

INDEPENDENT AUDITOR'S REPORT

To the Members of Muqaddar Realtors Limited

Report on the Audit of the Standalone IND AS Financial Statements

Opinion

We have audited the financial statements of **Muqaddar Realtors Limited** ("the Company"), which comprise the balance sheet as at 31st March 2019, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2019, and its profit/loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 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 opinion.



Responsibility of Management and Those Charged with Governance for the Standalone IND AS Financial Statements

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

In preparing the financial statements, the board of directors 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 Financial Statements

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

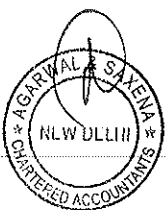


As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.



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 "a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e. On the basis of the written representations received from the directors as on 31st March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 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.

For Agarwal & Saxena
Chartered Accountants
(FRN 002405C)




Akshay Sethi
Partner
(M No. 539439)

Place: New Delhi
Date: 10.05.2019

**ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT ON THE
STANDALONE IND AS FINANCIAL STATEMENTS OF MUQADDAR REALTORS LIMITED
FOR THE YEAR ENDED 31ST MARCH 2019**

(Referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements"
Section of our Report of given date)

Fixed Assets

- (i) According to the records of the Company examined by us and the information and explanation given to us, in our opinion, the Company does not have any Fixed Assets as at the year end. Accordingly, provisions of clause (i) of paragraph 3 of the Companies (Auditor's Report) Order, 2016 ("the Order") are not applicable.

Inventories

- (ii) The Company has land as inventory which has been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable. Further no discrepancies were noticed on verification between the physical stocks and the book records.

Loans granted by the Company

- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to Companies, firms Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Therefore, the provisions of Clause(iii) (a), (b) and (c) of paragraph 3 of the Order are not applicable to the Company.

Loans, Investments, Guarantees and Security

- (iv) In our opinion and according to the information and explanation given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

Acceptance of Deposits

- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits during the year. Therefore, the provisions of Clause 3 (v) of the said Order are not applicable to the Company.



Maintenance of Cost records

- (vi) To the best of our knowledge and according to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013. Accordingly, provisions of clause 3 (vi) of the order are not applicable to the Company.

Payment of Applicable Taxes

(vii)

- a) According to the information and explanations provided to us and the records of the company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including Income-tax and other material statutory dues as applicable.

There are no statutory dues outstanding as at 31st March 2019 for a period of more than six months from the date they became payable.

- b) According to the information and explanations given to us and the records of the company examined by us, there are no dues of income tax which have not been deposited on account of any dispute.

Dues to a Financial Institution or bank or debenture holder

- (viii) According to the records of the Company examined by us and the information and explanation given to us, in our opinion, the company has not defaulted in the repayment of dues to the bank as at the Balance Sheet date.

Further according to the records of the Company examined by us and information and explanation given to us, the Company did not avail any other finance from government.

Public Offer

- (ix) According to the records of the Company examined by us and the information and explanation given to us, no money was raised by way of initial public offer or further public offer (including debt instruments) or by way of term Loan during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable to the Company.

Frauds

- (x) During the course of our examination of the books and records of the company, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.

Managerial Remuneration



- (xi) According to the records of the Company examined by us and the information and explanation given to us, no managerial remuneration has been paid or provided during the year. Accordingly, provisions of clause 3 (xi) of the order are not applicable to the Company

Nidhi Companies

- (xii) In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore, the provisions of clause (xii) of the Order are not applicable to the company.

Related Parties

- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. Further section 177 of the Act is not applicable to the company.

Preferential Allotment

- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, provisions of paragraph 3 (xiv) of the order are not applicable to the Company.

Non-Cash Transactions

- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph (xv) of the Order is not applicable to the Company.

Registration with RBI

- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, paragraph (xvi) of the Order is not applicable to the Company.

