



M. L. PURI & CO.
CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITORS' REPORT

To the Members of TWINKLE INFRAPROJECTS LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying financial statements of **TWINKLE INFRAPROJECTS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2019, and the Statement of Profit & Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including Other Comprehensive Income), the Cash Flow Statement 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 Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error

Auditors' Responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit. We conducted our audit of the Ind AS financial statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the Ind AS financial statement that gives a true and fair view in order to design audit procedures that are appropriate in the circumstance. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements

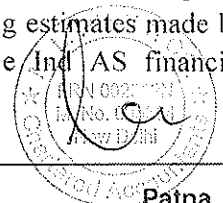
Branches

Mumbai
022-28206969

Jaipur
0141-2605453

Faridabad
9810190267

Patna
9630918370



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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS :

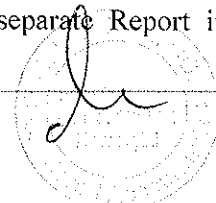
- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2019;
- (b) In the case of the Statement of Profit and Loss (financial performance including Other Comprehensive Income) of the Loss for the year ended on that date; and
- (c) In the case of Cash Flow and the changes in equity for the year ended on that date.

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 Companies Act, 2013, we give in the Annexure 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 obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- c. The Balance Sheet, the Statement of Profit and Loss and Statement of Changes in Equity dealt with by this Report are in agreement with the books of accounts and returns.
- d. In our opinion, the aforesaid Ind As financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of written representations received from the directors as on March 31, 2019, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019, from being appointed as a director in terms of section 164(2) of the Companies Act, 2013.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".



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

- i.) The Company does not have any pending litigations which would impact its financial position.
- ii.) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii.) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Place: New Delhi
Date:

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312N


(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

TWINKLE INFRAPROJECTS LIMITED

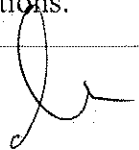
Annexure A to the Auditors' Report

Referred to in paragraph 3 & 4 of our report of even date.

- 1) (a) The Company has not owned fixed assets and immovable property; therefore the sub clauses (b) & (c) is not applicable
- 2) (a) The Company has not owned any inventory; therefore the sub clause (b) & (c) is not applicable.
- 3) As per the information and explanation provided to us, the company has not granted any loans, secured or unsecured, to companies, firms and limited liability partnership or other parties covered in the Register required to be maintained under Section 189 of the Companies Act, 2013.

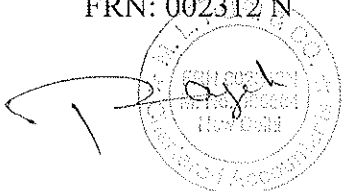
Accordingly, sub clause (a), (b) and (c) are not applicable.

- 4) In our opinion and according to the information and explanations given to us, during the year company has not given any loan, guarantee & security and made any investment therefore the above clause is not applicable.
- 5) In our opinion and on the basis of the information and explanation given by the management to us, the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act order is not applicable to the company, as the company has not accepted any deposits from the public.
- 6) The Central Government has been prescribed cost records under sub-section (1) of section 148 of the Companies Act 2013. But same is not applicable to the company.
- 7) a) The Company did not have any statutory dues, therefore this clause is not applicable to the company. Wherever applicable, have been generally regularly deposited with the appropriate authorities and no statutory dues payable for a period of more than six months from the date they became payable as at 31st March, 2019.
b) According to the records and information & explanations given to us, there are no dues in respect of service tax or duty of customs or duty of excise or value added tax that have not been deposited on account of any dispute.
- 8) The Company has no dues from financial institutions, banks and debentures holders, therefore this clause is not applicable.
- 9) Money raised by way of initial public offer or further public offer (including debt instruments) and terms loan were applied for the purpose for which those are raised. The company is private limited company, according to the information and explanations given to us, the company has not taken any term loans from bank or financial institutions.



