | | 191.93 | 191.93 | 191.93 |
| | Affluent Realtors Limited | | | 78.88 | 78.88 | 78.88 |
| | Auspicious Infracon Limited | | | 93.67 | 93.67 | 93.49 |
| | Caspian Infrastructure Limited | | | 7.83 | 7.83 | 7.83 |
| | Celestial Realtors Private Limited | | | 38.38 | 38.38 | 38.38 |
| | Chaste Realtors Private Limited | | | 108.35 | 108.35 | 108.35 |
| | Coheshive Construction Private Limited | | | 409.97 | 409.97 | 409.78 |
| | Cornea Properties Private Limited | | | 100.15 | 100.15 | 99.97 |
| | Decent Infratech Private Limited | | | 391.55 | 391.55 | 391.55 |
| | Diligent Realtors Limited | | | 97.15 | 97.15 | 97.15 |
| | Einstein Realtors Private Limited | | | 229.36 | 229.36 | 229.18 |



| | | Rs. in lakhs | |
|--|--------------------------------------|--------------------|--------------------|
| | | Annexure - 1 | |
| | Superlative Realtors Private Limited | (5.18) | (5.18) |
| | Arz Properties Limited | (3.09) | (3.09) |
| | Unison Propmart Limited | (3.37) | (3.37) |
| | Tamanna Realtech Limited | (3.09) | (3.09) |
| | Singolo Constructions Limited | (3.09) | (3.09) |
| | Total | (20,164.63) | (20,216.03) |
| | | | (22,453.41) |



33. Contingent Liabilities (to the extent not provided for):

| (Rs.in Lakhs) | | | |
|---------------|--|----------------------|----------------------|
| S. No. | Particulars | As at March 31, 2019 | As at March 31, 2018 |
| i. | Claims by customers for interest, damages, etc. (to the extent quantified) # | 1914.70 | 1597.31 |

Notes:

the management is of the view that in majority of the cases, claims will be successfully resisted or settled out of court on payment of nominal compensation.

34. Capital and other commitments –

| Particulars | As at March 31, 2019 | As at March 31, 2018 |
|--|----------------------|----------------------|
| | Rs.in Lakhs | Rs.in Lakhs |
| Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances) | 1729.28 | 4489.98 |
| Other Commitments | NIL | NIL |

35. The Company has made defaults in repayments of dues to banks and financial institutions. However there were few delays during the year which have been made good. Delays existing as on March 31, 2019 are as under:

| Particulars | Period of Delay | | | | | Total |
|------------------------------------|-----------------|--------------|--------------|---------------|----------------|-------------|
| | 1 - 30 Days* | 31 - 60 Days | 61 - 89 Days | 90 - 182 Days | 183 - 548 Days | |
| | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs | Rs.in Lakhs |
| Term Loans from Banks | | | | | | |
| - Principal (As at March 31, 2019) | - | - | - | - | 4,303.08 | 4,303.08 |
| - Principal (As at March 31, 2018) | (4.16) | (-) | (-) | (4.16) | (8.34) | (16.67) |
| - Interest (As at March 31, 2019) | - | - | - | - | 621.61 | 621.61 |
| - Interest (As at March 31, 2018) | (60.77) | (54.89) | (60.77) | (182.31) | (256.44) | (615.18) |
| Debentures | | | | | | |
| - Principal (As at March 31, 2019) | - | - | - | - | 20,000 | 20,000 |
| - Principal (As at March 31, 2018) | (-) | (-) | (-) | (3,333.33) | (16,666.67) | (20,000) |
| - Interest (As at March 31, 2019) | | | | | 4,050 | 4,050 |
| - Interest (As at March 31, 2018) | (-) | (-) | (-) | (-) | (1,530.28) | (1,530.28) |

Figures in brackets indicate previous year figures.



36.

