

INDEPENDENT AUDITOR'S REPORT

To the Members of
BRIGHT BUILDTECH PRIVATE LIMITED

Report on the Audit of the Consolidated Ind AS Financial Statements

Opinion

We have audited the accompanying consolidated Ind AS financial statements of **BRIGHT BUILDTECH PRIVATE LIMITED** ("the Holding Company") and its subsidiary (Holding Company and its subsidiary together referred to as "the Group"), which comprise the consolidated Balance Sheet as at 31 March 2019, and the consolidated statement of Profit and Loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated Ind AS financial statements, including a summary of significant accounting policies ("the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of report of the other auditor on separate financial statement of the subsidiary referred to in the Other Matters section below, the aforesaid consolidated Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of their consolidated state of affairs of the Group as at 31 March 2019, of consolidated loss, consolidated total comprehensive loss, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the consolidated Ind AS financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained and other auditor in terms of their reports referred to in Other Matter paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to note 34 which indicates that, the Group have been incurring losses and the accumulated losses of the Group as at 31 March, 2019 have resulted in the complete erosion of the Group's net worth and the Group's current liabilities exceeds its current assets as at the balance sheet date. These conditions indicates the existence of a material uncertainty that may cast significant doubt about the Group's ability to continue



as a going concern. However, the financial statements of the Group have been prepared on a going concern basis for the reason stated in the said note.

Our opinion is not modified in respect of this matter.

Information Other than the Ind AS Consolidated Financial Statements and Auditor's Report thereon

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the Director's Report, but does not include the consolidated financial statements and our auditor's report thereon. The Director's report is expected to be made available to us after the date of this auditor's report.

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

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

When we read the Director report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and shall comply with the relevant applicable requirements of the Standard on Auditing (SA) 720 (Revised), "The Auditor's Responsibilities Relating to Other. Information".

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated Ind AS financial statements in term of the requirements of the Act, that give a true and fair view of the consolidated financial position, consolidated financial performance (including other comprehensive income), consolidated cash flows and consolidated statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated Ind AS financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.



The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS 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 consolidated Ind AS financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system with reference to financial statements 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 ability of the Group 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 consolidated Ind AS 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated Ind AS financial statements. We are responsible for the direction, supervision and



performance of the audit of the financial statements of such entities or business activities included in the consolidated Ind AS financial statements of which we are the independent auditor. For the other entities or business activities included in the consolidated Ind AS financial statements, which have been audited by other auditors, such other auditor remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated Ind AS financial statements of which we are the independent auditor 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.

Other Matter

We did not audit the financial statements of one subsidiary, whose financial statements reflect total assets (after eliminating intra-group transactions) of Rs. 15.94 lakhs as at 31 March 2019, total revenues (after eliminating intra-group transactions) of Rs. Nil, loss after tax of Rs. 0.68 lakhs, total comprehensive loss of Rs. 0.68 lakhs and net cash outflows amounting to Rs. 0.45 lakhs for the year ended on that date, as considered in the consolidated Ind AS financial statements. These financial statements have been audited by other auditor whose reports have been furnished to us by the Management and our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiary is based solely on the reports of the other auditor.

Our opinion on the consolidated Ind AS financial statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the report of the other auditor.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act based on our audit and on the consideration of reports of the other auditor on separate financial statements and the other information of subsidiary, as noted in the 'Other Matters' paragraph, we report, to the extent applicable, 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 of the aforesaid consolidated Ind AS financial statements.
- (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditor.



- (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), and the Consolidated Statement of Cash Flows and Consolidated Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements.
- (d) In our opinion, the aforesaid consolidated 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) The matter described in the Material uncertainty related to Going Concern section above, in our opinion, may have an adverse effect on the functioning of the Group.
- (f) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2019 taken on record by the Board of Directors of the Holding Company and the report of the statutory auditor of its subsidiary, none of the directors of the Group companies is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- (g) With respect to the adequacy of internal financial controls with reference to financial statements of the Group and the operating effectiveness of such controls, refer to our separate report in Annexure A.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended; in our opinion and to the best of our information and according to the explanations given to us, the Holding Company being a private company, Section 197 of the Act related to the managerial remuneration is not applicable.
- (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditor on separate financial statements, as noted in the 'Other matter' paragraph:
 - i. There were no pending litigations which would impact the consolidated financial position of the Group.- Refer Note 30 (d) to the consolidated financial statements.
 - ii. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts. Refer Note 30 (e) to the consolidated financial statements.



- iii. iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary. - Refer Note 30 (c) to the consolidated financial statements.

For **S.N. Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045

Vinesh Jain
Vinesh Jain

Partner
Membership No.: 087701
UDIN No.: 19087701AAAADO8694



Place: Delhi
Date: 27 September, 2019

Annexure A

Independent Auditor's report on the Internal Financial Controls with reference to consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated Ind AS financial statements of the company as of and for the year ended 31 March 2019, we have audited the internal financial controls with reference to consolidated financial statements of BRIGHT BUILDTECH PRIVATE LIMITED (hereinafter referred to as the "Holding Company") and its subsidiary, which is company incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company and its subsidiary, which is company incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria. 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 the company's business, including adherence to the respective company's policies, the safeguarding of the company's 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 internal financial controls with reference to financial statements of the Holding Company and its subsidiary as aforesaid, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("the ICAI") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. 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 with reference to financial statements were 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, 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 and the audit evidence obtained by the other auditor in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system with reference to financial statements of the Holding Company and its subsidiary, as aforesaid.



Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements 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 controls with reference to financial statements 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

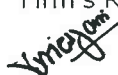
Opinion

In our opinion, the Holding Company and its subsidiary, which is company incorporated in India, have, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2019, based on internal control over financial reporting criteria.

Other Matter

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements insofar as it relates to one subsidiary, which is company incorporated in India, is based on the corresponding report of the auditor of such company incorporated in India.

For **S.N. Dhawan & CO LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045



Vinesh Jain
Partner
Membership No.: 087701
UDIN No.: 19087701AAAADO8694



Place: Delhi
Date: 27 September, 2019

BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
CONSOLIDATED BALANCE SHEET AS AT 31 MARCH, 2019

	Note No.	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh
Assets			
1 Non-current assets			
a. Property, plant and equipment	3	2.08	2.81
b. Financial assets			
i. Non-current investments	4	22,939.04	21,329.20
ii. Other financial assets	5	6,880.90	5,006.51
c. Income tax assets (net)	8	84.22	75.07
d. Other non current assets	6	808.71	976.71
		30,714.95	27,390.30
2 Current assets			
a. Inventories	7	35,111.35	34,236.80
b. Financial assets			
i. Trade receivables	10	1,660.19	1,660.19
ii. Cash and cash equivalents	11-A	2.70	17.54
iii. Other bank balances	11-B	339.34	318.78
iv. Other financial assets	5	23.20	23.20
c. Other current assets	6	2,294.10	2,399.07
		39,430.88	38,655.58
Total assets		70,145.83	66,045.88
Equity and liabilities			
1 Equity			
a. Equity share capital	12	1.00	1.00
b. Other equity	13	(630.63)	1,025.29
Total equity		(629.63)	1,026.29
2 Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	14	24,179.95	22,026.75
b. Deferred tax liabilities	9	343.44	357.05
		24,523.39	22,383.80
Current liabilities			
a. Financial liabilities			
i. Current maturities of long term debt	15	4,791.43	5,986.96
ii. Borrowings	14	19,277.56	16,316.97
iii. Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	16	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	16	1,016.47	1,231.56
iv. Other financial liabilities	17	6,296.42	4,993.50
b. Other current liabilities	18	14,870.19	14,106.80
		46,252.07	42,635.79
Total liabilities		70,775.46	65,019.59
Total equity and liabilities		70,145.83	66,045.88

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached
For S. N. Dhawan & CO LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045


