Amit Desai & Co

Chartered Accountants

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Independent Auditor's Report

To the Members of TRUEWIN REALTY LIMITED

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of TRUEWIN REALTY LIMITED ("the Company"), which comprise the Balance Sheet as at 31st March, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards ("Ind AS") specified under Section 133 of the Act, read with relevant rules issued thereunder.

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

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit.
We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

AMIT DESAI & CO. MUMBAI Chartered Accountants

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

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

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

OPINION

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Ind AS specified under Section 133 of the Act, of the state of affairs (financial position) of the Company as at 31st March, 2018, and its loss (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

EMPHASIS OF MATTER

Attention is invited to Note No. 33 of the financial statements with regard to exceptional item of Rs.4456 lakhs with regard to mark down of inventory to net realisable value which is based on the judgment of management.
Our opinion is not qualified in respect of the above matter.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Sub-Section (11) of Section 143 of the Act, we give in "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Sub-Section 3 of Section 143 of the Act, we report that:

(a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

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(b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) the financial statements dealt with by this report are in agreement with the books of account;

(d) in our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with relevant rules issued thereunder;

(e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2018 from being appointed as a director in terms of Section 164(2) of the Act;

(f) we have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as on 31st March 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date and our report dated May 16, 2018 as per Annexure B expressed an unmodified opinion; and

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

  i. the Company does not have any pending litigations which would impact its financial position;

  ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and

  iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **Amit Desai & Co**
Chartered Accountants
ICAI Firm's Reg..No.: 130710W

(Amit N. Desai)
Partner
Membership No.: 032926

Mumbai: May 16, 2018

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report of even date to the members of TRUEWIN REALTY LIMITED on the financial statements for the year ended 31st March, 2018]

(i)

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) During the year, the fixed assets of the Company have been physically verified by the management and as informed, no material discrepancies were noticed on such verification. In our opinion, the frequency of verification is reasonable having regard to the size of the Company and the nature of its fixed assets.

(c) There are no immovable properties owned by the Company, hence the provisions of Paragraph 3(i) of the Order are not applicable to the Company.

(ii) The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable. As informed, no material discrepancies were noticed on physical verification carried out during the year.

(iii) The Company has not granted any loans, secured or unsecured to Companies, firms or other parties covered in the register maintained under Section 189 of the Act, hence the provisions of Paragraph 3 (iii) of the Order are not applicable to the Company.

(iv) Based on information and explanation given to us the Company has not given any loans or made any investments or provided any guarantees or securities; hence the provisions of Paragraph 3(iv) of the Order are not applicable to the Company.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the provisions of Sections 73 to 76 of the Act and the rules framed there under.

(vi) The Central Government of India has not prescribed the maintenance of cost records under Sub-Section (1) of Section 148 of the Act for any of the activities of the Company.

(vii)

(a) The Company is generally regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues applicable to it.

And

According to the information and explanations given to us, no undisputed amounts payable in respect of including provident fund, employees' state insurance, income tax, duty of

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customs, duty of excise, value added tax, cess and any other material statutory dues applicable to it, were outstanding, at the year end, for a period of more than six months from the date they became payable except service tax and sales tax(WCT).

Statement showing arrears of outstanding statutory dues as at the last date of the financial year for a period more than six months is as under –

Name of the Statute	Nature of Dues	Amount* (in Rs.)	Period to which the amount relates	Due Date	Date of Payment
Finance Act, 1994	Service Tax	1,11,015/-	April 2017 to June 2017	within 6 days from the end of the month in which the service tax is payable	Not Paid till date.
Maharashtra Value Added Tax Act, 2002	WCT TDS	2,11,895/-	April 2017 to June 2017	within 21 days from the end of the month in which the WCT is payable	Not Paid till date.

*Excluding any interest if any.

(b) According to the information and explanation given to us, there are no dues with respect to income tax, sales tax, service tax, duty of customs, duty of excise, value added tax which have not been deposited on account of any dispute.

(viii) The Company does not have any loans or borrowings from any financial institutions, banks, and Government during the year. The Company has not defaulted in repayment of dues to debenture holders during the year.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Hence the provisions of Paragraph 3(ix) of the Order are not applicable to the Company.

(x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or any fraud on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such instance by the management.

(xi) The Company has not paid or provided any managerial remuneration; hence the provisions of Paragraph 3 (xi) of the Order are not applicable to the Company.

(xii) In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of Paragraph 3(xii) of the Order are not applicable to the Company.

(xiii) As per the information and explanation given to us, all transactions entered into by the Company with the related parties are in compliance with Section 177 and 188 of Act, where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.

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(xiv) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore, the provisions of Paragraph 3(xiv) of the Order are not applicable to the Company.

(xv) The Company has not entered into any non-cash transactions with directors or persons connected with him. Therefore, the provisions of Paragraph 3(xv) of the Order are not applicable to the Company.