- a. The Holding Company and debenture holders have filed cases on each other for their dues/ claims in Hon'ble Mumbai High Court. The Holding Company has given corporate guarantee to the lender on behalf of the Company. The management is of view that there will not be any additional liability on the Company due to the above matter.
- b. The Company, due to the dispute with Debenture holders/ Trustee as regards terms and conditions of sanction, has not repaid its debentures of Rs. 20,000 Lakhs, out of which Rs. 20,000 Lakhs is due for payment for more than one year from the due date and overdue interest thereon of Rs. 4,050 Lakhs. As a result, all the directors of Company are disqualified under section 164(2) of the Act from being reappointed as director of the Company or any other company for a period of five years from the date of disqualification.

The Company is in the process of arriving at a settlement with them for more than a year from the due date. In view of this, interest of Rs. 4,050 Lakhs on above mentioned overdue debentures has not been provided during current year by the Company. This has resulted in understatement of inventory by Rs 4,050 Lakhs and understatement of liability for interest by Rs 4,050 Lakhs in the financial statements of the company and these consolidated Ind As financial statements for the year ended March 31, 2019. During the year in light to above holding Company has purchased debentures having face value of Rs 877 Lakhs.

37. Leases

The Company has operating leases for office premises. The lease term is for 11 months, extendable on expiry. Lease payments for the year amount to Rs Nil (Previous year Rs. 25.72 Lakhs)

There are no non- cancellable leases.

38. Details of dues to Micro and Small Enterprises as per MSMED Act, 2006 to the extent of information available with the Company:

| Particulars | As at March | As at March |
|---|-------------|-------------|
| | 31, 2019 | 31, 2018 |
| | Rs.in Lakhs | Rs.in Lakhs |
| The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year | 17.28 | 139.95 |
| The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made the supplier beyond the appointed day during each accounting year | - | - |
| The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006. | - | - |



| | | |
|--|--------------|---------------|
| The amount of interest accrued and remaining unpaid at the end of each accounting year, and | - | - |
| The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006 | - | - |
| Total | 17.28 | 139.95 |

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditor.

39. The Company is engaged in development of a real estate project in Dadri and for the purpose has entered into Development Agreement with subsidiaries and certain other companies (project associates). As per the agreement, the Company has given advances to subsidiaries and project associates for acquiring land for the project.

40. Financial risk management objectives and policies

i) Financial instruments by category

| | March 31, 2018 | | |
|------------------------------------|----------------|-------|------------------|
| | FVPL | FVOCI | Amortised cost |
| Financial assets | | | |
| Trade receivables | - | | 541.92 |
| Cash and cash equivalents | - | | 142.72 |
| Bank Balances | - | | 0.53 |
| Others | - | | 4,366.50 |
| Total financial assets | | | 5,051.67 |
| Financial liabilities | | | |
| Borrowings | | | 3300.51 |
| Trade payables | | | 23,921.58 |
| Other financial liabilities | | | 30,585.73 |
| Total financial liabilities | - | | 57,807.82 |

| | March 31, 2019 | | |
|---------------------------|----------------|-------|----------------|
| | FVPL | FVOCI | Amortised cost |
| Financial assets | | | |
| Trade receivables | | | 5.02 |
| Cash and cash equivalents | | | 75.90 |
| Bank Balances | | | 102.61 |
| Others | | | 1.73 |



| | | | |
|-----------------------------|---|---|-----------|
| Total financial assets | - | | 185.26 |
| Financial liabilities | | | |
| Borrowings | | | 1697.50 |
| Trade payables | | | 32849.27 |
| Other financial liabilities | | | 30,206.36 |
| Total financial liabilities | - | - | 64,753.13 |

ii) **Financial instruments measured at amortised cost**

For amortised cost instruments, carrying value represents the best estimate of fair value.

iii) **Risk Management**

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has 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.

Market risk:

Market risk is the risk that the fair values of financial instruments will fluctuate because of change in market price. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. Financial instruments affected by market risk include loans and borrowings, investments and deposits. There is no currency risk since all operations are in INR. The Company managed interest rate risk by converting existing loans and borrowings with cheaper means of finance and charging interest on amount recoverable from customers in case of delays beyond a credit period.