Vinesh Jain
Partner
Membership No. 087701



Place: Delhi
Date: 27th September 2019

For and on behalf of the Board of Directors


Pratap Singh Rathi
Director
DIN: 05195185


Jaqdeep Singh Gill
Director
DIN: 01599882

Place: Delhi
Date: 27th September 2019



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2019

	Note No.	Year ended 31 March, 2019 Rs. / Lakh	Year ended 31 March, 2018 Rs. / Lakh
I Revenue from operations	19	-	662.49
II Other income	20	3,519.42	4,292.20
III Total income (I + II)		3,519.42	4,954.69
IV Expenses			
a. Cost of land/ development rights	21	-	633.25
b. Finance costs	22	4,215.14	3,691.69
c. Depreciation and amortisation expense	23	0.73	0.73
d. Other expenses	24	973.08	1,487.48
Total expenses (IV)		5,188.95	5,813.15
V Profit/(Loss) before tax (III-IV)		(1,669.53)	(858.46)
VI Tax expense			
a. Current tax	25	-	21.69
b. MAT credit	9	-	(21.69)
c. Deferred tax	9	(13.61)	(362.15)
		(13.61)	(362.15)
VII Profit / (Loss) for the year (V-VI)		(1,655.92)	(496.31)
VIII Other comprehensive income			
Items that will not be reclassified to profit or loss			
i. Other comprehensive income (net of tax)		-	-
Other comprehensive income for the year		-	-
IX Total comprehensive income for the year (VII+VIII)		(1,655.92)	(496.31)
X Earning per equity share			
Equity shares of face value Rs. 10 each			
Basic (Rs. Per share)	26	(16,559.20)	(4,963.10)
Diluted (Rs. Per share)	26	(16,559.20)	(4,963.10)

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached

For S. N. Dhawan & CO LLP

Chartered Accountants

Firm's Registration No. 000050N/N500045

Vinesh Jain
Vinesh Jain

Partner

Membership No. 087701

Place: Delhi

Date: 27th September 2019



For and on behalf of the Board of Directors

Pratap
Pratap Singh Rathi

Director

DIN: 05195185

Place: Delhi

Date: 27th September 2019

Jagdeep Singh Gill
Jagdeep Singh Gill

Director

DIN: 01599882



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
CONSOLIDATED CASH FLOW FOR THE YEAR ENDED 31 MARCH, 2019

	Year ended 31 March, 2019 Rs. / Lakh	Year ended 31 March, 2018 Rs. / Lakh
A. Cash flow from operating activities		
Profit/(Loss) before tax	(1,669.53)	(858.46)
Adjustments for :		
Depreciation and amortisation expense	0.73	0.73
Interest income	(3,509.68)	(4,281.21)
Bad trade and other receivables, loans and advances written off	399.20	1,469.87
Finance cost	4,215.14	5,403.94
	(564.14)	1,734.87
Changes in working capital		
Adjustments for (increase) / decrease in operating assets:		
Inventories	(858.85)	(3,689.72)
Trade receivables	-	(1,384.89)
Other non-current assets	168.00	(590.38)
Other current assets	(294.23)	2,006.83
Adjustments for increase / (decrease) in operating liabilities:		
Trade payables	(215.09)	(653.09)
Other non-current financial liabilities	-	(0.82)
Other current liabilities	763.39	6,282.54
	(1,000.92)	3,705.34
Cash generated from/ (used in) operating activities	(1,000.92)	3,705.34
Income taxes paid (net)	(9.15)	(40.64)
Net cash generated from/ (used in) operating activities	(1,010.07)	3,664.70
B. Cash flow from investing activities		
Deposits with banks having maturity for more than 12 months	-	574.93
Decrease/(increase) in other bank balances	(20.56)	-
Fixed deposit placed with bank	-	(19.61)
Interest received	25.45	1,136.15
Net cash generated from/(used in) investing activities	4.89	1,691.47
C. Cash flows from financing activities		
Repayment of long term borrowings (net)	(1,197.86)	(424.85)
Proceed from short term borrowings (net)	2,960.59	-
Repayment of short term borrowings (net)	-	(2,117.73)
Interest paid	(772.39)	(2,846.25)
Net cash generated from/(used in) financing activities	990.34	(5,388.83)
Net decrease in cash and cash equivalents (A+B+C)	(14.84)	(32.66)
Cash and cash equivalents at the beginning of the year	17.54	50.20
Cash and cash equivalents at the end of year (refer note 11-A)	2.70	17.54

Figures in brackets indicate cash outflow.

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached
For S. N. Dhawan & CO LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701



Place: Delhi
Date: 27th September 2019

For and on behalf of the Board of Directors

Pratap Singh Rathi
Director
DIN: 05195185

Place: Delhi
Date: 27th September 2019

Jaadeep Singh Gill
Director
DIN: 01599882



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2019

A. Equity share capital

	No. of shares	Rs. / Lakh
Equity shares of Rs. 10 each issued, subscribed and fully paid		
Balance as at 31 March, 2017	10,000	1.00
Issue of equity share capital	-	-
Balance as at 31 March, 2018	10,000	1.00
Issue of equity share capital	-	-
Balance as at 31 March, 2019	10,000	1.00

B. Other equity

	Retained earnings	Items of other comprehensive income	Total
	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh
Balance as at 31 March, 2017	1,521.60	-	1,521.60
Profit/(Loss) for the year	(496.31)	-	(496.31)
Other comprehensive income for the year, net of income tax	-	-	-
Balance as at 31 March, 2018	1,025.29	-	1,025.29
Profit/(Loss) for the year	(1,655.92)	-	(1,655.92)
Other comprehensive income for the year, net of income tax	-	-	-
Balance as at 31 March, 2019	(630.63)	-	(630.63)

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached

For S. N. Dhawan & CO LLP

Chartered Accountants

Firm's Registration No. 000050N/N500045

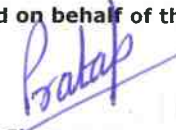

Vinesh Jain
 Partner
 Membership No. 087701



Place: Delhi

Date: 27th September 2019

For and on behalf of the Board of Directors


Pratap Singh Rathi
 Director
 DIN: 05195185

Place: Delhi

Date: 27th September 2019


Jagdeep Singh Gill
 Director
 DIN: 01599882



BRIGHT BUILDTECH PRIVATE LIMITED
CIN : U45201DL2006PTC146221
NOTES ON CONSOLIDATED FINANCIALS STATEMENTS

1. Corporate information

Bright Buildtech Private Limited ('Holding Group'), was incorporated on 23 February, 2006. The Holding Group operates together with its subsidiaries (collectively referred to as the 'Group') as a real estate developer primarily covering residential projects. The operations of the Group span all aspects of real estate development, from the identification and acquisition of land, to the planning, execution and marketing of the projects.

The Holding Group is a private Group domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the Holding Group is located at D-35, Anand Vihar, Delhi 110092. The Holding Group's CIN - U45201DL2006PTC146221.

The consolidated financial statements were authorised for issue in accordance with a resolution of the directors on 27 September, 2019.

2. Significant accounting policies

2.1 Statement of compliance

The consolidated financial statements have been prepared in accordance with Ind ASs notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013.

2.2 Functional and Presentation Currency

The Consolidated Financial Statements have been presented in Indian Rupees (INR), which is also the Group's functional currency. All Financial information presented in INR has been rounded off to the nearest lakh as per the requirements of Schedule III of "the Act", unless otherwise stated.

2.3 Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent 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.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- 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 classified as non-current.

2.4 Use of estimates

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Group to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.



BRIGHT BUILDTECH PRIVATE LIMITED
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Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of valuation of deferred tax assets and provisions and contingent liabilities.

2.5 Basis of preparation and presentation

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The principal accounting policies are set out below.