(xvi) Based on the information and explanation given to us the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Amit Desai & Co**
Chartered Accountants
ICAI Firm Registration No. 130710W

(Amit N. Desai)
Partner
Membership No. 032926

Mumbai: May 16, 2018

Annexure B to the Independent Auditor's Report
on the Internal Financial Controls under Clause (i) of Sub-Section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the financial statements of TRUEWIN REALTY LIMITED ("the Company") as of and for the year ended 31st March, 2018, we have audited the internal financial controls over financial reporting ("IFCoFR") of the Company of as of that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note 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 IFCoFR was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's IFCoFR.

MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING

A company's IFCoFR 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 IFCoFR includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail,

AMIT DESAI & CO. MUMBAI Chartered Accountants

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 OVER FINANCIAL REPORTING

Because of the inherent limitations of IFCoFR, 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 IFCoFR to future periods are subject to the risk that the IFCoFR may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

In our opinion, the Company has, in all material respects, an adequate IFCoFR and such IFCoFR were operating effectively as at 31 March 2018, based on the IFCoFR criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of IFCoFR issued by the ICAI.

For **Amit Desai & Co**
Chartered Accountants
ICAI Firm's Reg. No.: 130710W

AMIT DESAI & CO. MUMBAI Chartered Accountants

AMIT DESAI Mumbai M. No. 32926 CHARTERED ACCOUNTANTS

(Amit N. Desai)
Partner
Membership No.: 032926

Mumbai: May 16, 2018

TRUEWIN REALTY LIMITED

Balance Sheet as at 31st March, 2018

Rs. in Lakhs

	Particulars	Note No.	As at 31-Mar-18	As at 31-Mar-17
I.	**ASSETS**			
	(1) Non-Current Assets			
	(a) Property, Plant and Equipment	3	**0.82**	1.58
	(b) Financial Assets			
	(i) Others	4	**44.96**	80.95
	(c) Non Current Tax Assets		**70.70**	45.28
	Total Non-Current Assets		**116.48**	127.81
	(2) Current Assets			
	(a) Inventories	5	**9,216.34**	11,701.33
	(b) Financial Assets			
	(i)Trade Receivables	6	**29.05**	29.05
	(ii) Cash and Cash Equivalents	7	**43.39**	24.40
	(iii)Bank Balances other than (ii) above	8	**72.25**	1,033.94
	(iv)Current Investments	9	**0.12**	0.12
	(v)Others	10	**48.87**	73.32
	(c) Other Current Assets	11	**377.41**	294.56
	Total Current Assets		**9,787.43**	13,156.70
	TOTAL		**9,903.91**	13,284.51
II.	**EQUITY AND LIABILITIES**			
	(1) Equity			
	(a) Equity Share Capital	12	**10.00**	10.00
	(b) Other Equity	13	**(4,836.35)**	13.99
	Total Equity		**(4,826.35)**	23.99
	(2) Non-Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	14	**2,574.38**	7,708.03
	(b) Deferred Tax Liabilities		**405.34**	409.71
	Total Non Current Liabilities		**2,979.72**	8,117.74
	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	15	**1,335.79**	226.44
	(ii)Trade Payables	16	**365.01**	490.62
	(iii)Other	17	**8,874.12**	3,368.02
	(b) Other Current Liabilities	18	**1,175.62**	1,057.71
	Total Current Liabilities		**11,750.54**	5,142.79
	TOTAL		**9,903.91**	13,284.51
	Summary of Significant Accounting Policies	2		
	Notes forming part of financial statements	22-36		

As Per Our Report of Even Date

For Amit Desai & Co
Chartered Accountants
ICAI Firm Registration No 13[illegible]

Amit N Desai
Partner
Membership No. 032926

Mumbai

For and on behalf of Board of Directors

Bharat Sanghavi
Director
DIN: 00046906

Dinesh Jain
Director
DIN: 00059913

Kishor Oza
Chief Financial Officer

Pooja Kothari
Company Secretary

Mumbai

TRUEWIN REALTY LIMITED

Statement of Profit & Loss For The Year Ended 31st March, 2018

Rs In Lakhs

Particulars	Note. No.	For Year Ended 31-Mar-18	For Year Ended 31-Mar-17
Income:			
Revenue from Operations	19	432.70	280.10
Other Income	20	6.39	0.21
Total Revenue		439.09	280.31
Expenses:			
Realty Cost Incurred		2841.44	3135.76
Change in Realty Work in Progress		(2,027.34)	(2,518.12)
Depreciation and Amortization Expense		0.71	0.96
Other Expenses	21	22.96	59.40
Total Expenses		837.77	678.00
Profit/(Loss) Before Exceptional Items and Tax		(398.68)	(397.69)
Exceptional Items	33	(4,456.00)	-
Profit / (Loss) Before Tax		(4,854.68)	(397.69)
Tax Expenses			
- Current Tax		-	-
- Deferred Tax		(4.36)	(24.00)
Total Tax Expenses		(4.36)	(24.00)
Net Profit / (Loss) After Tax		(4,850.32)	(373.69)
Other Comprehensive Income			
a Items that will not be reclassified to Statement of profit and loss - Remeasurement of defined benefit obligation		-	-
b Income tax related to items that will not be reclassified to Statement of Profit and Loss - Remeasurement of defined benefit obligation		-	-
Other Comprehensive Income / (Loss) for the year		-	-
Total Comprehensive Income for the year		(4,850.32)	(373.69)
Earnings Per Share (Nominal Value of Rs. 10/- each)			
- Basic		(4,850.32)	(373.69)
- Diluted		(4,850.32)	(373.69)
Summary of Significant Accounting Policies	2		
Notes forming part of financial statements	22-36		