Credit risk:

It is that one party to a financial instrument or customer contract will cause a financial loss due to non fulfillment of its obligations under a financial instrument or customer contract for the other party, leading to a finance loss. The Company's credit risks relate to the sales of Plot, FSI, under construction properties and completed properties after receiving completion certificate / occupancy certificate as per local laws and leasing activities. The customer credit risk is managed by holding property under sale as mortgage against recoverable amount till the date of possession or registry whichever is earlier. Further, it charges interest and holding charges over and above the amount recoverable in case of delay(s) in payment by customer. There is a cancellation policy where the Company can cancel the booking in case of nonpayment of amount dues by forfeiting up 20% of the amount already paid. In case of leasing activities, there is security as collateral up to three months rental value.

Interest rate risk :

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's Long term, short term borrowings and current maturity obligations in the nature of cash credit.



| Particulars | Fixed Rate Borrowing | Variable Rate Borrowing | Total Borrowing |
|----------------------|----------------------|-------------------------|-----------------|
| As at March 31, 2019 | - | 1,697.50 | 1,697.50 |
| As at March 31, 2018 | - | 3,300.51 | 3,300.51 |

Sensitivity analysis – For floating rate liabilities, the analysis is prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year.

| Sensitivity on variable rate borrowings | As at March 31, 2019 | As at March 31, 2018 |
|---|----------------------|----------------------|
| Interest rate increase by 0.25% | - | 8.77 |
| Interest rate decrease by 0.25% | (-) | (8.77) |

Liquidity risk:

The risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Company's cash flow is a mix of cash flow from collections from customers, leasing and interest income. The other main component in liquidity is timing to call loans/ funds and optimization of repayments of loans installment, interest payments.

Fair value measurements

Financial instruments by category

i) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: unobservable inputs for the asset or liability.

ii) Financial assets and liabilities measured at fair value- recurring fair value measurements

| March 31, 2019 | Note | Level-1 | Level -2 | Level-3 | Total |
|---------------------------|------|---------|----------|---------|--------|
| Financial assets | | | | | |
| Trade receivables | 7 | | | 5.02 | 5.02 |
| Cash and cash equivalents | 8 | | | 75.89 | 75.89 |
| Bank balances | 9 | | | 102.61 | 102.61 |



| March 31, 2019 | Note | Level-1 | Level -2 | Level-3 | Total |
|------------------------------|---------|---------|-----------|-----------|-----------|
| Other financial asset | 10 | | | 1.73 | 1.73 |
| Investment | 4 | | | 250.08 | 250.08 |
| Financial liabilities | | | | | |
| Borrowings | 17 & 19 | | 6,000.58 | | 6,000.58 |
| Trade payable | 18 | | | 32,849.26 | 32,849.26 |
| Other financial liabilities | 19 | | | 5,903.27 | 5,903.27 |
| Debentures | 19 | | 20,000.00 | | 20,000.00 |

Financial assets and liabilities measured at fair value- recurring fair value measurement

| March 31, 2018 | Note | Level-1 | Level -2 | Level-3 | Total |
|------------------------------|---------|---------|-----------|-----------|-----------|
| Financial assets | | | | | |
| Trade receivables | 7 | | | 541.92 | 541.92 |
| Cash and cash equivalents | 8 | | | 142.72 | 142.72 |
| Bank balances | 9 | | | 0.53 | 0.53 |
| Other financial asset | 10 | | | 4,366.50 | 4,366.50 |
| Investment | 4 | | | 250.08 | 250.08 |
| Financial liabilities | | | | | |
| Borrowings | 15 & 17 | | 6,633.84 | | 6,633.84 |
| Trade payable | 18 | | | 23,921.58 | 23,921.58 |
| Other financial liabilities | 19 | | | 7,252.40 | 7,252.40 |
| Debentures | 19 | | 20,000.00 | | 20,000.00 |

41. Capital Management

For the purpose of the Company's capital management, equity includes issued equity capital, securities premium and all other equity reserves attributable to the equity shareholders and net debt includes interest bearing loans and borrowings less current investments and cash and cash equivalents. The primary objective of the Company's capital management is to safeguard continuity, maintain a strong credit rating and healthy capital ratios in order to support its business and provide adequate return to shareholders through continuing growth.