- 10) To the best of our knowledge and belief and according to the information and explanation given to us, no fraud, on or by the company, has been noticed or reported during the year.
- 11) The Company has been provided managerial remuneration in accordance the requisite approval mandate by provision of section 197 read with schedule V of the Companies Act 2013.
- 12) The Company has been disclosed all transactions with the related parties in compliance with section 177 and 188 of the Companies Act 2013, and required by the applicable accounting standards.
- 13) In our opinion the company has not entered into any non-cash transactions with directors or persons connected with him and hence provisions of section 192 of Companies Act, 2013 need not to be complied.
- 14) According to the information and explanation given to us the company is not required to be registered under Act, 1934.section 45-IA of the Reserve Bank of India
- 15) Clause (xii) and (xiv) of the orders is not applicable to the company.

Place: New Delhi
Date:

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312 N

(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

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.

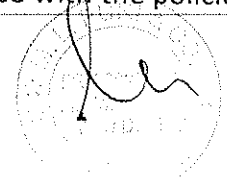
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

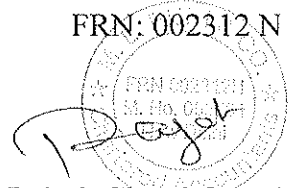


Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 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.

For and on behalf of

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312 N



Place: New Delhi
Date:

(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560
Balance Sheet As at 31st March 2019

(Amount in Rs.)

Particulars	Note No.	Amount as at 31st March 2019	Amount as at 31st March 2018
Assets			
Non Current assets			
Property, Plant and Equipment			
Financial Assets			
(i) Loans			
(ii) Other Financial assets			
	3	4,364,389	4,364,389
Current Assets			
Inventories			
Financial Assets			
(i) Trade Receivables			
(ii) Cash and Cash equivalents			
(iii) Loans			
Current Tax assets (Net)			
Other Current Assets			
Total		4,374,921	4,378,650
EQUITY AND LIABILITIES			
Equity			
Equity share capital			
	5	500,000	500,000
Other Equity			
	5A	(204,940)	(192,086)
Non Current Liabilities			
Financial Liabilities			
Borrowings			
(ii) Trade Payables			
(iii) Other Financial Liabilities			
Provisions			
Deferred Tax Liabilities			
Other Non Current Liabilities			
	6	4,054,861	4,043,861
Current Liabilities			
Financial Liabilities			
(i) Borrowings			
(ii) Trade and other Payables			
(iii) Other Financial Liabilities			
	6A	25,000	26,875
Other Current Liabilities			
Short Term Provisions			
Current Tax Liabilities (Net)			
Total		4,374,921	4,378,650

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS 1 & 2


As per our Report attached

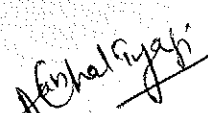
For M.L. PURI & CO.
Chartered Accountants
FRN 002312N

(CA. R. C. Gupta)
Partner
Membership No. 095584

Place: New Delhi
Date.

For and on behalf of the Board


Naresh Kumar Gupta
Director
DIN 03037747


Aanchal Tyagi
Director
DIN 08387677



Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560
Profit and Loss for the year ended 31st March 2019

(Amount in Rs.)

Particulars	Note No	For the year ended March 31, 2019	For the year ended March 31, 2018
Revenue from operations		-	-
Other income	7	-	-
Total Income		-	-
Expenses:			
Employee benefits expense		-	-
Finance costs		-	-
Depreciation and amortization Expense		-	-
Other expenses	8	12,854	27,355
Total expenses		12,854	27,355
Profit before exceptional items and tax		(12,854)	(27,355)
Profit before Tax		(12,854)	(27,355)
Tax expense:			
(1) Current tax		-	-
(ii) Deffered Tax		-	-
Profit (Loss) for the period		(12,854)	(27,355)
Other Comprehensive Income			
A. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total Comprehensive Income for the period		(12,854)	(27,355)
Earnings per Equity Share			
(1) Basic	9	(0.26)	(0.55)
(2) Diluted		(0.26)	(0.55)