As Per Our Report of Even Date

For Amit Desai & Co
Chartered Accountants
ICAI Firm Registration No 130710W

Amit N Desai
Partner
Membership No. 032906

Mumbai
Date 16th May 2018

AMIT DESAI & CO. MUMBAI Chartered Accountants

AMIT DESAI Mumbai M. No. 32926 CHARTERED ACCOUNTANTS

TRUEWIN REALTY LTD. MUMBAI

For and on behalf of Board of Directors

Bharat Sanghavi
Director
DIN: 00046906

Dinesh Jain
Director
DIN: 00059913

Kishor Oza
Chief Financial Officer

Pooja Kothari
Company Secretary

Mumbai
Date 16th May 2018

TRUEWIN REALTY LIMITED
Cash Flow Statement For the Year Ended 31st March 2018

Rs in Lakhs

	Particulars	Year Ended 31-Mar-18		Year Ended 31-Mar-17	
I	**Cash Flow from Operating Activities**				
	Net Profit / (Loss) Before Tax		(4,854.68)		(397.69)
	Adjustments for:				
	Depreciation	0.71		0.96	
	Interest income	(2.03)		(0.20)	
	Dividend	0.00	(1.33)	(0.01)	0.75
	Operating Profit / (Loss) before Working Capital Changes		(4,856.01)		(396.94)
	Adjustments for:				
	(Increase) / Decrease in Non Financial Current Assets - Others	35.99		35.99	
	(Increase) / Decrease In Non Current Assets - Others	(25.42)		(18.04)	
	(Increase) / Decrease in Inventories	2,484.99		(2,518.10)	
	(Increase)/Decrease in Other Financial Assets	24.45		41.15	
	(Increase)/Decrease in Other Current Assets	(82.85)		(97.22)	
	Increase / (Decrease) in Trade Payables	(125.62)		(57.00)	
	Increase / (Decrease) in Other Current Liabilities	197.99		1,051.49	
			2509.53		(1,561.74)
	Cash Generated from / (Used in) Operations		(2,346.48)		(1,958.68)
	Taxes Paid (Net of Refund)		-		-
	Net Cash Flow From / (Used in) Operating Activities (A)		(2,346.48)		(1,958.68)
II	**Cash Flow From Investing Activities**				
	Purchase of Fixed Assets		-		0.00
	Proceeds from liquidation of Fixed Deposits		961.68		1326.08
	Investment in Mutual Fund		-		(0.01)
	Interest Received		2.03		0.20
	Dividend received		0.00		0.01
	Net Cash Flow from Investing Activities (B)		963.71		1326.28
III	**Cash Flow From Financing Activities**				
	(Repayment)/ Proceeds of Short term Borrowings		1109.35		220.25
	(Repayment) / Proceeds of Long term Borrowings		292.41		(119.85)
	Net Cash Flow from Financing Activities (C)		1401.76		100.40
	Increase/ (Decrease) in Cash and Cash Equivalents (D=A+B+C)		18.99		(532.00)
	Cash & Cash Equivalents as at Beginning of Year		24.40		556.40
	Cash & Cash Equivalents as at End of the Year		43.39		24.40

Note:
The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Ind AS -7 on Statement of Cash Flow.

As Per Our Report of Even Date

For Amit Desai & Co
Chartered Accountants
ICAI Firm Registration No 130710W

AMIT DESAI & CO. MUMBAI Chartered Accountants

Amit N Desai
Partner
Membership No. 032906

AMIT DESAI Mumbai M. No. 32926 CHARTERED ACCOUNTANTS

Mumbai
Date 16th May 2018

For and on behalf of Board of Directors

Bharat Sanghavi
Director
DIN: 00046906

Dinesh Jain
Director
DIN: 00059913

Kishor Oza
Chief Financial Officer

Pooja Kothari
Pooja Kothari
Company Secretary

Mumbai
Date 16th May 2018

TRUEWIN REALTY LTD. MUMBAI

Truewin Realty Limited

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

Rs in Lakhs

A.Equity Share Capital

Particulars	31-Mar-18	31-Mar-17
Balance at the beginning of the reporting year	**10.00**	10.00
Changes in equity share capital during the year	**0.00**	0.00
Balance at the end of the reporting year	**10.00**	10.00

Rs in Lakhs

B. Other Equity

Particulars	Retained Earnings	Deemed Equity	Total
Balance as at 1st April 16	(727.45)	1,115.13	387.68
Profit / (Loss) for the year	(373.69)	-	(373.69)
Balance as at 31st March 17	(1,101.14)	1,115.13	13.99
Profit / (Loss) for the year	(4,850.31)	-	(4,850.31)
Balance as at 31st March 18	(5,951.48)	1,115.13	(4,836.35)

As Per Our Report of Even Date

For Amit Desai & Co
Chartered Accountants
ICAI Firm Registration No 130710W

Andesai
Amit N Desai
Partner
Membership No. 032926

AMIT DESAI & CO. MUMBAI Chartered Accountants

AMIT DESAI Mumbai M. No. 32926 CHARTERED ACCOUNTANTS

Mumbai
Date 16th May 2018

For and on behalf of Board of Directors

Bharat Sanghavi
Director
DIN: 00046906

Dinesh Jain
Director
DIN: 00059913

Kishor Oza
Chief Financial Officer

PoojaKotharee
Pooja Kothari
Company Secretary

Mumbai
Date 16th May 2018

TRUEWIN REALTY LTD. MUMBAI

TRUEWIN REALTY LIMITED

Notes forming part of the Financial Statements.