The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The funding requirement is met through a mixture of equity, internal accruals, long term borrowings and short term borrowings. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt.

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

The company monitors capital using gearing ratio, which is total debt divided by total capital plus debt.

| Particulars | As at March 31, 2019 | As at March 31, 2018 |
|--|----------------------|----------------------|
| Debt (i) | 26,000.58 | 25,030.83 |
| Cash & bank balances | (178.51) | (143.25) |
| Net Debt | 25,822.07 | 24,887.58 |
| Total Equity | 4,717.19 | 13,314.89 |
| Total Debt & Equity | 30,539.26 | 38,202.47 |
| Net debt to equity ratio (Gearing Ratio) | 0.85 | 0.66 |

(i) Debt is defined as long-term and short-term borrowings and current maturity

42. The Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on provision matrix. The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as given in the provision matrix. The provision matrix at the end of the reporting period is as follows:

| Particulars | As at March 31, 2019 Rs. In Lakhs | As at March 31, 2018 Rs. In Lakhs |
|-------------------------------------|---|---|
| Trade receivables | | |
| Considered good- unsecured | 5.02 | 541.92 |
| Considered good- secured | - | - |
| Significant increase in credit risk | - | - |
| Credit impaired | - | - |
| Total | 5.02 | 541.92 |

43. Disclosure Ind As 115

Ind AS 115 Revenue from Contracts with Customers

Ind AS 115 supersedes Ind AS 11 Construction Contracts and Ind AS 18 Revenue and it applies, with limited exceptions, to all revenue arising from contracts with customers. Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.



The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. For certain real estate contracts where the Company was following Percentage of Completion method (POCM) as per the "Guidance Note on Real Estate Transactions", issued by Institute of Chartered Accountants of India, revenue has been recognized at a point in time in accordance with and pursuant to conditions specified in Ind AS 115 "Revenue from Contracts with Customers". The Company has applied the modified retrospective approach to contracts that were not completed as of 1 April 2018. The Company elected to apply the standard to all contracts as at 1 April 2018.

The cumulative effect of initially applying Ind AS 115 is recognised at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information was not restated and continues to be reported under Ind AS 11 and Ind AS 18.

Detail disclosure of Ind AS 115 is as follows:

Impact on Other equity and other component of financial statement:

| S. No. | Description | March 31, 2018 Before application of Ind AS 115 | Impact of Ind AS 115 | Rs. in Lakhs |
|--------|--------------------------------|---|-------------------------|------------------------------------|
| | | | | March 31, 2018 After Ind As 115 |
| 1. | Retained earning | 727.58 | (6022.70) | (5295.12) |
| 2. | Inventory | 90,605.67 | 17,023 | 107628.67 |
| 3. | Deferred tax asset | 37.12 | - | 37.12 |
| 4. | Other Asset (Unbilled Revenue) | 4365.19 | - | - |

Notes

a) For certain real estate contracts where the Company was following Percentage of Completion method (POCM) as per the "Guidance Note on Real Estate Transactions", issued by Institute of Chartered Accountants of India, revenue has been recognized at a point in time in accordance with and pursuant to conditions specified in revised accounting standard, Ind AS 115 "Revenue from Contracts with Customers".

b) The Company has applied the modified retrospective approach to contracts that were not completed as of 1 April 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by ₹ 6022.70 lakhs (net of tax) pertaining to recognition of revenue based on satisfaction of performance obligation at a point in time.