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS 1 & 2


As per our Report attached

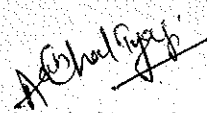
For **M.L. PURI & CO.**
Chartered Accountants
FRN 002312N

(CA. R. C. Gupta)
Partner
Membership No. 095584

Place: New Delhi
Date:

For and on behalf of the Board



Naresh Kumar Gupta
Director
DIN 03037747


Aanchal Tyagi
Director
DIN 08387677

Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560
Cash Flow Statement for the year ended 31st March 2019



Particulars	(Amount in Rs.)	
	2018-19	2017-18
Cash flows from operating activities		
Net profit before taxation, and extraordinary item	(12,854)	(27,355)
Operating profit before working capital changes	(12,854)	(27,355)
Adjustments for:		
Inventory	-	-
Current Liabilities	9,125	36,500
Loan & Advances , Other Asset	-	-
Cash generated from operations	9,125	36,500
Income taxes paid	-	-
Net cash from operating activities	9,125	36,500
Net cash from investing activities	-	-
Cash flows from financing activities		
Issue of share capital	-	-
Net cash used in financing activities	-	-
Net Increase in cash and cash equivalents	(3,729)	9,145
Cash and cash equivalents at beginning of period	14,261	5,115
Cash and cash equivalents at end of period	10,532	14,261

For M.L. PURI & CO.
Chartered Accountants
FRN 002312N


(CA. R. C. Gupta)
Partner
Membership No: 095584

Place: New Delhi
Date:

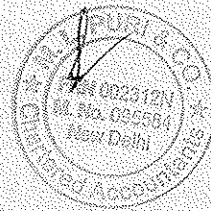
For and on behalf of the Board

 
Naresh Kumar Gupta Aanchal Tyagi
Director Director
DIN 03037747 DIN 08387677

Twinkle Infraprojects Limited
 CIN:U70102DL2011PLC214560
 Statement of Change in equity as at 31st March 2019

(Amount in Rs.)

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2018	500,000	-	(192,086)	500,000	(192,086)
Profit for the year	-	-	(12,854)	-	(12,854)
Other Comprehensive Income	-	-	-	-	-
As on 31/03/2019	500,000	-	(204,940)	500,000	(204,940)

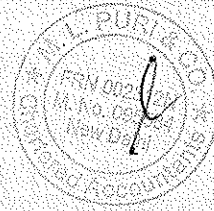


Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560

Notes Forming part of the financial statement for the year ended 31st March 2019

Statement of Reconciliation of Profit

Description	For the year Ended 31/03/2019	For the year Ended 31/03/2018
Net profit or loss as per Previous GAAP (Indian GAAP)	(12,854)	(27,355)
Less/Add adjustments	-	-
Net profit/loss as per Ind AS	(12,854)	(27,355)
Other Comprehensive Income net of Tax	-	-
Total Comprehensive Income	(12,854)	(27,355)



Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560

Notes Forming part of the financial statement for the year ended 31st March 2019

1. Nature of Business

The company was incorporated on 22 Feb, 2011 under the provisions of the Companies Act, 1956. the company has been formed to carry on business to acquire by purchase and sell, Lease, Hire or other wise land and properties of any tenure or interest there onto erect , construct houses, buildings or works of every description Development of Colonies and pull down rebuild, enlarge, alter Improve existing houses and building to construct and appropriate any such land into and for roads, streets, gardens and other conveniences as detailed given in Memorandum of Association of the company.

The register office of the Company is situated at 1202, Ansal Bhawan 16, Kasturba Gandhi Marg New Delhi Central Delhi - 110001.

The Financial statement were approved and adopted by board of directors of the Company in the meeting dated 27th May 2019.