1 Company Overview

Truewin Realty Limited ("the Company") is a Public Limited Company engaged primarily in the business of real estate development and is domiciled in India.

The Financial Statements of the Company for the year ended 31st March, 2018 were authorized for issue in accordance with the resolution of the Board of Directors on 16th May 2018.

2 Significant Accounting Policies

I Basis of Preparation of Financial Statements

The Financial Statements have been prepared on a historical cost basis, except certain financial assets and liabilities that is measured at fair value (refer accounting policy regarding financial instrument).

II Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realisation of project into cash & cash equivalents and range from 3 to 7 years. Accordingly project related assets & liabilities have been classified into current & non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

III Functional and Presentation Currency

These Financial Statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded off to two decimals in lakhs.

IV Use of Estimates and Judgments

The preparation of the Financial Statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these Financial Statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

a. Evaluation of Percentage Completion

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as

AMIT DESAI & CO. MUMBAI Chartered Accountants

TRUEWIN REALTY LTD. MUMBAI

project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the Financial Statements for the period in which such changes are determined.

b. Impairment of Non Financial Assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or cash generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

c. Impairment of Financial Assets

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

d. Useful life and residual value of Property, Plant and Equipment and Intangible Assets

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

e. Fair Value Measurement of Financial Instruments

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgment is required in establishing fair values. Any changes in assumptions could affect the fair value relating of financial instruments.

V Standards issued but not yet effective

IND AS 115 Revenue from Contract with Customers: In February 2015, the Ministry of Corporate Affairs had notified IND AS 115, Revenue from Contract with Customers. The core principle of this new standard is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers.

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The Company is in the process of making an assessment of the impact of IND AS 115 upon initial application. As at the date of this report, the Company's Management does not expect that the impact on the Company's results of operations and financial position will be material upon adoption of IND AS 115.

VI Measurement of Fair Values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1 Quoted prices in active markets for identical assets or liabilities.

Level 2 Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 Inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

VII Property, Plant and Equipment & Depreciation

a. Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

i. its purchase price, including import duties and non refundable purchase taxes, after deducting trade discounts and rebates.

ii. any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.

iii. the initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Company incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.

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Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by Management, are recognised in Statement of Profit and Loss. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

a. Subsequent Expenditure

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Statement of Profit and Loss of the Company in the year of disposal.

Expenses incurred for acquisition of capital assets excluding advances paid towards the acquisition of fixed assets outstanding at each Balance Sheet date are disclosed under Capital Work in Progress.

Capital Work in Progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

b. Depreciation

Depreciation is provided from the date the assets are ready to be put to use, on straight line method as per the useful life of the tangible assets as prescribed under Part C of Schedule II of The Companies Act, 2013.

Depreciation is calculated on a prorata basis from the date of installation / acquisition till the date the assets are sold or disposed.

Depreciable amount for assets is the cost of an asset or amount substituted for cost, less its estimated residual value.

VIII Impairment of Assets

The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment if any indication of impairment exists. The following intangible assets are tested for impairment each financial year even if there is no indication that the asset is impaired:

(a) an intangible asset that is not yet available for use; and
(b) an intangible asset that is amortised over a period exceeding ten years from the date when the asset is available for use.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

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The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

Where there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

IX Financial Instruments

A Financial Assets

i. Classification

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

ii. Initial Recognition and Measurement

All Financial Assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

iii. Subsequent Measurement

For purposes of subsequent measurement financial assets are classified into two board categories:

a. Financial asset at fair value
b. Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

B Financial Liabilities

i. Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost or at fair value through Profit and Loss.

ii. Initial Recognition and Measurement

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

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The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

iii. Loans and Borrowings

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

This category generally applies to interest amortised bearing loans and borrowings.

iv. Derecognition

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

v. Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

C Share Capital

Ordinary Equity Shares

Incremental costs directly attributable to the issue of ordinary equity shares, net of any tax effects, are recognised as a deduction from equity.