2.6 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Group and entities (including structured entities) controlled by the Group and its subsidiaries. Control is achieved when the Group:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:



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- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Group and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Group and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The consolidated financial statements include following subsidiary:

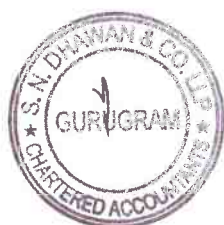
Sr. no.	Name of the Company	Percentage of ownership / voting rights	
		31 March, 2019	31 March, 2018
A.	Solace Projects Private Limited	100%	100%

2.6.1 Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Group.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

2.7 Business combinations



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Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange of control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred tax assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Taxes and Ind AS 19 Employee Benefits respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payment at the acquisition date (see note 2.15.2); and
- assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

In case of a bargain purchase, before recognising a gain in respect thereof, the Group determines whether there exists clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. Thereafter, the Group reassesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and recognises any additional assets or liabilities that are identified in that reassessment. The Group then reviews the procedures used to measure the amounts that Ind AS requires for the purposes of calculating the bargain purchase. If the gain remains after this reassessment and review, the Group recognises it in other comprehensive income and accumulates the same in equity as capital reserve. This gain is attributed to the acquirer. If there does not exist clear evidence of the underlying reasons for classifying the business combination as a bargain purchase, the Group recognises the gain, after reassessing and reviewing (as described above), directly in equity as capital reserve.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction by transaction basis. Other types of non-controlling interests are measured at fair value or, when applicable, on the basis specified in another Ind AS.

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill or capital reserve, as the case maybe. Measurement period adjustments are adjustments that arise from additional information obtained during the 'measurement period' (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified.

Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that



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is classified as an asset or a liability is remeasured at fair value at subsequent reporting dates with the corresponding gain or loss being recognised in profit or loss.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to its acquisition-date fair value and the resulting gain or loss, if any, is recognised in the statement of profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to statement of profit or loss where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

2.8 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

The Group's policy for goodwill arising on the acquisition of an associate and a joint venture is described at note below.

2.9 Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Distributions received from an associate or a joint venture reduce the carrying amount of the investment. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are



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recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there any is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate or a joint venture and that event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate or a joint venture.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is classified as held for sale. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with Ind AS 109. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate or joint venture.

In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate.

There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

2.10 Interests in joint operations



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A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the Group as a joint operator recognises in relation to its interest in a joint operation:

1. its assets, including its share of any assets held jointly;
2. its liabilities, including its share of any liabilities incurred jointly;
3. its revenue from the sale of its share of the output arising from the joint operation;
4. its share of the revenue from the sale of the output by the joint operation; and
5. its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues, and expenses relating to its interest in a joint operation in accordance with the Ind AS applicable to the particular assets, liabilities, revenues, and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognised in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

2.11 Revenue recognition

Revenue is recognised to the extent that it is probable that the Group will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of customer returns, rebates, discounts and other similar allowances.

2.11.1 Revenue from real estate

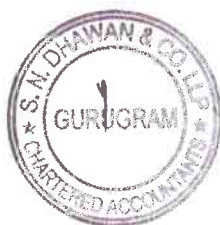
The Group derives revenue, primarily from sale of properties comprising of both commercial and residential units. Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Group satisfies the performance obligations, which generally coincides with completion/possession of the unit. To estimate the transaction price in a contract, the Group adjusts the contracted amount of consideration to the time value of money if the contract includes a significant financing component.

2.11.2 Revenue from sale of land

Revenue from sale of land without any significant development is recognised when the sale agreement is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer. Revenue is recognised, when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

2.11.3 Interest on account of delayed payments

The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.



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Interest income on bank deposits is recognised on accrual basis on a time proportion basis. Interest income on other financial instruments is recognised using the effective interest rate method.

2.12 Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

2.13 Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

2.13.1 The Group as lessor

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Group's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

2.13.2 The Group as lessee

Assets held under finance leases are initially recognised as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the consolidated balance sheet as a finance lease obligation.

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Group's general policy on borrowing costs. Contingent rentals are recognised as expenses in the periods in which they are incurred.

Rental expense from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.



2.14 Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise except for:

- exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as an adjustment to interest costs on those foreign currency borrowings;
- exchange differences on transactions entered into in order to hedge certain foreign currency risks; and
- exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised initially in other comprehensive income and reclassified from equity to profit or loss on repayment of the monetary items.

For the purposes of presenting these consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into Indian Rupees using exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (and attributed to non-controlling interests as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, a disposal involving loss of control over a subsidiary that includes a foreign operation, or a partial disposal of an interest in a joint arrangement or an associate that includes a foreign operation of which the retained interest becomes a financial asset), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Group are reclassified to profit or loss.

In addition, in relation to a partial disposal of a subsidiary that includes a foreign operation that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates or joint arrangements that do not result in the Group losing significant influence or joint control), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

Goodwill and fair value adjustments to identifiable assets acquired and liabilities assumed through acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the rate of exchange prevailing at the end of each reporting period. Exchange differences arising are recognised in other comprehensive income.

2.15 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.



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All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

2.16 Employee benefits

2.16.1 Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement

The Group presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the consolidated balance sheet represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

2.16.2 Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, annual leave and sick leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date.

2.16.3 Contributions from employees or third parties to defined benefit plans

Discretionary contributions made by employees or third parties reduce service cost upon payment of these contributions to the plan.

When the formal terms of the plans specify that there will be contributions from employees or third parties, the accounting depends on whether the contributions are linked to service, as follows:



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- If the contributions are not linked to services (e.g. contributions are required to reduce a deficit arising from losses on plan assets or from actuarial losses), they are reflected in the remeasurement of the net defined benefit liability (asset).
- If contributions are linked to services, they reduce service costs. For the amount of contribution that is dependent on the number of years of service, the Group reduces service cost by attributing the contributions to periods of service using the attribution method required by Ind AS 19.70 for the gross benefits. For the amount of contribution that is independent of the number of years of service, the Group reduces service cost in the period in which the related service is rendered / reduces service cost by attributing contributions to the employees' periods of service in accordance with Ind AS 19.70.

2.17 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

2.17.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the consolidated statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Group's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

2.17.2 Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

2.17.3 Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.



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Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

2.18 Property, plant and equipment

Property plant and equipment and capital work in progress are stated at cost of acquisition or construction net of accumulated depreciation and impairment loss (if any).

Assets costing Rs.5,000 and below are fully depreciated in the year of acquisition.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the Statement of Profit and Loss during the financial period in which they are incurred.

Depreciation is computed on Straight-Line Method Method ('SLM') based on useful lives, determined based on internal technical evaluation as follows:

Type of Assets	Method	Useful lives estimated by the management (in years)
Plant and machinery	SLM	15 years
Office equipment	SLM	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Losses arising from the retirement of, and gains and losses arising from disposal of property plant and equipment which are carried at cost are recognised in the Statement of Profit and Loss. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.19 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.



If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

2.20 Inventories

Inventory comprises completed property for sale and property under construction (work-in-progress), Land cost, construction cost, direct expenditure relating to construction activity and borrowing cost during construction period is inventorised to the extent the expenditure is directly attributable to bring the asset to its working condition for its intended use. Costs incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

Completed unsold inventory is valued at lower of cost and net reliable value. Cost of inventories are determined by including cost of land (including development rights), internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.

Work in progress is valued at lower of cost and net reliable value. Work-in-progress represents costs incurred in respect of unsold area of the real estate projects or costs incurred on projects where the revenue is yet to be recognised. Cost comprises cost of land (including development charges), internal development cost, external development charges, materials, services, overhead related to projects under construction and apportioned borrowing costs.

2.21 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.21.1 Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

2.22 Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial



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recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

2.23 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

2.23.1 Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

2.23.2 Financial assets at fair value through profit or loss (FVTPL)

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Group has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

The Group has not made investments in equity instruments.

2.23.3 Impairment of financial assets

The Group applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit - adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Group estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.



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The Group measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12 month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Group measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Group again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Group uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

2.23.4 Derecognition of financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

2.24 Financial liabilities and equity instruments

2.24.1 Classification as debt or equity

Debt and equity instruments issued by a Group entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2.24.2 Equity Instruments



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An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Group entity are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Group's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments.