2. Summary of Significant Accounting Policies

1

2.1. BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Ind AS) to comply with the Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendmened)Rule 2016, The Company Adopted Ind AS w.e.f. April 01, 2016 (with the transition date of April 01,2015) and accordingly these financial results (including all previous year comperative periods resteaded) have been prepared in accordance with the recognition and measurment principals prescribed under Section 133 of the Companies Act , 2013 read with the Relevent rules issued there under and other accounting principalsgenerally accepted in india.

The Company has ascertained its operating cycle as 48 months for the purpose of current / non-current classification of assets and liabilities. This is based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents.

The Financial statement are present in INR and all figures are in full figures, No rounding off used.

2.2. Taxation

Provision for current tax is determined as the amount of tax payable in respect of estimated taxable income for the year and in accordance with the provisions of Income Tax Act, 1961. Deferred tax is recognized using the enacted tax rates and laws as on the Balance Sheet date, subject to the consideration of prudence in respect of deferred tax assets on all timing differences, between taxable income and accounting income that originate in one period and are capable of reversal in one of more subsequent periods.

2.3. Inventories

Inventory of Land has been stated at Cost or market price whichever is lower

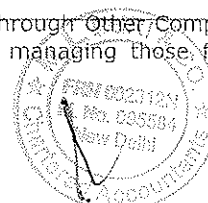
2.4. Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period.

2.5. Financial Instruments:

a) Financial Asset

Financial Assets are measured at amortised cost or fair value through Other Comprehensive Income or fair value through Profit or Loss, depending on its business model for managing those financial assets and the assets contractual cash flow Characteristics.



Subsequent measurements of financial assets are dependent on initial categorisation. For impairment purposes significant financial assets are tested on an individual basis, other financial assets are assessed collectively in groups that share similar credit risk characteristics.

a) Financial Liability

At initial recognition, all financial liabilities other than fair valued through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability.

2.6. Revenue Recognition

Revenue is recognised as per agreed profit margin (Rs. 30000/- per Acres) as mentioned in the development agreement with the "Developer" (APIL) on the licensed land transferred for Development.

2.7. Provisions & Contingencies

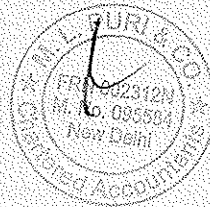
A provision is recognized when the company has a present obligation as a result of a past event, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

2.8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash and cash on deposit with banks.

2.9. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.



Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560

Notes Forming part of the financial statement for the year ended 31st March 2019

3 Other Non Current Financial Asset

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Advances Recoverable in cash or Kind or Value to be received (Considered Good):-		
- Ansal Hi Tech Townships Limited .(Parent Company)		
- Agreement to Sell	4,364,389	4,364,389
Closing Balance	4,364,389	4,364,389

4 Cash and Cash Equivalents

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Cash on Hand	-	-
balances with banks:		
In Current Accounts	10,532	14,261
Book Overdraft	-	-
Closing Balance	10,532	14,261

5 Equity share capital

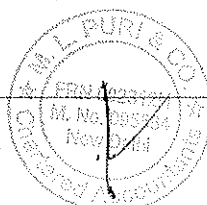
(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
AUTHORISED		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500,000	500,000
	500,000	500,000
Shares issued, subscribed and fully paid up Capital		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	500,000	500,000
Out of the above, 49,994 equity shares, fully paid up are held by Ansal Hi-Tech Townships Ltd.- Holding Company. (Previous year 49,994)	500,000	500,000
	500,000	500,000

(a) 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 shares. The dividend proposed by the Boards of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Aggregate number of bonus shares issued, during the period of five years immediately preceding the reporting period: Nil



Twinkle Infraprojects Limited
CIN:U70102DL2011PLC214560

Notes Forming part of the financial statement for the year ended 31st March 2019

(b) Reconciliation of the Shares outstanding at the beginning and at the end of reporting period are as below:

Particulars	As at 31.03.2019		As at 31.03.2018	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50,000	500,000	50,000	500,000

5A. Other Equity

(Amount in Rs.)