X Inventories

a. Inventories comprise of: (i) Finished Realty Stock representing unsold premises in completed projects (ii) Realty Work in Progress representing properties under construction / development and (iii) Raw Material representing inventory yet to be consumed.

b. Inventories other than Raw Material above are valued at lower of cost and net realisable value. Raw Materials are valued at weighted average method.

c. Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Realty Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the

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Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

XI Revenue Recognition

a. The Company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognised in the Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the Company on transfer of significant risk and rewards to the buyer.

b. In accordance with the "Guidance Note on Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), construction revenue on such projects, measured at the fair value (i.e. adjusted for discounts, incentives, time value of money adjustments etc.), have been recognised on percentage of completion method provided the following thresholds have been met:

(i) All critical approvals necessary for the commencement have been obtained

(ii) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs

(iii) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers and

(iv) At least 10 percent of the contract consideration is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

c. Interest income is accounted on an accrual basis at effective interest rate.

d. Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the Financial Statements for the period in which such changes are determined. Revenue from projects is recognised net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

XII Income Tax

Income Tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in Equity or in Other Comprehensive Income.

a. Current Tax

Current Tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years.

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It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities can be offset only if the Company

(i) has a legally enforceable right to set off the recognised amounts; and

(ii) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

b. Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse using tax rates enacted or substantively enacted at the reporting date.

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

Deferred tax assets and liabilities are offset only if:

(i) The Company has a legally enforceable right to set off current tax assets against current tax liabilities; and

(ii) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

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c. Minimum Alternate Tax (MAT)

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date. For the purpose of disclosure of MAT in financial assets, the same have been considered as deferred tax assets.

XIII Borrowing Cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

XIV Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

XV Earnings per Share

Basic earnings per share are computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for the events for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares). Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

XVI Cash Flow Statement

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 –Statement of Cash Flows.

Cash and Cash equivalents for the purpose of cash flow statement comprise of cash at bank and in hand and short term investments with original maturity of three months or less.

XVII Provisions and Contingent Liabilities

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement

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benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the Notes. Contingent liabilities are disclosed for

(i) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
(ii) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

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

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each Balance Sheet date.

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Notes to the Financial Statements For the Year Ended 31st March 2018

Note 3

Rs in Lakhs

Property, Plant and Equipment	Gross Block			Accumulated Depreciation					Net Block	
	Balance as at 1 April 2017	Additions/ (Disposals)	Balance as at 31st March 2018	Balance as at 1 April 2017	Depreciation charge for the year	Other Adjustments	On disposals	Balance as at 31st March 2018	Balance as at 31st March 2018	Balance as at 31st March 2017
Office Equipment	6.00	-	6.00	4.43	0.71	0.04	-	5.18	0.82	1.58
Computer Sofware	2.27	-	2.27	2.27	0.00	-	-	2.27	-	0.00
Grand Total	8.27	-	8.27	6.70	0.71	0.04	-	7.45	0.82	1.58

Property, Plant and Equipment	Gross Block			Accumulated Depreciation					Net Block	
	Balance as at 1 April 2016	Additions/ (Disposals)	Balance as at 31st March 2017	Balance as at 1 April 2016	Depreciation charge for the year	Other Adjustments	On disposals	Balance as at 31st March 2017	Balance as at 31st March 2017	Balance as at 31st March 2016
Office Equipment	6.00	-	6.00	3.48	0.95	-	-	4.43	1.58	2.52
Computer Sofware	2.27	-	2.27	2.26	0.01	-	-	2.27	0.00	0.01
Grand Total	8.27	-	8.27	5.74	0.96	-	[illegible]	6.70	1.58	2.53

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TRUEWIN REALTY LIMITED
Notes to the Financial Statements for the Year Ended 31st March 2018

Rs. in Lakhs

4	Non Current Financial Assets - Others	31-Mar-18	31-Mar-17
	Prepaid Expenses against Bank Guarantee Given	44.96	80.95
	Total	44.96	80.95

5	Inventories (Valued at Cost or Net Realisable Value, whichever is lower)	31-Mar-18	31-Mar-17
a	Stock of Raw material	250.86	307.19
b	Work-in-progress	8,965.48	11,394.14
	Total (a + b)	9,216.34	11,701.33

6	Trade Receivables	31-Mar-18	31-Mar-17
	Unsecured and Considered Good		
	Outstanding Exceeding Six Months	29.05	29.05
	Others	-	-
	Total	29.05	29.05

7	Cash & Cash Equivalents	31-Mar-18	31-Mar-17
	Cash & Cash Equivalents		
	Cash on hand	0.42	0.91
	Bank Balance in Current Accounts	42.97	23.49
	Total	43.39	24.40

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TRUEWIN REALTY LIMITED
Notes to the Financial Statements for the Year Ended 31st March 2018

Rs. in Lakhs

8	Other Bank Balances	31-Mar-18	31-Mar-17
	Other Bank Balances Balance with Banks in Deposit Account (Maturity more than three months)	**72.25**	1,033.94
	Total	**72.25**	1,033.94

9	Current Investments	31-Mar-18	31-Mar-17
	Investments in Mutual Funds ICICI Prudential Liquid Plan Collection No. of units 120.045 (Previous year 114.726) Aggregate amount of quoted investments Market value of Rs. 12,117/- (Previous Year 11,636/-)	**0.12**	0.12
	Total	**0.12**	0.12

10	Current Financial Assets - Others	31-Mar-18	31-Mar-17
	Unsecured, Considered Good		
	Interest Receivable on Fixed Deposits	**4.39**	16.12
	Advances Recoverable in Cash or Kind	**44.48**	57.20
	Total	**48.87**	73.32