44. Payment to auditors (excluding of tax)-

| Particulars | 2018-19 | 2017-18 |
|---------------------------------|-------------|-------------|
| | Rs.in Lakhs | Rs.in Lakhs |
| Audit Fee | 5.00 | 2.00 |
| Limited review /quarterly audit | - | 3.00 |
| Out of Pocket Expenses | 0.03 | 0.28 |
| Total | 5.03 | 5.28 |



45. In the opinion of the Management, there is no reduction in the value of any assets, hence no provisions is required in terms of Ind AS -36 "Impairment of Assets".

46. **Gratuity and leave encashment -**

Gratuity (being partly administered by a Trust) is computed as 15 days salary, for every recognized retirement/termination/resignation. The Gratuity plan for the Company is a defined benefit scheme where annual contributions as per actuarial valuation are charged to the statement of profit and loss.

The Provident Fund is a defined contribution scheme whereby the Company deposits an amount determined as a fixed percentage of basic pay with the Regional Provident Fund Commissioner.

The Company also has a leave encashment scheme with defined benefits for its employees. The Company makes provision for such liability in the books of accounts on the basis of year end actuarial valuation. No fund has been created for this scheme.

For summarizing the components of net benefit expense recognized in the statement of profit and loss and the funded status and amounts recognized in the balance sheet for the respective plans, the details are as under:

A. Statement of profit and loss
Net employee benefit expense

| Particulars | Rs. in Lakhs | | | |
|---|--------------------------|------------------|--------------------------|------------------|
| | 2018-19 | | 2017-18 | |
| | Gratuity (partly funded) | Leave encashment | Gratuity (partly funded) | Leave encashment |
| Current Service cost | 2.28 | 0.85 | 3.12 | 1.00 |
| Net Interest cost | 0.53 | 0.65 | 1.26 | 0.93 |
| Expenses Recognized in the statement of Profit & Loss | 3.12 | 1.50 | 4.38 | 1.93 |

B. Balance sheet

i. Details of Plan assets/ (liabilities) for Gratuity and Leave Encashment

| Particulars | Rs. in Lakhs | | | |
|---|--------------------------|------------------|--------------------------|------------------|
| | As at March 31, 2019 | | As at March 31, 2018 | |
| | Gratuity (partly funded) | Leave encashment | Gratuity (partly funded) | Leave encashment |
| Defined benefit obligation | 23.62 | 7.35 | 28.38 | 8.38 |
| Fair value of plan assets | 23.11 | - | 21.54 | - |
| Net Asset/(Liability) recognized in the Balance Sheet | (0.55) | (7.35) | (6.85) | (8.38) |



ii. Changes in the present value of the defined benefit obligation are as follows:

| Particulars | 2018-19 | | 2017-18 | |
|--|-----------------------------|---------------------|-----------------------------|---------------------|
| | Gratuity (partly funded) | Leave encashment | Gratuity (partly funded) | Leave encashment |
| Opening defined benefit obligation | 28.38 | 8.38 | 36.86 | 12.41 |
| Acquisition Adjustment | | | | - |
| Interest cost | 2.20 | 0.65 | 2.76 | 0.93 |
| Current service cost | 2.58 | 0.85 | 3.12 | 1.00 |
| Benefit paid | (12.32) | (2.64) | (2.46) | (0.60) |
| Actuarial (gains)/losses on obligation | 2.73 | 0.12 | (11.90) | (5.36) |
| Closing defined benefit obligation | 23.62 | 7.35 | 28.38 | 8.38 |

iii. Changes in the fair value of plan assets (Gratuity) are as follows:

| Particulars | Rs. in Lakhs | |
|-----------------------------------|--------------|---------|
| | 2018-19 | 2017-18 |
| Opening fair value of plan assets | 21.54 | 20.05 |
| Opening Fund LIC Policy | - | - |
| Charges Deducted | 1.71 | (1.61) |
| Actual return on Plan Assets | (0.13) | (0.12) |
| Contribution during the year | - | - |
| Benefit paid | - | - |
| Policy Surrender | - | - |
| Closing fair value of plan assets | 23.11 | 21.54 |

iv. The principal assumptions used in determining Gratuity obligations for the Company's plans are shown below:

| Particulars | 2018-19 | 2017-18 |
|------------------------------|--|--|
| | % | % |
| Discount rate (%) | 7.65 | 7.75 |
| Expected salary increase (%) | 5.00 | 5.00 |
| Demographic Assumptions | Indian Assured Lives Mortality (2006-08) | Indian Assured Lives Mortality (2006-08) |
| Retirement Age (year) | 17.24 | 17.23 |