For Agarwal & Saxena
Chartered Accountants
(FRN 002405C)



Akshay Sethi
Partner
(M No. 539439)

Place: New Delhi
Date: 10.05.2019

**ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE
STANDALONE IND AS FINANCIAL STATEMENTS OF MUQADDAR REALTORS LIMITED
FOR THE YEAR ENDED 31ST MARCH 2019**

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

We have audited the internal financial controls over financial reporting of **MUQADDAR REALTORS LIMITED** ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("Guidance Note") 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 and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, 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 judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS 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 Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, 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.



Other Matter

The Company did not make available to us a written/ documented framework for internal financial control over financial reporting. However, based on the fact that transactions are limited/ less complex and there are very few levels of management, we have relied upon testing of controls through direct inquiry combined with other procedures, such as observation of activities, inspection of less formal documentation etc. to obtain sufficient audit evidence about the internal financial controls over financial reporting operating effectively as at the year end.

Our opinion is not qualified in respect of the aforesaid matter.

For Agarwal & Saxena
Chartered Accountants
(FRN 002405C)



A handwritten signature in black ink, appearing to read "Akshay Sethi".

Akshay Sethi
Partner
(M No. 539439)

Place: New Delhi
Date: 10.05.2019


Muqaddar Realtors Limited
 1202, Ansal Bhawan 16, Kasturba Gandhi Marg, New Delhi
 CIN No : - U45400DL2007PLC169804 Ph. No.-011-66302268
Balance Sheet As at 31st March 2019

(Amounts in INR)

| Particulars | Note No. | As at 31st March 2019 | As at 31st March 2018 |
|--|----------|--------------------------|--------------------------|
| Assets | | | |
| Non Current assets | | | |
| (a) Deffered Tax Asset (net) | 3 | 6,270 | 6,270 |
| Total Non- Current Assets | | 6,270 | 6,270 |
| Current Assets | | | |
| (a) Inventories | 4 | 4,91,06,848 | 4,91,06,848 |
| (b) Financial Assets | | | |
| (i) Cash and Cash equivalents | 5 | 24,238 | 9,772 |
| Total Current Assets | | 4,91,31,086 | 4,91,16,620 |
| Total Assets | | 4,91,37,356 | 4,91,22,890 |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| (a) Equity share capital | 6 | 5,00,000 | 5,00,000 |
| (b) Other Equity | 6A | (3,21,092) | (3,10,708) |
| Total Equity | | 1,78,908 | 1,89,292 |
| Current Liabilities | | | |
| (a) Financial Liabilities | | | |
| (i) Trade and other Payables | 7 | 17,700 | 8,850 |
| (ii) Short Term Borrowings | 7A | 4,89,40,748 | 4,89,24,748 |
| Total Current liabilities | | 4,89,58,448 | 4,89,33,598 |
| Total Equity & Liabilities | | 4,91,37,356 | 4,91,22,890 |
| Summary of significant accounting policies | 1- 2 | | |
| Notes to Accounts | 3- 31 | | |

The accompanying notes are an integral part of the Financial Statements
 As per our report of even date

For AGARWAL & SAXENA
 Chartered Accountants
 (FRN-002405C)


 Akshay Sethi
 Partner



Membership No. : 539439

Place : New Delhi

Date : 10.05.2019

For and on behalf of the Board of the Directors
 of Muqaddar Realtors Limited


 Gopal Dutt
 Director

DIN: 07977132
 G-158 A, Gali no.-4, West
 Karawal Nagar, Seelampur,
 New Delhi-110094


 Deepak
 Director

DIN: 08137802
 House No.45, Rani Garden,
 Sashtri Nagar, Delhi-110031

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Muqaddar Realtors Limited
 1202, Ansal Bhawan 16, Kasturba Gandhi Marg, New Delhi
 CIN No : - U45400DL2007PLC169804 Ph. No.-011-66302268
Statement of Profit and Loss for the year ended 31st March 2019