11	Other Current Assets	31-Mar-18	31-Mar-17
	Balance with Statutory Authorities	**34.37**	259.69
	Deposits	**343.04**	34.87
	Total	**377.41**	294.56

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TRUEWIN REALTY LIMITED

Notes to the Financial Statements for the Year Ended 31st March 2018

Rs. in Lakhs

12 Equity Share Capital:

Particulars	**31-Mar-18**	31-Mar-17
Authorised Share Capital:		
Equity Shares Of Rs.10/- Each	**10.00**	10.00
2% Non Cumulative Participating Preference Shares of Rs 100 each	**2.00**	2.00
Total	**12.00**	12.00
Issued Subscribed And Fully Paid-Up:		
Equity Shares of Rs. 10/- Each	**10.00**	10.00
Total	**10.00**	10.00

a) Reconciliation of the Shares at the Beginning and at the End of the Reporting Period

Equity Shares

Particulars	**31-Mar-18**	31-Mar-17
At the beginning of the year	**1,00,000**	1,00,000
Issued during the year	**-**	-
Bought back during the year	**-**	-
Outstanding at the end of the year	**1,00,000**	1,00,000

b) Terms / Rights Attached to Equity shares

The company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian Rupees.

c) Details of Shareholders Holding More Than 5 % Shares in the Company

Equity Shares	No. of Shares held	
	31-Mar-18	31-Mar-17
Peninsula Realty Fund	**86,000**	86,000
Peninsula Holding and Investment Pvt. Ltd. (PHIPL)	**14,000**	14,000

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TRUEWIN REALTY LIMITED
Notes to the Financial Statements for the Year Ended 31st March 2018

Rs. in Lakhs

13	Other Equity	31-Mar-18	31-Mar-17
	Retained Earnings		
	Opening Balance	(1,101.14)	(727.45)
	(+) Net Profit / (Net Loss) For the Year	(4,850.31)	(373.69)
	Closing Balance - A	(5,951.48)	(1,101.14)
	Deemed Equity		
	Equity Component on Financial Instruments	1,032.21	1,032.21
	Ind AS Adjustment on account of Bank guarantee	82.92	82.92
	Closing Balance - B	1,115.13	1,115.13
	Total Other Equity (A+B)	(4,836.35)	13.99

14	Borrowings (Non Current)	31-Mar-18	31-Mar-17
	12% Secured Redeemable Non Convertible Debentures	7,708.03	7,708.03
	The above 12% Secured Redeemable Non Convertible Debentures secured by: i First ranking exclusive charge over the Mortgaged Assets of Project 1; ii First ranking exclusive charge over the Mortgaged Assets of Project 2; iii Pledge of 100% shareholding held by PHIPL in the company; iv Corporate guarantee by PLL; v Personal Guarantee by the Promoter.		
	Unsecured Borrowings		
	2% Non Cumulative participating preference shares of Rs 100 each	1.47	1.47
	The Company shall be entitled to redeem the preference shares at any time upto 31st December 2018		
	Debentures	3,588.54	3,296.12
	Issue of 35,88,535 (Previous Year 35,88,535) 0% Redeemable Optionally Fully Convertible Debentures of Rs 100 Each		
	The Company shall be entitled to redeem the Debentures at any time upto 31st December 2018		
		11,298.03	11,005.62
	Less Current Maturity of Long Term Debt (Refer Note 17)	(8,723.66)	(3,297.59)
	Total	2,574.38	7,708.03

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TRUEWIN REALTY LIMITED
Notes to the Financial Statements for the Year Ended 31st March 2018

Rs. in Lakhs

15	Borrowings (Current)	31-Mar-18	31-Mar-17
	Unsecured Borrowings		
	Inter Corporate Deposit from Peninsula Land Limited (PLL)	1,335.79	226.44
	The Loan is repayable on demand and is interest free		
	Total	1,335.79	226.44

16	Trade Payables	31-Mar-18	31-Mar-17
	Micro, Small and Medium Enterprises (Refer Note 32)	-	-
	Others	365.01	490.62
	Total	365.01	490.62

17	Other Current Financial Liabilities	31-Mar-18	31-Mar-17
	Current Maturity of Long Term Debt (Refer Note 14)	8,723.66	3,297.59
	Interest Accrued but not Due on Borrowings	141.68	56.33
	Statutory Liabilities	8.78	14.10
	Total	8,874.12	3,368.02

18	Other Current Liabilities	31-Mar-18	31-Mar-17
	Advance received from Customers	1,175.62	1,057.71
	Total	1,175.62	1,057.71

19	Revenue from Operations	2017-18	2016-17
	Real Estate Sales	432.70	280.10
	Total	432.70	280.10

20	Other Income	2017-18	2016-17
	Scrap Sales	4.35	-
	Dividend Income	0.00	0.01
	Interest Income	2.03	0.20
	Total	6.39	0.21

21	Other Operating Expenses	2017-18	2016-17
	Remuneration to Auditors		
	- Audit Fees	1.00	1.01
	- Tax audit fees	0.50	0.60
	Filing Fees & Government Fees	0.72	2.10
	Miscellaneous Expenses	2.42	2.48
	Professional Fees	13.08	8.99
	Domestic Travelling Expenses	1.08	1.10
	Postage & Courier Expenses	0.00	0.02
	Printing & Stationery	0.00	0.01
	Repairs & Maintenance	0.34	0.95
	Donation	0.00	0.11
	Selling Expenses	3.82	42.04
	Total	22.96	59.40