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2018	500,000	-	(192,086)	500,000	(192,086)
Profit for the year	-	-	(12,854)	-	(12,854)
Other Comprehensive Income	-	-	-	-	-
As on 31/03/2019	500,000	-	(204,940)	500,000	(204,940)

6 Other Non Current Liabilities

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Advance from Developers Company for Land Purchase Ansal Hi-Tech Townships Limited (Holding Company)	4,054,861	4,043,861
Total	4,054,861	4,043,861

6A Other Current Liabilities

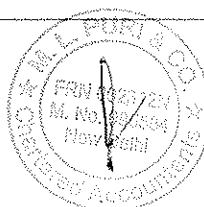
(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Audit Fees Payables	25,000	12,500
Others	-	14,375
Total	25,000	26,875

7 Other Income

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Interest on Term Deposit	-	-
Interest -other	-	-
Total	-	-



Twinkle Infraprojects Limited
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Notes Forming part of the financial statement for the year ended 31st March 2019

8 Other Expenses

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
Filing Fees	-	-
Conveyance	-	12,000
Legal & Professional Expenses	-	-
Bank Charges	354	2,855
Auditor's remuneration		
- Statutory audit	12,500	12,500
- Others	-	-
Total	12,854	27,355

9 Earning Per Share

Particulars	As at 31.03.2019	As at 31.03.2018
Opening equity shares (Nos.)	50,000	50,000
Equity shares issued during the year (Nos.)	-	-
Closing equity shares (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator	50,000	50,000
Weighted average number of equity shares used as denominator	50,000	50,000
Net profit after tax used as numerator (Amount in Rs.)	(12,854)	(27,355)
Basic earnings per Share (Amount in Rs.)	(0.26)	(0.55)
Diluted earnings per Share (Amount in Rs.)	(0.26)	(0.55)
Face value per share (Amount in Rs.)	10	10

10 The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.

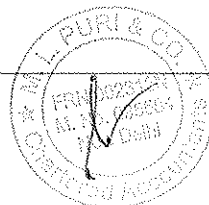
11 Ind AS - 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate business.

12 Related Party Disclosure

(a) There is no Key Managerial Person up to 31st March 2019.

(b) As per Ind AS-24 "Related party Disclosure", the following are related parties:

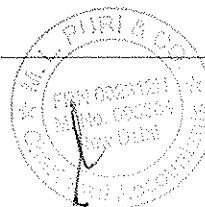
Name of Related Parties	Relation
Ansal Properties & Infrastructure Ltd.	Parent Company
Ansal Hi-Tech Townships Limited	Holding Company
Delhi Towers Ltd.	Fellow Subsidiary
Ansal Condominium Ltd.	Fellow Subsidiary
Ansal IT City & Parks Ltd.	Fellow Subsidiary
Star Facilities Management Ltd.	Fellow Subsidiary
Ansal API Infrastructure Ltd.	Fellow Subsidiary
Charismatic Infratech Pvt. Ltd.	Fellow Subsidiary
Aabad Real Estates Limited	Fellow Subsidiary
Anchor Infraprojects Limited	Fellow Subsidiary
Bendictory Realtors Limited	Fellow Subsidiary
Caspian Infrastructure Limited	Fellow Subsidiary
Celestial Realtors Limited	Fellow Subsidiary
Chaste Realtors Limited	Fellow Subsidiary
Cohesive Constructions Limited	Fellow Subsidiary



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Notes Forming part of the financial statement for the year ended 31st March 2019