(Amounts in INR)

| Particulars | Note No | For the year ended March 31, 2019 | For the year ended March 31, 2018 |
|--|---------|--------------------------------------|--------------------------------------|
| Revenue from operations | | - | - |
| Other income | | - | - |
| Total Income | | - | - |
| Expenses: | | | |
| Other expenses | 8 | 10,384 | 19,720 |
| Total expenses | | 10,384 | 19,720 |
| Loss before exceptional items and tax | | (10,384) | (19,720) |
| Loss before Tax | | (10,384) | (19,720) |
| Tax expense: | | | |
| (i) Current tax | | - | - |
| (ii) Deffered Tax | | - | - |
| Loss for the Year | | (10,384) | (19,720) |
| Other comprehensive income (OCI) | | - | - |
| Total comprehensive income for the year, net of tax | | (10,384) | (19,720) |
| Earnings per Equity Share (Par value INR 10 each) : | | | |
| (1) Basic | 9 | (0.21) | (0.39) |
| (2) Diluted | | (0.21) | (0.39) |
| Summary of significant accounting policies | 1- 2 | | |
| Notes to Accounts | 3- 31 | | |

The accompanying notes are an integral part of the Financial Statements

As per our report of even date

For AGARWAL & SAXENA

Chartered Accountants

(FRN-002405C)



Akshay Sethi

Partner

Membership No. : 539439

For and on behalf of the Board of the Directors
of Muqaddar Realtors Limited

Gopal Dutt

Director

DIN: 07977132

Deepak

Director

DIN: 08137802

G-158 A, Gali no.-4, West
Karawal Nagar, Seelampur,
New Delhi-110094

House No.45, Rani Garden,
Sashtri Nagar, Delhi-110031

Place : New Delhi

Date : 10.05.2019

Muqaddar Realtors Limited
 1202, Ansal Bhawan 16, Kasturba Gandhi Marg, New Delhi
 CIN No :- U45400DL2007PLC169804 Ph. No.-011-66302268
 Cash Flow Statement for the year ended 31st March 2019

(Amounts in INR)

| Particulars | For the year ended March 31, 2019 | For the year ended March 31, 2018 |
|---|--------------------------------------|--------------------------------------|
| Cash flows from operating activities | | |
| Net profit before taxation, and extraordinary item | (10,384) | (19,720) |
| Operating profit before working capital changes | (10,384) | (19,720) |
| Adjustments for: | | |
| Inventory | - | - |
| Current Liabilities | 24,850 | 22,225 |
| Loan & Advances , Other Asset | | |
| Cash generated from operations | 14,466 | 2,505 |
| Income taxes paid | - | - |
| Net cash from operating activities | 14,466 | 2,505 |
| Cash flows from investing activities | | |
| 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 | 14,466 | 2,505 |
| Cash and cash equivalents at beginning of period | 9,772 | 7,267 |
| Cash and cash equivalents at end of period Refer Note 5 | 24,238 | 9,772 |

The accompanying notes are an integral part of the Financial Statements
 As per our report of even date

For AGARWAL & SAXENA
 Chartered Accountants
 (FRN-002405C)

Akshay Sethi
 Partner
 Membership No. : 539439



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 CIN No : - U45400DL2007PLC169804 Ph. No.-011-66302268
 Statement of Changes in Equity for the year ended 31st March 2019

A. Equity Share Capital

(Amounts in INR)

| 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 | 5,00,000 | 50,000 | 5,00,000 |
| Add :Equity shares issued during the year | - | - | - | - |
| Equity shares outstanding at the end of the year | 50,000 | 5,00,000 | 50,000 | 5,00,000 |

B Other Equity

(Amounts in INR)

| Particulars | Reserve & Surplus | Other Comprehensive Income | Total Other Equity |
|----------------------------|-------------------|----------------------------|--------------------|
| | | | Retained Earning |
| As on 01.04.2017 | (2,90,988) | - | (2,90,988) |
| Profit for the year | (19,720) | - | (19,720) |
| Other Comprehensive Income | - | - | - |
| As at 31.03.2018 | (3,10,708) | - | (3,10,708) |
| Profit for the year | (10,384) | - | (10,384) |
| Other Comprehensive Income | - | - | - |
| As at 31.03.2019 | (3,21,092) | - | (3,21,092) |

As per our report of even date

For AGARWAL & SAXENA
 Chartered Accountants
 (FRN-002405C)


 Akshay Sethi
 Partner

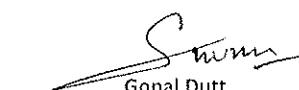
Membership No. : 539439

Place : New Delhi

Date : 10.05.2019



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 Director
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 House No.45,Rani
 Garden, Sashtri
 Nagar,Delhi-110031

1. Nature of business

The company was incorporated on 24 October 2007 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 registered office of the Company is situated at 1202, Ansal Bhawan 16, Kasturba Gandhi Marg New Delhi Central Delhi - 110001.