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TRUEWIN REALTY LIMITED

OTHER NOTES FORMING PART OF FINANCIAL STATEMENTS

22 Financial Instruments - Fair Values and Risk Management

A Accounting Classification and Fair Values

Rs. in Lakhs

31-Mar-18	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
Financial Assets				
Cash & Cash Equivalents	-	-	43.39	43.39
Other Bank Balances	-	-	72.25	72.25
Trade Receivables	-	-	29.05	29.05
Other Current Financial Assets	-	-	48.86	48.86
Other Non Current Financial Assets	-	-	44.96	44.96
Total	**-**	**-**	**238.53**	**238.53**
Financial Liabilities				
Borrowings - Non Current	-	-	2,574.38	2,574.38
Borrowings - Current	-	-	1,335.79	1,335.79
Trade Payables	-	-	365.01	365.01
Other Financial Liabilities	-	-	8,874.12	8,874.12
Total	**-**	**-**	**13,149.30**	**13,149.30**

31-Mar-17	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
Financial Assets				
Cash & Cash Equivalents	-	-	24.40	24.40
Other Bank Balances	-	-	1,033.94	1,033.94
Trade Receivables	-	-	29.05	29.05
Other Current Financial Assets	-	-	73.32	73.32
Other Non Current Financial Assets	-	-	80.95	80.95
Total	**-**	**-**	**1,241.66**	**1,241.66**
Financial Liabilities				
Borrowings - Non Current	-	-	7,708.03	7,708.03
Borrowings - Current	-	-	226.44	226.44
Trade Payables	-	-	490.62	490.62
Other Financial Liabilities	-	-	3,368.02	3,368.02
Total	**-**	**-**	**11,793.11**	**11,793.11**

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B Fair Value Hierarchy

Assets and Liabilities which are measured at amortised cost for which fair values are disclosed

Rs in Lakhs

Particulars	31-Mar-18			31-Mar-17		
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3
Financial Assets	-	-	-	-	-	-
Financial Liabilities						
Debentures	7,708.03	-	3,588.54	7,708.03	-	3,296.12

With respect to disclosure of fair value of financial instruments such as cash and cash equivalents, other bank balances, trade receivables and other receivables, other current and non current financial assets, short term borrowings and other current financial liabilities at March 31, 2018 and March 31, 2017 are similar to carrying value because their carrying amounts are a reasonable approximation of the fair values due to their short term nature. Further, long term borrowings and investments (other than above) which are measured at amortised cost and are having variable rate of interest, carrying value of such instruments are reasonable approximation of the fair values.

C Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:
- Credit Risk ;
- Liquidity Risk ; and
- Market Risk

a Risk Management Framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

b Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The carrying amount of following financial assets represents the maximum credit exposure:

i Trade and other receivables and Long term loans and advances

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore,substantially eliminating the Group's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

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ii Impairment

At March 31, 2018, there were no trade and other receivables requiring impairment.

Ageing of trade and other receivables that were not impaired was as follows.

	Rs in Lakh	
	March 31, 2018	March 31, 2017
Upto 180 days	-	-
More than 180 days	29.05	29.05
Total	29.05	29.05

iii Cash and Cash Equivalents

The Company held cash and cash equivalents and bank balancesof Rs.115.65 lakh at March 31, 2018 (March 31, 2017 Rs. 1058.33 lakh). The credit risk on cash and cash equivalents is limited as the company generally invests in deposits with banks where credit risk is largely percived to be extremely insignificant.

c Liquidity Risk

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

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

i Exposure to Liquidity Risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

(Rs. in Lakh)

31-Mar-18	Carrying Amount	Within 12 month	1-2 Year	2-5 Years	More than 5 Years	Total
Long Term Borrowings	2,574.38	-	2,574.38	-	-	2,574.38
Short Term Borrowings	1,335.79	1,335.79	-	-	-	1,335.79
Trade Payables	365.01	365.01	-	-	-	365.01
Other Financial Liabilities	8,874.12	8,874.12	-	-	-	8,874.12

31-Mar-17	Carrying Amount	Within 12 month	1-2 Year	2-5 Years	More than 5 Years	Total
Long Term Borrowings	7,708.03	-	5,133.66	2,574.38	-	7,708.03
Short Term Borrowings	226.44	226.44	-	-	-	226.44
Trade Payables	490.62	490.62	-	-	-	490.62
Other Financial Liabilities	3,368.02	3,368.02	-	-	-	3,368.02

ii Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices and will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. The Company is exposed to market risk primarily related to interest rate risk and the market value of the investments.

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iii Interest Rate Risk

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

Company's interest rate risk arises from borrowings . Borrowings issued at fixed rates exposes to fair value interest rate risk. The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows.