Cornea Properties Limited	Fellow Subsidiary
Creative Infra Developers Limited	Fellow Subsidiary
Decent Infratech Limited	Fellow Subsidiary
Diligent Realtors Limited	Fellow Subsidiary
Divinity Real Estates Limited	Fellow Subsidiary
Einstein Realtors Limited	Fellow Subsidiary
Emphatic Realtors Limited	Fellow Subsidiary
Harapa Real Estates Limited	Fellow Subsidiary
Inderlok Buildwell Limited	Fellow Subsidiary
Kapila Buildcon Limited	Fellow Subsidiary
Kshitiz Realtech Limited	Fellow Subsidiary
Kutumbkam Realtors Limited	Fellow Subsidiary
Lunar Realtors Limited	Fellow Subsidiary
Marwar Infrastructure Limited	Fellow Subsidiary
Muqaddar Realtors Limited	Fellow Subsidiary
Paradise Realty Limited	Fellow Subsidiary
Parvardigaar Realtors Limited	Fellow Subsidiary
Pindari Properties Limited	Fellow Subsidiary
Pivotal Realtors Limited	Fellow Subsidiary
Plateau Realtors Limited	Fellow Subsidiary
Retina Properties Limited	Fellow Subsidiary
Sarvodaya Infratech Limited	Fellow Subsidiary
Sidhivinayak Infracon Limited	Fellow Subsidiary
Shohrat Realtors Limited	Fellow Subsidiary
Superlative Realtors Limited	Fellow Subsidiary
Tagdeer Realtors Limited	Fellow Subsidiary
Thames Real Estates Limited	Fellow Subsidiary
Auspicious Infracon Limited	Fellow Subsidiary
Medi Tree Infrastructure Ltd.	Fellow Subsidiary
Phalak Infracon Ltd.	Fellow Subsidiary
Rudrapriva Realtors Ltd.	Fellow Subsidiary
Sparkle Realtech Pvt. Ltd.	Fellow Subsidiary
Awadh Realtors Ltd.	Fellow Subsidiary
Affluent Realtors Pvt. Ltd.	Fellow Subsidiary
Ansal SEZ Projects Ltd.	Fellow Subsidiary
Haridham Colonizers Limited	Fellow Subsidiary
Ablaze Buildcon Private Limited	Fellow Subsidiary
Quest Realtors Private Limited	Fellow Subsidiary
Euphoric Properties Private Limited	Fellow Subsidiary
Ansal Townships Infrastructure Limited	Fellow Subsidiary
Sukhdham Colonisers Ltd.	Fellow Subsidiary
Dreams Infracon Ltd.	Fellow Subsidiary
Fulgent Realtors Ltd.	Fellow Subsidiary
Mangal Murthi Realtors Ltd.	Fellow Subsidiary
Arz Properties Ltd.	Fellow Subsidiary
Tamanna Realtech Ltd.	Fellow Subsidiary
Singolo Constructions Ltd.	Fellow Subsidiary
Unison Propmart Ltd.	Fellow Subsidiary
Lovely Building Solutions Pvt. Ltd.	Fellow Subsidiary
Komal Building Solutions Pvt. Ltd.	Fellow Subsidiary
H. G. Infrabuild Pvt. Ltd.	Fellow Subsidiary
Ansal Seagull SEZ Developers Limited	Fellow Subsidiary
Ansal Colours Engineering SEZ Limited	Fellow Subsidiary
Ansal Landmark Townships Private Limited	Fellow Subsidiary
Ansal Urban Condominiums Private Limited (AUCPL)	Fellow Subsidiary
Caliber Properties Private Limited	Fellow Subsidiary



Twinkle Infraprojects Limited
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Notes Forming part of the financial statement for the year ended 31st March 2019

Ansal Phalak Infrastructure Private Limited	Fellow Subsidiary
Mannat Infrastructure Private Limited	Fellow Subsidiary
Niketan Real Estates Private Limited	Fellow Subsidiary
Ansal Landmark (Karnal) Townships Private Limited	Fellow Subsidiary
Lilac Real Estate Developers Private Limited	Fellow Subsidiary
Aerie Properties Private Limited	Fellow Subsidiary
Arena Constructions Private Limited	Fellow Subsidiary
Arezzo Developers Private Limited	Fellow Subsidiary
Vridhi Properties Private Limited	Fellow Subsidiary
Vriti Construction Private Limited	Fellow Subsidiary
Sphere Properties Private Limited	Fellow Subsidiary
Sia Properties Private Limited	Fellow Subsidiary
Sarvsanjhi Construction Private Limited	Fellow Subsidiary