2. Summary of Significant Accounting Policies

2.1. BASIS OF ACCOUNTING AND PREPARATION OF IND AS FINANCIAL STATEMENTS

The IND AS financial statements comply in all material aspects with Indian Accounting Standards(IND AS) notified under section 133 of Companies Act 2013 (the Act), read with Companies(Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

2.2. Functional & Presentation Currency

The Financial statement are present in INR(Indian rupees) and all figures are in full figures.

2.3. Use of Estimates

The preparation of IND AS Financial Statements in accordance with Ind - AS requires use of estimates and assumptions for some items, which might have an effect on their recognition and measurement in the Balance Sheet and Statement of Profit and Loss. The actual amounts realised may differ from these estimates. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as the management becomes aware of changes in circumstances surrounding the estimates. Differences between the actual results and estimates are recognised in the period in which the results are known / materialised and, if material, their effects are disclosed in the notes to the IND AS Financial Statements.

Estimates and assumptions are required in particular for:

(i) Recognition of deferred tax assets:

A Deferred tax asset is recognised for all the deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. The management assumes that taxable profits will be available while recognising deferred tax assets.

(ii) Recognition and measurement of other provisions:

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the figure included in other provisions.

2.4. 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.

2.5. Earnings per share

The basic Earnings Per Share is computed by dividing the net profit/ (loss) after tax for the year attributable to equity share holders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit/ (loss) after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year is adjusted for the effects of all dilutive potential equity shares.



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.

A provision is recognised if as a result of a past event the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are not recognised but disclosed in the IND AS Financial Statements when economic inflow is probable.

2.8. Inventories

Inventory comprises of Land. Land is consistently being valued at lower of (determined on weighted average cost method) and net realizable value. Cost includes cost of acquisition and all other costs incurred till the date of obtaining license for development.

2.9. Earning per share

The basic Earnings Per Share is computed by dividing the net profit/ (loss) after tax for the year attributable to equity share holders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit/ (loss) after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year is adjusted for the effects of all dilutive potential equity shares.

2.10. 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.

2.11. Cash and Cash Equivalents

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

2.12. 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.



2.13. Current Versus Non Current Classification:

Current Versus Non Current Classification:

i. The assets and liabilities in the Balance Sheet are based on current/ non - current classification. An asset as current when it is:

- 1 Expected to be realised or intended to be sold or consumed in normal operating cycle
- 2 Held primarily for the purpose of trading
- 3 Expected to be realised within twelve months after the reporting period, or
- 4 Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non - current.

ii A liability is current when it is:

1. Expected to be settled in normal operating cycle
2. Held primarily for the purpose of trading
3. Due to be settled within twelve months after the reporting period, or
4. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are treated as non - current.

Deferred tax assets and liabilities are classified as non - current assets and liabilities.

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.

2.14. Fair Value Measurement:

Fair value is the price that would be received to sell an asset or settle a liability in an ordinary transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumption that market participants would use when pricing an asset or a liability acting in their best economic interest. The fair value of plants and equipments as at transition date have been taken based on valuation performed by an independent technical expert. The Company used valuation techniques, which were appropriate in circumstances and for which sufficient data were available considering the expected loss/ profit in case of financial assets or liabilities.

2.15 Provisions for Doubtful Debts and Loans & Advances

Provision is made wherever considered necessary in the accounts for doubtful debts, loans and advances in cases where the management considers the debts, loans and advances to be doubtful of recovery.

2.16 Recent accounting pronouncements

Ind AS 116, Lease Accounting: On March 30,2019, the Ministry of Corporate Affairs has notified Ind AS 116 Lease which will replace the existing leases standard , ind AS 17 and related interpretations, andatory for reporting periods beginning on or after April 1, 2019. .Further, the applicability of Ind AS 116 did not have any impact since the same is not applicable.