	(Rs. in Lakh) 31st Mar 2018	31st Mar 2017
Fixed rate Instruments		
Financial Assets		
Fixed Deposit	**72.25**	1,033.94
Financial Liabilities		
Debentures	**7,708.03**	7,708.03
Variable Rate Instruments		
Financial Assets	**-**	-
Financial Liabilities	**-**	-

23 Recognition of Income and Expenses for on-going projects are based upon actual sales value, estimated costs, Managements judgement of overall project profitability and work completion status. The work completion status is determined based on the actual costs incurred vis-a-vis the estimated cost of the project. The estimated costs of every project are reviewed periodically and revised whenever required. The consequential effect of such revision is considered in the year of revision and over the balance future period of the project.

	Rs. in Lakhs Year ended 31.03.2018	Year ended 31.03.2017
24 Borrowing Cost		
Borrowing Cost treated as project cost during the year	**1,354.81**	1,189.49

25 List of Related Parties and Transactions during the year as per IND AS 24 Related Party Disclosures

A. Controlling Entity

Peninsula Land Limited

B. Subsidiary of Controlling Entity

Peninsula Holding and Investments Private Limited

	Rs. in Lakhs 2017-18	2016-17
C. Details of Transactions are as Follows :		
I Purchase of Services		
a Controlling Entity		
Peninsula Land Limited	**113.02**	154.32
II Loan Taken from		
a Controlling Entity		
Peninsula Land Limited	**985.00**	65.93

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	Rs. in Lakhs 2017-18	2016-17
II Expenses incurred on our behalf during the year by:		
a Controlling Entity		
Peninsula Land Limited	11.33	-
IV Outstanding Balances as at March 31, 2018		
Payable by Company to		
i Towards Debentures		
a Controlling Entity		
Peninsula Land Limited	2,691.40	2,691.40
b Subsidiary of Controlling Entity		
Peninsula Holding and Investments Private Limited	897.14	897.14
ii Towards Loan taken		
a Controlling Entity		
Peninsula Land Limited	1,335.79	226.44

26 Earnings Per Share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the parent by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the convertible preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

	Rs in Lakhs 2017-18	2016-17
i Profit attributable to Equity holders of parent		
Profit / (Loss) for the year, attributable to the owners of the Company	(4,850.32)	(37
Profit attributable to equity holders of the parent for basic earnings	-	
Interest on Convertible preference shares	-	
Interest on Convertible debentures	-	
Others	-	
Profit attributable to equity holders of the parent adjusted for the effect of dilution	(4,850.32)	(
	Nos	
ii Weighted average number of ordinary shares		
Issued ordinary shares at April 1	1,00,000	
Issue of Ordinary Shares	-	
Effect of shares bought back during the year	-	
Weighted average number of shares at March 31 for basic EPS	1,00,000	
iii Basic and Diluted earnings per share		
Basic earnings per share Rs	(4,850.32)	
Diluted earnings per share Rs	(4,850.32)	

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29 Tax Expense

a Amounts recognised in Statement of Profit and Loss

Rs in Lakhs

Particulars	2017-18	2016-17
Current Income Tax	-	-
Deferred Income Tax Liability / (Asset) [Net]		
Deferred Tax Asset on Interest on Debentures	(4.36)	(24.00)
Net Deferred Tax Expense / (Income)	(4.36)	(24.00)
Tax expense/ (benefit) for the year	(4.36)	(24.00)

b Deferred Tax Movement

(Rs. in Lakh)

Particulars	2017-18	2016-17
Opening Deferred Tax Liability / (Asset) on:		
Equity Component of Compound Financial Instrument	409.71	433.71
Recognised in Profit or Loss	(4.36)	(24.00)
Closing Deferred Tax Liability / (Asset)	405.34	409.71
Movement during the year:		
Deferred Tax (Income) / Expense	(4.36)	(24.00)

30 The Company has identified "Real Estate Business" as its primary reportable segment in accordance with the requirements of Ind AS 108,"Operating Segments". Accordingly no separate segment information has been provided

31 There are no capital commitments, contingent liabilities as at March 31, 2018 (Previous Year Nil)

32 Based on the information available with the Company, there are no suppliers who are registered under the Micro, Small and Medium Enterprises Development Act, 2006 as at 31st March 2018. Hence the information as required under the Micro, Small and Medium Enterprises Development Act, 2006 is not disclosed.

33 The exceptional item represents the mark down in the value of inventory based on Net Realisable value.

34 The figures have been rounded off to two decimals in Lakhs.

35 The Company is registered with Ministry of Corporate Affairs under CIN U45400MH2008PLC182058.

36 There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the Balance Sheet date.

As Per Our Report of Even Date

For Amit Desai & Co
Chartered Accountants
ICAI Firm Registration No 130710W

Amit Desai & Co. Mumbai Chartered Accountants

Amit N Desai
Partner
Membership No. 0329

Amit Desai Mumbai M. No. 32926 Chartered Accountants

Mumbai
Date : 16th May 2018

For and on behalf of the Board of Directors

Bharat Sanghavi
Director
DIN: 00046906

Dinesh Jain
Director
DIN: 00059913

Kishor Oza
Chief Financial Officer

Pooja Kothari
Company Secretary

Mumbai
Date : 16th May 2018

Truewin Realty Ltd. Mumbai