2.24.3 Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Group, and commitments issued by the Group to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

2.24.4 Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

2.24.5 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by a Group entity are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

2.24.6 Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

2.25 Recent accounting pronouncements



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New Accounting pronouncements affecting amounts reported and /or Ind AS disclosures in the consolidated financial statements.

The following revisions to Ind ASs that have been issued but are not yet effective. The Group is evaluating the impact of these pronouncements on the financial statements:

Ind AS 116 – Leases

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116 Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor.

Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit and Loss. The Standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17. The Group is currently evaluating the effect of this amendment on the consolidated financial statements.

Ind AS 12 Appendix C - Uncertainty over Income Tax Treatments

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates. The Group is currently evaluating the effect of this amendment on the consolidated financial statements.

Amendment to Ind AS 12 – Income taxes

On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Group is currently evaluating the effect of this amendment on the consolidated financial statements."

2.26 Significant Judgements and Key sources of Estimation in applying Accounting Policies

Information about Significant judgements and Key sources of estimation made in applying accounting policies that have the most significant effects on the amounts recognized in the Consolidated Financial Statements is included in the following notes:

- a. **Recognition of Deferred Tax Assets:** The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Group's future taxable income against which the deferred tax assets can be utilized. In addition, significant judgement is required in assessing the impact of any legal or economic limits.
- b. **Useful lives of depreciable/ amortizable assets (tangible and intangible):** Management reviews its estimate of the useful lives of depreciable/ amortizable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to actual normal wear and tear that may change the utility of plant and equipment.



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- c. **Classification of Leases:** The Group enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.
- d. **Defined Benefit Obligation (DBO):** Employee benefit obligations are measured on the basis of actuarial assumptions which include mortality and withdrawal rates as well as assumptions concerning future developments in discount rates, medical cost trends, anticipation of future salary increases and the inflation rate. The Group considers that the assumptions used to measure its obligations are appropriate. However, any changes in these assumptions may have a material impact on the resulting calculations.
- e. **Provisions and Contingencies:** The assessments undertaken in recognizing provisions and contingencies have been made in accordance with Indian Accounting Standards (Ind AS) 37, 'Provisions, Contingent Liabilities and Contingent Assets'. The evaluation of the likelihood of the contingent events is applied best judgement by management regarding the probability of exposure to potential loss.
- f. **Impairment of Financial Assets:** The Group reviews its carrying value of investments carried at amortized cost annually, or more frequently when there is indication of impairment. If recoverable amount is less than its carrying amount, the impairment loss is accounted for.
- g. **Allowances for Doubtful Debts:** The Group makes allowances for doubtful debts through appropriate estimations of irrecoverable amount. The identification of doubtful debts requires use of judgment and estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of the trade and other receivables and doubtful debts expenses in the period in which such estimate has been changed.
- h. **Fair value measurement of Financial Instruments:** When the fair values of Financial assets and Financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow model. The input to these models are taken from observable markets where possible, but where this not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility.



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3 Property, plant and equipment

	Plant and machinery	Office equipment	Total
	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh
Cost or deemed cost			
Balance as at 1 April, 2017	1.77	2.50	4.27
Additions	-	-	-
Disposals	-	-	-
Balance as at 31 March, 2018	1.77	2.50	4.27
Additions	-	-	-
Disposals	-	-	-
Balance as at 31 March, 2019	1.77	2.50	4.27
Accumulated depreciation			
Balance as at 1 April, 2017	0.13	0.60	0.73
Depreciation expense	0.13	0.60	0.73
Elimination on disposals of assets	-	-	-
Balance as at 31 March, 2018	0.26	1.20	1.46
Depreciation expense	0.13	0.60	0.73
Elimination on disposals of assets	-	-	-
Balance as at 31 March, 2019	0.39	1.80	2.19
Net carrying amount			
Balance as at 1 April, 2017	1.64	1.90	3.54
Balance as at 31 March, 2018	1.51	1.30	2.81
Balance as at 31 March, 2019	1.38	0.70	2.08



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	<u>As at 31 March, 2019 Rs. / Lakh</u>	<u>As at 31 March, 2018 Rs. / Lakh</u>
4 Non-current investments		
a. Investment in debentures - at amortised cost - unsecured		
i. 0.01% Optionally convertible debentures ('OCD') - Lotus Greens Constructions Private Limited	3,505.21	3,402.10
ii. 15.00% Non convertible debentures ('NCD') (See note below) - Lotus Greens Constructions Private Limited	8,908.80	8,648.35
iii. 0.10% Optionally convertible debentures ('OCD') - Parsvnath Rail Land Project Private Limited	10,525.03	9,278.75
	<u>22,939.04</u>	<u>21,329.20</u>
Note: The interest on NCD shall not be due and payable till the debenture liabilities redeemed and any other rights and claims that the new debenture holders in Lotus Greens Constructions Private Limited ('New Debentures') may now or hereafter have against any obligator, in connection the new debentures.		
5 Other financial asset		
I. Non-current		
a. Security deposits	1.01	1.01
b. Accrued interest on investments	6,879.89	5,005.50
	<u>6,880.90</u>	<u>5,006.51</u>
II. Current		
a. Accrued interest on investments	23.20	23.20
	<u>23.20</u>	<u>23.20</u>
6 Other assets		
I. Non-current		
a. Advance for land (see note 'i' below)	808.71	976.71
	<u>808.71</u>	<u>976.71</u>
Note:		
i. Advance for land to related party	335.81	503.80
II. Current		
a. Advances to suppliers	2,279.09	1,802.78
b. Balances with government authorities (eg. Value Added Tax, Goods and Service Tax, CENVAT, Service Tax Input Credit, etc.)	-	589.44
d. Prepayments	15.01	6.85
	<u>2,294.10</u>	<u>2,399.07</u>
7 Inventories (lower of cost and net realisable value)		
a. Land	68.93	68.93
b. Development rights	7,459.11	7,459.11
c. Construction work in progress	27,583.31	26,708.76
	<u>35,111.35</u>	<u>34,236.80</u>



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	As at 31 March, 2019	As at 31 March, 2018 Rs. / Lakh
8 Income tax assets (net)		
Tax refund receivables	84.22	75.07
	84.22	75.07
9 Deferred tax liabilities		
Deferred tax liabilities	366.07	379.68
Minimum alternate tax (MAT) credit	(22.63)	(22.63)
	343.44	357.05

	Opening Balance Rs. / Lakh	Recognised in Profit or loss [Charge/(income)] Rs. / Lakh	Recognised in other comprehensive Income Rs. / Lakh	Closing balance Rs. / Lakh
Deferred tax liabilities / (assets)				
2018-19				
Deferred tax liabilities / (assets) in relation to				
Property, plant and equipment	(0.12)	0.03	-	(0.09)
Business loss and unabsorbed depreciation	(1,226.58)	207.29	-	(1,019.29)
Fair valuation of financial assets and liabilities	1,606.38	(220.93)	-	1,385.45
	379.68	(13.61)	-	366.07
2017-18				
Deferred tax liabilities / (assets) in relation to				
Property, plant and equipment	0.04	(0.16)	-	(0.12)
Business loss and unabsorbed depreciation	(636.46)	(590.12)	-	(1,226.58)
Fair valuation of financial assets and liabilities	1,378.25	228.13		1,606.38
	741.83	(362.15)	-	379.68



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	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh
10 Trade receivables		
a. Trade receivables outstanding for a period exceeding six months from the date they were due for payment		
- Secured, considered good	-	-
- Unsecured, considered good	1,660.19	1,548.71
	1,660.19	1,548.71
b. Other Trade receivables		
- Secured, considered good	-	-
- Unsecured, considered good	-	111.48
	-	111.48
	1,660.19	1,660.19

Notes:

- | | | |
|---|--------|--------|
| i. The above amount of trade receivables also includes amount receivable from its related parties (refer note 35) | 111.48 | 188.92 |
| ii. Expected credit loss | | |
| The real estate sales are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the Group till full payment is realised. Accordingly, the Group does not expects any credit losses. | | |

11-A Cash and cash equivalents

a. Balances with banks		
- on current accounts	2.70	17.54
b. Cash on hand	-	-
	2.70	17.54

11-B Other bank balances

Balance with banks		
- other bank balances	339.34	318.78
	339.34	318.78

Note:

Deposit with banks having maturity for more than 3 months but less than 12 months are the deposits lying with bank against bank guarantees issued by the bank to various government authorities.