3 Deferred Tax Asset(net)

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|------------------------|-----------------------|-----------------------|
| Mat Credit entitlement | 6,270 | 6,270 |
| Closing Balance | 6,270 | 6,270 |

The amount paid as MAT is allowed to be carried forward for being set off against the future tax liabilities computed in accordance with the provisions of the Income Tax Act, 1961 ("the Act"), other than section 115JB, in next ten years. Based on the future projection of the performances, the Company is expected to pay the Income Tax as per the applicable provisions, other than under section 115JB, of the Act. Accordingly, as advised in the Guidance Note on "Accounting for credit available in respect of Minimum Alternate Tax under the Income Tax Act, 1961" issued by The Institute of Chartered Accountants of India (the ICAI), the excess of tax payable under section 115JB of the Act over tax payable as per the provisions other than section 115JB of the Act has been considered as MAT credit entitlement.

4 Inventories

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|-----------------|-----------------------|-----------------------|
| Land | 4,91,06,848 | 4,91,06,848 |
| Closing Balance | 4,91,06,848 | 4,91,06,848 |

5 Cash and Cash Equivalents

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|---|-----------------------|-----------------------|
| Cash on Hand | - | - |
| Balances with banks: In Current Accounts | 24,238 | 9,772 |
| Closing Balance | 24,238 | 9,772 |

6 Equity share capital

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|---|-----------------------|-----------------------|
| AUTHORISED Equity shares. Rs. 10/- par value 50,000 (Previous year 50,000) Equity Shares | 5,00,000 | 5,00,000 |
| | 5,00,000 | 5,00,000 |
| Issued, subscribed and fully paid up share Capital Equity shares. Rs. 10/- par value 50,000 (Previous year 50,000) Equity Shares | 5,00,000 | 5,00,000 |
| | 5,00,000 | 5,00,000 |

(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.

(b) No shares have been allotted without payment of cash or by way of bonus shares during the period of five years immediately preceding the balance sheet date.



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

(Amounts in INR)

| Particulars | As at 31st March 2019 | | As at 31st March 2018 | |
|--|-----------------------|----------|-----------------------|----------|
| | No of Shares | Amount | No of Shares | Amount |
| Equity shares outstanding at the beginning of the year | 50,000 | 5,00,000 | 50,000 | 5,00,000 |
| Equity shares issued during the year | - | - | - | - |
| Equity shares outstanding at the end of the year | 50,000 | 5,00,000 | 50,000 | 5,00,000 |

(D) Details of shares held by each shareholder holding more than 5% shares:

| Class of Shares/Name of Shareholder | As at 31st March 2019 | | As at 31st March 2018 | |
|--|-----------------------|-----------|-----------------------|-----------|
| | No of Shares | % Holding | No of Shares | % Holding |
| Particulars | No. of Shares held | | | |
| Equity shares | | | | |
| Holding Company (HC) -Ansal Hi-Tech Township Limited | 49,994 | 99.99% | 49,994 | 99.99% |
| | 49,994 | 99.99% | 49,994 | 99.99% |

6A. Other Equity

(Amounts in INR)

| Particulars | Reserve & Surplus | Other Comprehensive Income | Total Other Equity |
|----------------------------|-------------------|----------------------------|--------------------|
| | Retained Earning | | |
| As on 01st April 2017 | (2,90,988) | - | (2,90,988) |
| Loss for the year | (19,720) | - | (19,720) |
| Other Comprehensive Income | - | - | - |
| As at 31st March 2018 | (3,10,708) | - | (3,10,708) |
| Loss for the year | (10,384) | - | (10,384) |
| Other Comprehensive Income | - | - | - |
| As at 31st March 2019 | (3,21,092) | - | (3,21,092) |

7 Trade Payable

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|---------------------------------------|--------------------------|-----------------------|
| | Trade and other Payables | |
| (a) Due to Micro and Small Enterprise | - | - |
| (b) Due to others | 17,700 | 8,850 |
| Total | 17,700 | 8,850 |