The estimates of future salary increases considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market. The above information is certified by Actuary.

v. Sensitivity analysis of the defined benefit obligation:

| Particulars | Rs. in Lakhs | | | |
|-------------|--------------|---------------------|----------|---------------------|
| | 2018-19 | | 2017-18 | |
| | Gratuity | Leave encashment | Gratuity | Leave encashment |
| | | | | |



| | (partly funded) | | (partly funded) | |
|---|-----------------|------|-----------------|--------|
| Impact of the change in discount rate | | | | |
| Present value of obligation at the end of the period | 23.62 | 7.35 | 28.38 | 8.38 |
| Impact due to increase of 0.50% | (1.46) | 0.04 | (1.71) | (0.32) |
| Impact due to decrease of 0.50% | 1.35 | 0.14 | 1.58 | (0.21) |
| Impact of the change in salary increase | | | | |
| Present value of obligation at the end of the period | 23.62 | 7.35 | 28.38 | 8.38 |
| Impact due to increase of 0.50% | 1.39 | 0.04 | 1.63 | (0.33) |
| Impact due to decrease of 0.50% | (1.50) | 0.14 | (1.76) | (0.22) |
| Sensitivities due to mortality & withdrawals are insignificant & hence ignored. | | | | |

vi. Other comprehensive income (OCI):

| Particulars | Rs. in Lakhs | | | |
|---|--------------------------|------------------|--------------------------|------------------|
| | 2017-18 | | 2016-17 | |
| | Gratuity (partly funded) | Leave encashment | Gratuity (partly funded) | Leave encashment |
| Net cumulative unrecognized actuarial (gain)/loss opening | | | - | - |
| Actuarial (gain)/loss for the year on PBO | 2.77 | 0.12 | (11.90) | (5.36) |
| Actuarial (gain)/loss for the year on plan asset | (0.04) | - | (0.10) | - |
| Unrecognized actuarial (gain)/loss at the end of the year | - | - | - | - |
| Total actuarial (gain)/loss at the end of the year | 2.73 | 0.12 | (12.01) | (5.36) |

47. Provisions

Movement in each class of provision as per Ind AS - 37 during the financial year are provided below:

| Particulars | Provision for project expenses |
|---------------------------------------|--------------------------------|
| | Rs.in Lakhs |
| As at April 01, 2017 | 880.00 |
| Provision during the year | - |
| Payment made during the year | 10.64 |
| As at March 31, 2018 | 869.36 |
| Provision during the year | 126.82 |
| Payment/reversal made during the year | - |
| As at March 31, 2019 | 996.18 |

48. Company has not fulfill any of the threshold criteria for applicability of Section 135 of the Companies Act, 2013. Due to this Company has not made any provision of CSR expenditure.



49. The Company is engaged in the business of real estate development which has been classified as infrastructural facilities as per Schedule VI to the Act. Accordingly provisions of section 186 of the Act, are not applicable to Company and hence no disclosure under section is required.

50. Events occurring after the Balance Sheet date


No adjusting or significant non-adjusting events have occurred between the reporting date and date of authorization of financial statements

51. Previous year figures have been regrouped / rearranged wherever considered necessary, to make them comparable with current year's figure.

As per report of even date

For S. S. Kothari Mehta & Company
Chartered Accountants

For and on behalf of the Board
Ansal Hi-tech Townships Limited


Sunil Wahal
Partner
Membership No. 87294




Sunil Mirakhur
Director


Yogesh Gauba
Director

Date: May 24, 2019
Place: New Delhi