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12 Equity share capital

	As at 31 March, 2019		As at 31 March, 2018	
	No. of shares	Rs. / Lakh	No. of shares	Rs. / Lakh
Authorised				
Equity shares of Rs. 10 each	50,000	5.00	50,000	5.00
	50,000	5.00	50,000	5.00
Issued, subscribed and fully paid up				
Equity shares of Rs. 10 each	10,000	1.00	10,000	1.00
	10,000	1.00	10,000	1.00

a. Movement in share capital

Equity shares	Year ended 31 March, 2019		Year ended 31 March, 2018	
	No. of shares	Rs. / Lakh	No. of shares	Rs. / Lakh
Balance as at the beginning of the year	10,000	1.00	10,000	1.00
Add: Increase during the year	-	-	-	-
Balance as at the end of the year	10,000	1.00	10,000	1.00

b. Terms and rights attached to equity shares

The Group has equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Group declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of Group, the holders of equity shares will be entitled to receive remaining assets of the Group after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders. During the year, the amount of per share dividend recognised as distributions to equity shareholders is Rs. Nil (as at 31 March, 2018 Rs. Nil).

c. Shares held by Holding Company

	As at 31 March, 2019	As at 31 March, 2018
	No. of shares	No. of shares
Three C Town Planners Private Limited	10,000	10,000
	10,000	10,000

d. Details of shareholders holding more than 5% shares in the Group

Name of shareholder	Year ended 31 March, 2019		Year ended 31 March, 2018	
	No of shares	% holding	No of shares	% holding
Three C Town Planners Private Limited	10,000	100%	10,000	100%



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	<u>As at 31 March, 2019</u> Rs. / Lakh	<u>As at 31 March, 2018</u> Rs. / Lakh
13 Other equity		
a. Retained earnings	(630.63)	1,025.29
b. Other comprehensive income	-	-
	(630.63)	1,025.29

Other equity consist of the following

i. Retained earnings

Balance at the beginning of year	1,025.29	1,521.60
Profit/(Loss) for the year	(1,655.92)	(496.31)
	(630.63)	1,025.29

Note:

Debenture redemption reserve has not been created due to inadequacy of the profit during the year.



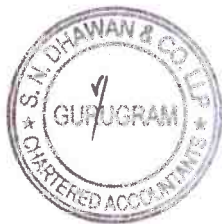
BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh
14 Borrowings		
I. Non-current borrowings		
a. 1% Non Convertible Debentures ('NCD') (see note 'I' below) -Unsecured	14,159.67	12,879.44
b. 1% Non Convertible Debentures ('NCD') (see note 'I' below) -Unsecured	10,020.28	9,147.31
	24,179.95	22,026.75
c. Loans from banks (see note 'II' below) - Secured- at amortised cost i. Yes Bank Limited	4,791.43	5,986.96
	4,791.43	5,986.96
Less: Amount disclosed under 'Current maturities of long term debt' (see note 15)	4,791.43	5,986.96
	-	-
	24,179.95	22,026.75
II. Current borrowings		
Unsecured - at amortised cost		
a. Deferred payments	5,088.20	6,316.61
b. Loans and advances from related parties	9,577.95	7,845.30
c. Others	4,611.41	2,155.06
	19,277.56	16,316.97

Notes:

I. Details of NCD issued by the Group

- a. Rate of interest:
 - i. 1% interest on NCD's shall accrue on 31 March every year and shall be paid subject to availability of distributable profits.
- b. Terms and conditions
 - i. 215 no's (as at 31 March, 2017 215 no's, as at 1 April 2016 215 no's), 1% Unsecured, Redeemable, Non-Convertible Debentures (NCDs) of Rs 1,00,00,000 each are outstanding towards Clear Horizon Investments Pte. Ltd.
 - ii. 150 no's (as at 31 March, 2017 150 no's, as at 1 April 2016 150 no's), 1% Rated, Listed, Unsecured, Redeemable, Cumulative Non-Convertible Debentures (NCDs) of Rs 1,00,00,000 each are outstanding towards Clear Horizon Investments Pte. Ltd.
 - iii. These debentures shall be redeemed on 1 September, 2023 unless such date is extended thereafter with mutual written agreement between the Group and the investor.
- c. The financial liabilities are measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR.
- d. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss.
- e. The Group shall repay along with principal distributable surplus available with the Group as on the date of redemption.
- f. There are some conditions based on the terms and conditions of the debentures with respect to the distributable profit the details are as follows:
 - Firstly toward coupon interest on NCD due.
 - then toward part redemption of NCD upto 95% of face value
 - balance shall be considered as amount for base case investor entitlement or adjusted investor entitlement (redemption premium) after taking into account payments already made to the investor less amount equal to 5% of the face value of the NCD
 - balance to full redemption of the face value of NCD.



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As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh
---------------------------------------	---------------------------------------

II. Loans from banks

a. Terms and conditions

- i. Term Loan, a finance facility provided by the Yes Bank Limited, in this regards the Yes Bank Limited has provided a loan of Rs. 16,770.00 Lakh (as at 31 March, 2018 Rs. 16,770.00 Lakh), repayable in 14 equal quarterly installments after moratorium period of 12 months starting from 29 August, 2015 and last installment falling due on 31 October, 2019.

After the year end, the loan has been rescheduled and after the reschedulement, the last installment date is falling due on 31 October, 2021.

b. Rate of interest:

14.85% (4.10% + Yes Bank Base rate per annum) payable monthly. Interest of 14.35% to 14.85% per annum is charged on outstanding borrowings durniq the year.

c. Security

- i. The loan is secured by registered motgage of the immovable project assets and development rights of the project (Lotus Greens Woodview)
- ii. Exclusive charge on the movable fixed assets and current assets including receivables (sold/ unsold) of the project.
- iii. Personal quarantee of promoter Mr. Nirmal Singh and Corporate quarantee of M/s Lotus Greens LLP.

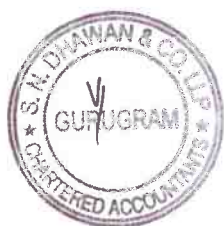
d. Details of terms of repayment in respect of the secured loans

Year	Upto 1 year	1 to 3 years	3 to 5 years	More than 5 years
Amount (Rs. / Lakh)	4,791.43	-	-	-



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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh
15 Current maturities of long term debt		
a: Current maturities of long term debt (For security clause and term of repayment see note 14)	4,791.43	5,986.96
	4,791.43	5,986.96
16 Trade payables		
a. Total outstanding dues of micro enterprises and small enterprises	-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises	1,016.47	1,231.56
	1,016.47	1,231.56
Notes:		
i. The above amount of trade payables also includes amount payable to its related parties (refer note 35).	-	-
ii. The average credit period for purchase of certain goods and services are from 7 to 15 days. No interest is chargeable on trade payables.		
iii. Amount payable to suppliers under MSMED (suppliers) as on 31 March		
- Principal	-	-
- Interest	-	-
iv. Payments made to supplier beyond the appointed day during the year		
- Principal	-	-
- Interest	-	-
v. Amount of interest due and payable for delay in payment (which have been paid beyond the appointed day during the year) but without adding interest under MSMED	-	-
vi. Amount of interest accrued and remaining unpaid as on 31 March	-	-
vii. Amount of interest remaining due and payable to suppliers disallowable as deductible expenditure under Income Tax Act, 1961	-	-
viii. Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.		
17 Other financial liabilities		
a. Current		
i. Interest accrued		
- on Non Convertible Debentures ('NCD')	6,275.69	4,943.59
- on borrowings from bank	20.73	49.91
	6,296.42	4,993.50
18 Other current liabilities		
a. Advances from customers	14,813.69	14,055.40
b. Statutory dues	56.50	51.40
	14,870.19	14,106.80