7A Short Term Borrowings

(Amounts in INR)

| Particulars | As at 31st March 2019 | As at 31st March 2018 |
|-------------|--|-----------------------|
| | Advance received from Developer Company Ansal Hi Tech Townships Ltd | 4,89,40,748 |
| Total | 4,89,40,748 | 4,89,24,748 |

8 Other Expenses

(Amounts in INR)

| Particulars | For the Year ended 31.03.2019 | For the Year ended 31.3.2018 |
|-------------------------------|----------------------------------|---------------------------------|
| | Conveyance | |
| Legal & Professional Expenses | | - |
| Bank Charges | 1,534 | 3,869 |
| Audit Fee | 8,850 | 8,851 |
| Total | 10,384 | 19,720 |



9 Earning Per Share

(Amounts in INR)

| Particulars | For the Year ended 31.03.2019 | For the Year ended 31.3.2018 |
|--|----------------------------------|---------------------------------|
| 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 for basic earnings (Nos.) | 50,000 | 50,000 |
| Net profit after tax used as numerator (Amount in Rs.) | (10,384) | (19,720) |
| Basic earnings per Share (Amount in Rs.) | (0.21) | (0.39) |
| Diluted earnings per Share (Amount in Rs.) | (0.21) | (0.39) |
| 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) As per Ind AS-24 "Related party Disclosure", the following are related parties:

| Name of Related Parties | Relation |
|---------------------------------------|-------------------|
| Ansal Properties & Infrastructure Ltd | Holding 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 |
| 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 |
| 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 |
| Taqdeer Realtors Limited | Fellow Subsidiary |



Muqaddar Realtors Limited

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

| | |
|---|-------------------|
| Thames Real Estates Limited | Fellow Subsidiary |
| Auspicious Infracon Limited | Fellow Subsidiary |
| Medi Tree Infrastructure Ltd. | Fellow Subsidiary |
| Phalak Infracon Ltd. | Fellow Subsidiary |
| Rudrapriya Realtors Ltd. | Fellow Subsidiary |
| Twinkle Infraprojects 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 |
| Effulgent 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 |
| 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 |
| 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 | 1. KIMTI RAVINDER DHAWAN 2. GOPAL DUTT 3. RONI SONI |
| 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" issued by the Institute of Chartered Accountants of India.

| Name of Related Party | (Amounts in INR) | |
|------------------------------------|---------------------------------------|---------------------------------------|
| | Ansal Hi-Tech Townships Limited | |
| | For the year ended 31st March 2019 | For the year ended 31st March 2018 |
| Opening (cr.) | 4,89,24,748 | 4,89,02,748 |
| Adv. Recd | 16,000 | 16,000 |
| Expenses bear by the related party | | 6,000 |
| Closing Bal. (cr.) | 4,89,40,748 | 4,89,24,748 |

Terms and Conditions of transactions with related parties

The transactions with related parties are at arm's length price and in the ordinary course of business. Outstanding balances at the year end are unsecured and included in the current liability. This assessment is undertaken at each financial year through examining the financial position of the related party and the market in which the related party operates.

13 Contingent Liability and commitment

During the previous year, Corporate Gurantee was issued on behalf of the holding company Ansal Hi-tech Townships Ltd in favour of IL & FS TRUST COMPANY LIMITED with respect to issue of debenture to the tune of Rs. 200.00 Crores.

Commitment :- The company does not have any estimated amount of contracts remaining to be executed on capital account and not provided for.

14 Audit Fee

Payment to Auditors (inclusive of GST)

| Particulars | (Amounts in INR) | |
|-------------|---------------------------------------|---------------------------------------|
| | For the year ended 31st March 2019 | For the year ended 31st March 2018 |
| Audit Fee | 8,850 | 8,850 |

15 Amount due to Micro, Small and medium Enterprises.

"Information with regard to the amount unpaid as at the year end to suppliers in terms of the memorandum required to be filed with the notified authority under the Micro, Small and Medium Enterprises Development Act, 2006 claiming their status as micro, small or medium enterprises together with the interest paid/payable to such parties : Nil"

16 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 (Amendmened)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, 2019.