Associate Companies	NIL
Joint Venture Company	NIL
Key Management Personnel and their relatives	NIL
Enterprises over which key management personnel and their relatives have significant influence	NIL

The company has entered into the following related party transactions. Such parties and transactions have been identified as per Ind As 24 "Related Party Disclosures" notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendmened)Rule 2016.

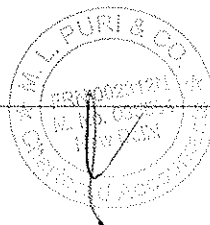
(Amount in Rs.)

Name of Related Party	Ansal Hi-Tech Townships Limited	
	For the year ended 31.03.2019	For the year ended 31.03.2018
Opening (cr.)	(4,043,861)	(4,019,861)
Adv. Recd	(11,000)	(24,000)
Adv. Paid/adjusted	-	-
Closing Bal. (cr.)	(4,054,861)	(4,043,861)

13 Balance payable

(Amount in Rs.)

Name of the Company	Relationship	Nature	As at 31.03.2019	As at 31.03.2018
Ansal Hi-Tech Townships Limited	Holding Company	Payable	(4,054,861)	(4,043,861)



Twinkle Infraprojects Limited
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Notes Forming part of the financial statement for the year ended 31st March 2019

14 Contingent Liability

	As at 31.03.2019	As at 31.03.2018
a) Dues, if any, including damages, penalty, interest on Income Tax, Electricity and other legal dues.	-	-
b) Claims, if any, against the company not acknowledged as debts.	-	-
c) Estimated amount of contracts remaining to be executed on capital account and not provided for.	-	-
d) Guarantees given by banks on behalf of the company.	-	-
e) If any Other.*	2,000,000,000	2,000,000,000

* Company mortgaged its land at Dadri as security provided to IL& FS Company Limited to secure the borrowings by way of allotment of secured non convertible debentures issued amounting to Rs.200 Crores by Ansal HI-tech Townships Ltd to Peninsula Brookfield Investment Managers Pvt Ltd to the extent of value of its land. The mortgage is done for a period of 39 months. The Interest rate of the facility is at 20.25%.

15 Audit Fee

Payment to Auditors

(Amount in Rs.)

Particulars	2018-19	2017-18
Audit Fee	12,500	12,500
Limited Review	-	-
For Certification/ other Services	-	-

16 Amount due to Micro, Small and

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31st 2018. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.

17 In the opinion of Board of Directors, current financial assets and other asset have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the Balance sheet and provisions for liabilities are adequate.

18 There are no foreign currency exposures outstanding as at the yearend (previous year: NIL).

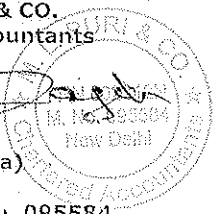
19 In accordance with the Ind AS-12 "Income Taxes" notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendments) Rule 2016, the company has not provided for Deferred Tax Liabilities/Assets in view of that there were no timing differences between book profit and profit as per I.T Act 1961 of India as on 31st March, 2015.

20 Previous year figures


Figures of the previous year have been regrouped /reclassified wherever considered necessary to confirm to current year classification.

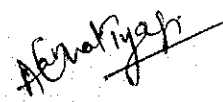
For M.L. PURI & CO.
Chartered Accountants
FRN 002312N

(CA. R. C. Gupta)
Partner
Membership No. 095584
PLACE : NEW DELHI
DATED :



For and on behalf of the Board


Naresh Kumar Gupta
Director
DIN 03037747


Aanchal Tyagi
Director
DIN 08387677