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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

	Year ended 31 March, 2019 Rs. / Lakh	Year ended 31 March, 2018 Rs. / Lakh
19 Revenue from operations		
a. Revenue from sale of land	-	568.01
b. Other operating revenues:		
- Sale of construction material	-	94.48
	<u>-</u>	<u>94.48</u>
	<u>-</u>	<u>662.49</u>
20 Other income		
a. Interest income earned on financial assets that are not designated as fair value through profit or loss:		
- from banks on deposits	22.48	34.24
- from customers on delayed payments	-	2.66
- on debentures	2,240.92	3,145.47
- other advances	1,246.28	1,098.79
b. Profit on dilution of interest	-	10.99
c. Other income from customers	-	0.05
d. Scrap sale	9.74	-
	<u>3,519.42</u>	<u>4,292.20</u>
21 Cost of land/ development rights		
a. Plots and land	-	538.77
b. Cost of sale of construction material	-	94.48
	<u>-</u>	<u>94.48</u>
	<u>-</u>	<u>633.25</u>
22 Finance costs		
a. Interest costs		
i. Interest on debenture	3,550.76	3,198.88
ii. Interest on borrowing	651.77	2,175.58
iii. Other finance cost	-	29.48
iv. Interest on Statutory dues	3.17	-
v. Interest on refund to customer	9.44	-
	<u>4,215.14</u>	<u>5,403.94</u>
Less : Finance cost transferred to inventory (see note below)	-	1,712.25
	<u>4,215.14</u>	<u>3,691.69</u>
Note: Interest allocable to Projects under progress transferred to Inventory - Construction under progress.		
23 Depreciation and amortisation expense		
a. Depreciation of property, plant and equipment	0.73	0.73
	<u>0.73</u>	<u>0.73</u>
24 Other expenses		
a. Rates and taxes	528.79	6.56
b. Bank charges	24.46	-
c. Travelling and conveyance	-	0.64
d. Legal and professional	16.58	4.14
e. Payments to auditors (see note below)	3.60	3.62
f. Business promotion	0.09	0.15
g. Bad trade and other receivables, loans and advances written off	399.20	1,469.87
h. Miscellaneous expenses	0.36	2.50
	<u>973.08</u>	<u>1,487.48</u>
Note: Payment made to auditors comprises:		
a. Statutory audit fee's	3.50	3.50
	<u>3.50</u>	<u>3.50</u>
Payment made to group auditors		
a. Statutory audit fee's	0.10	0.12
	<u>0.10</u>	<u>0.12</u>
	<u>3.60</u>	<u>3.62</u>



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

	Year ended 31 March, 2019	Year ended 31 March, 2018
	Rs. / Lakh	Rs. / Lakh
25 Income taxes		
Current tax		
For current year	-	21.69
MAT credit	-	(21.69)
	-	-
Deferred tax		
In respect of the current year	(13.61)	(362.15)
	(13.61)	(362.15)
Income tax expense recognised in the statement of profit and loss	(13.61)	(362.15)
Other comprehensive income section		
Income tax relating to items that will not be reclassified to profit or loss	-	-
	(13.61)	(362.15)
Reconciliation of tax expense and the accounting profit multiplied by prevailing income tax rate		
Profit/(loss) before tax	(1,669.53)	(858.46)
Income tax rate	26.00%	25.75%
Calculated income tax expense	(434.08)	(221.05)
Tax benefit not recognised on prudence	-	-
Deferred tax asset on brought forward losses and other disallowances	420.47	(141.10)
Income tax expense	(13.61)	(362.15)
26 Earning per share		
Net profit attributable to the shareholders	(1,655.92)	(496.31)
Weighted average number of outstanding equity shares during the year	10,000	10,000
Basic earning per share	(16,559.20)	(4,963.10)
Diluted earning per share	(16,559.20)	(4,963.10)



27 Financial instruments

i. Capital Management

The Group's objectives when managing capital are to
a. 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
b. maintain an optimal capital structure to reduce the cost of capital.

The capital structure of the Group consists of net debt (borrowings offset by cash and bank balances) and total equity of the Group.

The Group is not subject to any externally imposed capital requirements.

Consistent with others in the industry, the Group monitors capital on the basis of the following gearing ratio:

Net debt (total borrowings net of cash and cash equivalents)
divided by
Total 'equity' (as shown in the balance sheet).

The gearing ratio at end of the reporting period was as follows:

	Note	As at	As at
		31 March, 2019	31 March, 2018
		Rs. / Lakh	Rs. / Lakh
Debt		48,248.94	44,330.68
Cash and cash equivalent		(2.70)	(17.54)
Other bank balances		(339.34)	(318.78)
Cash and Bank balances		(342.04)	(336.32)
Net debt		47,906.90	43,994.36
Total Equity		(629.63)	1,026.29
Net debt to equity		(76.09)	42.87

ii. Categories of financial instruments

Financial assets

Measured at fair value through profit or loss

Measured at cost

Financial assets

a. Non-current investments

4 22,939.04 21,329.20

Measured at amortised cost

Financial assets

a. Cash and cash equivalents

11-A 2.70 17.54

b. Other bank balances

11-B 339.34 318.78

c. Trade receivables

10 1,660.19 1,660.19

d. Other non-current financial assets

5 6,880.90 5,006.51

e. Other current-financial assets

5 23.20 23.20

Financial liabilities

a. Borrowings

i. Long term borrowings

14 24,179.95 22,026.75

ii. Current maturities of long term borrowings

15 4,791.43 5,986.96

iii. Short term borrowings

14 19,277.56 16,316.97

b. Trade payables

16 1,016.47 1,231.56

c. Other financial liabilities

- Non current

17 - -

- Current

17 6,296.42 4,993.50

Measured at fair value through other comprehensive income

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

For financial assets and liabilities included in Level 3 of fair value hierarchy have been valued using the cost approach to arrive at their fair value.

The Group does not have any assets and liabilities which need to categorise as 'fair value through profit and loss' and 'fair value through other comprehensive income'

iii. Financial risk management objectives

In the course of its business, the Group is exposed primarily to interest rates, liquidity and credit risk, which may adversely impact the fair value of its financial instruments.

The Group has a risk management policy which not only covers the foreign exchange risks but also other risks associated with the financial assets and liabilities such as interest rate risks and credit risks. The risk management policy is approved by the board of directors. The risk management framework aims to:

- Create a stable business planning environment by reducing the impact of currency and interest rate fluctuations on the Group's business plan.
- Achieve greater predictability to earnings by determining the financial value of the expected earnings in advance.

a. Market risk

Market risk is the risk of any loss in future earnings, in realizable fair values or in future cash flows that may result from a change in the price of a financial instrument. The value of a financial instrument may change as a result of changes in the interest rates and other market changes. Future specific market movements cannot be normally predicted with reasonable accuracy.

i. Foreign currency risk management

The fluctuation in foreign currency exchange rates may have potential impact on the statement of profit and loss and equity, where any transaction references more than one currency or where assets/liabilities are denominated in a currency other than the functional currency.

As the Group has not transaction in currency other than domestic currency, the Group is not exposed to foreign currency risk.



ii. Interest rate risk management

Interest rate risk is measured by using the cash flow sensitivity for changes in variable interest rates. Any movement in the reference rates could have an impact on the Group's cash flows as well as costs.

The Group is subject to variable interest rates on some of its interest bearing liabilities. The Group's interest rate exposure is mainly related to debt obligations. Also, the Group regularly review market interest rates comparing with the applicable rate of interest on liabilities.

As at 31 March, 2019 and 31 March, 2018, financial liability of Rs. 4,791.43 Lakhs and Rs. 5,986.96 Lakhs, respectively, was subject to variable interest rates. Increase/decrease of 100 basis points in interest rates at the balance sheet date would result in decrease/increase in profit/(loss) before tax of Rs. 47.91 Lakhs and Rs. 59.87 Lakhs for the year ended 31 March, 2019 and 31 March, 2018, respectively.