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.



Muqaddar Realtors Limited

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

18 Computation of net profit in accordance with Section 198 of the Companies Act, 2013 has not been done, as no commission and remuneration is payable/paid during the financial year ended 31st March, 2019.

19. The company did not have any derivatives or foreign currency receivables or payables at the end of the year.

24. Post Reporting Events:

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorisation.

25. Authorisation of IND AS Financial Statements:

The IND AS financial statements for the year ended March 31, 2019 were approved by the Board of Directors on 10th May, 2019. The Management and authorities have the power to amend the IND AS Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.

26. Previous year figures

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

27. The Company has aligned its policy of revenue recognition with Ind AS 115 'Revenue from Contracts with Customers' which is effective from April 1, 2018.

Accordingly, revenue in realty business is recognised on delivery of units to customers as against recognition based on percentage completion method hitherto in accordance with the guidance note issued by the ICAI.

The cumulative effect of initial application of Ind AS 115 upto March 31, 2018 has been adjusted in opening retained earnings as permitted by the standard. Similar impact on the financial results for the year ended March 31, 2019 is Rs. "Nil".



28 Financial instruments -Fair values and accounting classifications

Set out below, are the fair values of the financial instruments of the Company, including their

(Amounts in INR)

| Particulars | Note | 31 March 2019 | | 31 March 2018 | |
|------------------------------|------|----------------|-------|----------------|-------|
| | | Amortised Cost | FVTPL | Amortised Cost | FVTPL |
| Financial assets | | | | | |
| Cash and cash equivalent | 5 | 24,238 | | 9,772 | |
| | | 24,238 | - | 9,772 | - |
| Financial liabilities | | | | | |
| Trade & other payables | 7 | 17,700 | | 8,850 | |
| Short term borrowings | 7A | 4,89,40,748 | | 4,89,24,748 | |
| | | 4,89,40,748 | - | 4,89,24,748 | - |

29 Financial instruments- Fair value hierarchy

The Company categorizes financial assets and financial liabilities measured at fair value into one of three levels depending on the ability to observe inputs employed in their measurement which are described as follows:

- Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs are inputs that are observable, either directly or indirectly, other than quoted prices included within level 1 for the financial asset or financial liability.
- Level 3 - Inputs are unobservable inputs for the asset or liability reflecting significant modifications to observable related market data or Company's assumptions about pricing by market participants.

The following table provides the fair value measurement hierarchy of the financial assets and financial liabilities of the Company :-

Quantitative disclosures fair value measurement hierarchy for assets/liabilities as at period end:

| Particulars | Level of fair value measurement | 31 March 2019 | | 31 March 2018 | |
|---|---------------------------------|----------------|------------|----------------|------------|
| | | Carrying value | Fair value | Carrying value | Fair value |
| Financial assets not measured at fair value | | | | | |
| Measured at amortised cost | | | | | |
| Cash and bank balances | | | | | |
| Cash and cash equivalent | Level 3 | 24,238 | - | 9,772 | - |
| Total | | 24,238 | - | - | - |
| Financial liabilities not measured at fair value | | | | | |
| Measured at amortised cost | | | | | |
| Short-term borrowings | | | | | |
| Loan from body corporate | Level 3 | 4,89,40,748 | - | 4,89,24,748 | - |
| Total | | 4,89,40,748 | - | 4,89,24,748 | - |
| Trade & other payables | Level 3 | 17,700 | - | 8,850 | - |

Notes:

- Cash and cash equivalents, and trade and other payables have fair values that approximate to their carrying amounts due to their short-term nature.
- There are no transfers between Level 1, Level 2 and Level 3 during the year ended 31 March 2019 and 31 March 2018.