The model assumes that interest rate changes are instantaneous parallel shifts in the yield curve. Although some assets and liabilities may have similar maturities or periods to re-pricing, these may not react correspondingly to changes in market interest rates. Also, the interest rates on some types of assets and liabilities may fluctuate with changes in market interest rates, while interest rates on other types of assets may change with a lag.

The risk estimates provided assume a parallel shift of 100 basis points interest rate across all yield curves. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The period end balances are not necessarily representative of the average debt outstanding during the period.

This analysis assumes that all other variables, in particular foreign currency rates, remain constant.
 (Note: The impact is indicated on the profit/(loss) before tax basis).

iii. Other price risk

The Group does not have any financial instrument which will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), hence the Group is not significantly exposed to other price risk.

b. Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses both the direct risk of default and the risk of deterioration of creditworthiness as well as concentration risks.

Credit risk has always been managed through monitoring the credit worthiness of customers in the normal course of business.

The Group uses expected credit loss ('ECL') model to assess the impairment loss or gain. The Group uses a provision matrix to compute the expected credit loss allowance for trade receivables which is based on historical experience. There are no expected credit loss as per the evaluation of the management at period end.

c. Liquidity risk management

Liquidity risk refers to the risk that the Group cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group has obtained fund and non-fund based working capital lines from various banks.

The Group also constantly monitors funding options available in the debt and capital markets with a view to maintaining financial flexibility.

During the year the Group generated sufficient cash flow operations to meet its financial obligations as and when they fall due.

The table below provide details regarding the contractual maturities of significant financial liabilities as at:

Contractual maturities of financial liabilities

	less than 1 year	1 to 5 year	more than 5 year	Total
	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh
As at 31 March 2019				
Borrowings	24,068.99	24,179.95	-	48,248.94
Trade payables	1,016.47	-	-	1,016.47
Other non-current financial liabilities	-	-	-	-
Other current financial liabilities	6,296.42	-	-	6,296.42
As at 31 March 2018				
Borrowings	22,303.93	22,026.75	-	44,330.68
Trade payables	1,231.56	-	-	1,231.56
Other non-current financial liabilities	-	-	-	-
Other current financial liabilities	4,993.50	-	-	4,993.50

28 Corporate social responsibility expenditure

The Group has not meet the conditions of CSR rules, net worth, turnover and net profit hence the provisions of CSR not applicable to the Group.



29 Segment information

The Chief operating decision maker for the purpose of resource allocation and assessment of segments performance focuses on real estate, the Group operates in a single business segment. The Group is operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure prescribed by Ind AS 108 are not applicable.

30 Commitments and contingencies

- a. The estimated amount of contracts remaining to be executed on capital amounts and not provided for (net of advances) amount to Rs. Nil (as at 31.03.2018 amount to Rs. Nil)
- b. The Group has other commitments, for purchase of goods and services and employee benefits, in normal course of business.
- c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Group.
- d. The Group does not have any pending litigations which would impact its financial position in its financial statements. Contingent liabilities Rs. Nil (Previous period Rs. Nil).
- e. The Group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

31 The Group entered into a Debentures Pledge Agreement (the 'Agreement') dated December 03, 2014 with Lotus Greens Constructions Private Limited (LG Construction¹) and IL&FS Trust Company Limited (the 'Debenture trustee') to secure 4,500 non-convertible debentures of Rs. 10,00,000/- each issued by LG Constructions. As per the terms of the agreement, to secure the payments or repayments of the said debentures the Group has pledged its investment into 90 Non Convertible Debentures and 40 Optionally Convertible Debentures of LG Constructions.

Further, as per the terms of Subordination Agreement dated December 03, 2014 entered with Debenture trustee, the Group has agreed not to claim, demand, receive or otherwise in respect of Group's debenture investments in LG Construction till the time the aforesaid 4,500 non-convertible debentures issue by LG construction are paid and discharged in full.

32 Lease commitments

The Group does not have any non-cancellable operating lease.

33 The Group is engaged in the business of real estate development, which has been classified as infrastructural facilities as per Schedule VI to the Companies Act, 2013. Accordingly, provisions of section 185 of the Companies Act are not applicable to the Group and hence no disclosure under that section is required.

34 The Group has incurred accumulated loss of Rs. 630.45 lakh as on March 31, 2019 which has resulted in negative net worth of Rs. 629.45 lacs. The existence of negative net worth indicates some uncertainty resulting doubt about the Group's ability to continue as a going concern. However considering the fact that the Group's project is in the nature of long term real estate project and as of now under initial development stage, revenue recognition is industry specific wherein the revenue recognised on completion of project, considering the measures are being taken to expedite the project completion and the Management is confident of generating cash flows in future to meet the working capital and capital funding requirements of the Group. Accordingly, the accounts have been prepared on going concern basis.



35 Related parties

a. List of related parties

i. Ultimate Holding Entity

- a) Lotus Greens LLP

ii. Holding Company

- a) Three C Town Planners Private Limited

iii. Companies under the common control with the Group

- a) Lotus Greens Constructions Private Limited
- b) Lotus Greens Developers Private Limited
- c) Three C Properties Private Limited
- d) Znex InfraDevelopers Private Limited

iv. Individuals owning indirect interest in the voting power having control over the Group and their relatives

- a) Harakaran Singh Uppal
- b) Nirmal Singh (Father of Mr. Harakaran Singh Uppal)
- c) Sureena Uppal (Mother of Mr. Harakaran Singh Uppal)

v. Entities over which individuals mentioned in (iv) point above are able to exercise control/significant influence and with whom transactions have taken place during the year:

- a) Arena Superstructures Private Limited
- b) Three C Green Developers Private Limited
- c) Pivush IT Solutions Private Limited
- d) Delight Outsourcing Private Limited
- e) NS Global Private Limited
- f) Sona Polyesters Private Limited
- g) White Lotus Projects LLP
- h) Three C Universal Developers Private Limited
- i) Three C InfraTech Private Limited
- j) Constant Fine Infosotech Private Limited
- k) Three C Facility Management Private Limited
- l) Three C Projects Private Limited
- m) Land Kart Builders Private Limited
- n) Apricot Buildcon Private Limited
- o) Rimrock Shelter LLP



b. Transactions / balances outstanding with related parties

Holding/Ultimate Holding	Companies under the common control with the Group	Individuals owning indirect interest in the voting power having significant influence/control over the Group and their relatives and with whom transactions have been taken place	Entities over which individuals mentioned in a-(iv) above are able to exercise control/ significant influence and with whom transactions have taken place during the year	Year ended 31 March, 2019		Year ended 31 March, 2018		Year ended 31 March, 2019		Year ended 31 March, 2018		Year ended 31 March, 2019		Year ended 31 March, 2018	
				Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh
Transactions during the year															
Expenditure incurred by related parties for the Group															
Three C Properties Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C InfraTech Private Limited	-	364.35	1,680.61	-	-	14.22	13.15	364.35	1,680.61	-	-	14.22	13.15	364.35	1,680.61
Sona Polyesters Private Limited	-	-	-	-	-	22.83	35.49	-	-	-	-	22.83	35.49	-	-
Arena Superstructures Private Limited	-	-	-	-	-	1.99	-	-	-	-	-	1.99	-	-	-
Lotus Greens Developers Private Limited	-	2.11	61.75	-	-	-	-	-	-	-	-	-	-	2.11	61.75
Apricot Buildcon Private Limited	-	-	-	-	-	11.64	184.77	-	-	-	-	11.64	184.77	-	-
Amount payable on account of unit transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Arena Superstructures Private Limited	-	-	-	-	-	-	37.37	-	-	-	-	-	-	-	-
Amount receivable on account of unit transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Green Developers Private Limited	-	-	-	-	-	-	200.00	-	-	-	-	-	-	-	-
Apricot Buildcon Private Limited	-	-	-	-	-	-	4,615.49	-	-	-	-	-	-	-	-
Loans and advances taken	1,000.00	-	236.43	-	-	8,335.21	1,220.00	-	-	10,308.26	1,456.43	-	-	-	-
Three C Properties Private Limited	-	973.05	216.43	-	-	-	-	-	-	973.05	216.43	-	-	-	-
Arena Superstructures Private Limited	-	-	-	-	-	8.00	8.00	-	-	8.00	8.00	-	-	-	-
Three C Green Developers Private Limited	-	-	-	-	-	33.10	-	-	-	33.10	-	-	-	-	-
Pivush IT Solutions Private Limited	-	-	-	-	-	82.00	-	-	-	82.00	-	-	-	-	-
Sona Polyesters Private Limited	-	-	-	-	-	63.16	75.00	-	-	63.16	75.00	-	-	-	-
Three C Universal Developers Private Limited	-	-	-	-	-	370.00	-	-	-	370.00	-	-	-	-	-
N S Global	-	-	-	-	-	3,907.45	-	-	-	3,907.45	-	-	-	-	-
Nirmal Singh	-	-	-	-	-	780.00	15.00	-	-	780.00	15.00	-	-	-	-
Delight Outsourcing Private Limited	1,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Town Planners Private Limited	-	-	20.00	-	-	-	-	-	-	-	-	-	-	-	-
Lotus Greens Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rimrock Shaker LLP	-	-	-	-	-	2,398.50	-	-	-	2,398.50	-	-	-	-	-
Apricot Buildcon Private Limited	-	-	-	-	-	678.00	1,145.00	-	-	678.00	1,145.00	-	-	-	-
Interest on NCD's	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-
Lotus Greens Constructors Private Limited	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-



Holding/Ultimate Holding	Year ended 31 March, 2019		Year ended 31 March, 2018		Year ended 31 March, 2019		Year ended 31 March, 2018		Year ended 31 March, 2019		Year ended 31 March, 2018		Total
	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh	Rs. / Lakh		
Loans and advances given													
Sona Polyesters Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Delight Outsourcing Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Constant Fine Infosotech Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Arena Superstructures Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Nirmal Singh	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Facility M	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Green Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Infratech Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Universal Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Lotus Green Constructors Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Nnex Infra Developers	-	-	-	-	-	-	-	-	-	-	-	-	-
Pivush IT Solutions Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans and advances received back													
Apricot Buildcon Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans and advances repaid													
Delight Outsourcing Private Limited	82.00	82.49	420.00	60.53	-	-	3,200.00	5,975.29	3,702.00	6,118.31	1,397.00	-	
N S Global	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Properties Private Limited	-	-	420.00	-	-	-	-	-	-	-	-	-	-
Sona Polyesters Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Pivush IT Solutions Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Kart Builders Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Town Planners Private Limited	82	82.49	-	-	-	-	-	-	-	-	-	-	-
Apricot Buildcon Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Lotus Greens Developers Private Limited	-	-	-	60.53	-	-	-	-	-	-	-	-	-
Arena Superstructures Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Three C Universal Developers Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of inventory													
Lotus Greens Developers Private Limited	-	-	-	111.48	-	-	-	-	-	-	-	-	-
	-	-	-	111.48	-	-	-	-	-	-	-	-	-



Holding/Ultimate Holding	Companies under the common control with the Group		Individuals owning indirect interest in the voting power having significant influence/control over the Group and their relatives and with whom transactions have been taken place		Entities over which individuals mentioned in a- (iv) above are able to exercise control/ significant influence and with whom transactions have taken place during the year		Total			
	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh	As at 31 March, 2019 Rs. / Lakh	As at 31 March, 2018 Rs. / Lakh		
Outstanding balances										
Loans and Advances payable	1,016.17	98.17	4,593.63	3,670.20	503.85	-	3,464.30	4,076.93	9,577.95	7,845.30
Lotus Greens Constructions Private Limited	-	-	1,708.45	1,699.52	-	-	-	-	1,708.45	1,699.52
Three C Properties Private Limited	-	-	2,861.96	1,944.46	503.85	-	-	-	2,861.86	1,944.46
Nirmal, Sindi	-	-	-	5.00	-	-	-	-	503.85	5.00
Znex Infra Developers Private Limited	-	-	-	-	-	-	7.30	10.00	7.30	37.37
Arena Superstructures Private Limited	-	-	-	-	-	-	717.45	1,500.00	1,000.00	1,500.00
NS Global Private Limited	-	-	-	-	-	-	-	131.26	131.26	131.26
Three C Projects Private Limited	-	-	-	-	-	-	-	200.00	200.00	200.00
Three C Infratech Private Limited	-	-	-	-	-	-	-	106.00	106.00	106.00
Three C Facility Management Private Limited	-	-	-	-	-	-	-	641.00	641.00	641.00
Comant Fine Infratech Private Limited	-	-	-	-	-	-	-	467.92	467.92	467.92
Three C Universal Developers Private Limited	-	-	-	-	-	-	-	11.00	11.00	11.00
Delight Outsourcing Private Limited	-	-	-	-	-	-	-	13.23	13.23	13.23
Three C Town Planners Private Limited	1,016.17	98.17	23.33	21.22	-	-	-	-	1,016.17	98.17
Lotus Greens Developers Private Limited	-	-	-	-	-	-	2,398.50	316.82	2,398.50	316.82
Rimrock Shelter LLP	-	-	-	-	-	-	-	-	-	-
Apricot Buildcon Private Limited	-	-	-	-	-	-	-	-	-	-
Trade Receivables			111.48	111.48					111.48	111.48
Lotus Greens Developers Private Limited	-	-	111.48	111.48	-	-	-	-	111.48	111.48
Loans and advances Receivables							335.81	503.80	335.81	503.80
Sona Polysters Private Limited	-	-	-	-	-	-	335.81	421.80	335.81	421.80
Pivush IT Solutions Private Limited	-	-	-	-	-	-	-	82.00	-	82.00
Investment in optionally convertible debentures			3,505.21	3,402.10					3,505.21	3,402.10
Lotus Greens Constructions Private Limited	-	-	3,505.21	3,402.10	-	-	-	-	3,505.21	3,402.10
Investment in non convertible debentures			8,908.80	8,648.35					8,908.80	8,648.35
Lotus Greens Constructions Private Limited	-	-	8,908.80	8,648.35	-	-	-	-	8,908.80	8,648.35
Accrued interest on investments			6,879.89	5,005.50					6,879.89	5,005.50
Lotus Greens Constructions Private Limited	-	-	6,879.89	5,005.50	-	-	-	-	6,879.89	5,005.50



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

36 Additional information as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiaries

a. As at and for the year ended 31 March, 2019

Sr. No.	Name of the entity in group	Net Assets i.e. total assets minus total liabilities		Share in total comprehensive income	
		As % of consolidated net assets	Amount (Rs. / Lakh)	As % of consolidated total comprehensive income	Amount (Rs. / Lakh)
I.	Holding Company				
	Bright Buildtech Private Limited	102.22%	(643.60)	99.96%	(1,655.24)
II.	Subsidiaries				
	Solace Projects Private Limited	-2.53%	15.90	0.04%	(0.68)
			(627.70)		(1,655.92)
	Adjustment arising out of consolidation	0.31%	(1.93)	0.00%	-
	Total	100.00%	(629.63)	100.00%	(1,655.92)



BRIGHT BUILDTECH PRIVATE LIMITED
CIN - U45201DL2006PTC146221
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

37 Events after the reporting period

There are no event observed after the reported period which have an impact on the Group's operation.

38 Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 27 September, 2019.

In terms of our report attached

For S. N. Dhawan & CO LLP

Chartered Accountants

Firm's Registration No. 000050N/N500045

Vinesh Jain

Vinesh Jain

Partner

Membership No. 087701



Place: Delhi

Date: 27th September 2019

For and on behalf of the Board of Directors

Pratap

Pratap Singh Rathi

Director

DIN: 05195185

Place: Delhi

Date: 27th September 2019

Jagdeep Singh Gill

Jagdeep Singh Gill

Director

DIN: 01599882