30 Financial Risk Management objectives and policies

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.

| Risk | Exposure arising from | Measurement | Management |
|----------------|---------------------------|--------------------|--|
| Credit risk | Cash and cash equivalents | Aging analysis | Bank deposits, diversification of asset base |
| Liquidity risk | Trade & other payables | Cash flow forecast | Availability of borrowing facilities |

The Company's risk management is carried out by a central treasury department (of the Company) under policies approved by the board of directors. The board of directors provides written principles for overall risk management, as well as policies covering specific areas, such as

Credit Risk

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

a) Credit risk management

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

- A: Low credit risk
B: Moderate credit risk
C: High credit risk

| Asset Group | Basis of categorization | Provision for expected credit loss |
|----------------------|---------------------------|--|
| Low Credit risk | Cash and cash equivalents | 12 months expected credit loss |
| Moderate credit risk | Not applicable | Life time expected credit loss |
| High credit risk | Not applicable | Life time expected credit loss or fully provided for |

Cash and cash equivalents and bank deposits:

Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country:

Assets under Low credit risk

| Credit rating | Particulars | 31 March 2019 | 31 March 2018 |
|--------------------|---------------------------|---------------|---------------|
| A. Low Credit risk | Cash and cash equivalents | 24,238 | 9,772 |

b) Credit exposure

Provisions for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets:

As at 31 March 2019

| Particulars | Estimated gross carrying | Expected credit loss | Expected credit losses | Carrying amount (Net) |
|---------------------------|--------------------------|----------------------|------------------------|-----------------------|
| Cash and cash equivalents | 24,238 | 0% | - | 24,238 |

As at 31 March 2018

| Particulars | Estimated gross carrying | Expected credit loss | Expected credit losses | Carrying amount (Net) |
|---------------------------|--------------------------|----------------------|------------------------|-----------------------|
| Cash and cash equivalents | 9,772 | 0% | - | 9,772 |



30A Liquidity Risk

Liquidity risk is the risk that the Company will encounter in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The approach of the Company to manage liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet their respective liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risk damage to their reputation.

The table below summarizes the maturity profile of financial liabilities of Company based on contractual undiscounted payments:

| As at 31 March 2019 | On demand | Less than 3 months | 3 to 12 months | > 1 years | Total |
|----------------------------|-------------|--------------------|----------------|-----------|-------------|
| Short term borrowings | | | | | |
| Loans from body corporates | 4,89,40,748 | - | - | - | 4,89,40,748 |
| Trades payables | | | | | |
| Trade & other payables | - | 17,700 | - | - | 17,700 |

The Company expects liabilities with current maturities to be repaid from net cash provided by operating activities of the entity to which the debt relates or through opportunistic refinancing activity or some combination thereof.

The Company relies mainly on long-term debt obligations to fund their construction activities. The majority of non-recourse debt is funded by non convertible debentures and optionally convertible debentures issued to non-related and related parties, and is

| As at 31 March 2018 | On demand | Less than 3 months | 3 to 12 months | 1 to 5 years | Total |
|----------------------------|-------------|--------------------|----------------|--------------|-------------|
| Short term borrowings | | | | | |
| Loans from body corporates | 4,89,24,748 | - | - | - | 4,89,24,748 |
| Trades payables | | | | | |
| Trade & other payables | - | 8,850 | - | - | 8,850 |



31 Capital management

The Company's objectives when managing capital are to

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital.

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amounts of dividends paid to shareholders, return capital to shareholders.

| Particulars | 31 March 2019 | 31 March 2018 |
|--------------|---------------|---------------|
| Net debts* | 4,89,16,510 | 4,89,14,976 |
| Total equity | 1,78,908 | 1,89,292 |

*Net debts = Long term borrowings + short term borrowing – cash and cash equivalents

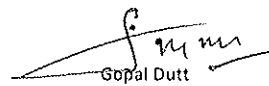
As per our report of even date
For AGARWAL & SAXENA
Chartered Accountants
(FRN-002405C)


Aishay Sethi
Partner
Membership No. : 539439



Place : New Delhi
Date : 10.05.2019

For and on behalf of the Board of the Directors
of Muqaddar Realtors Limited


Gopal Dutt
Director
DIN: 07977132
G-158 A, Gali no.-4, West
Karawal
Nagar, Seelampur,
New Delhi-110094


Deepak
Director
DIN: 08137802
House No.45, Rani
Garden, Sashtri
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