

**TRUEWIN REALTY LIMITED**

**Audited Financial Statements for the Year Ended 31st March, 2019**

**Amit Desai & Co  
Chartered Accountants  
36, Sunbeam Apartments,  
3A Pedder Road, Mumbai 400 026.  
Email id : amitdesaiandco@gmail.com**

## INDEPENDENT AUDITOR'S REPORT

To the Members of **TRUEWIN REALTY LIMITED**

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the accompanying financial statements of **TRUEWIN REALTY LIMITED** ("the Company"), which comprise the balance sheet as at 31st March 2019, and the statement of profit and loss (including Other Comprehensive Income), the cash flow statement and the statement of changes in equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs (financial position) of the Company as at March 31, 2019, and loss (financial performance including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

#### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



### **Emphasis of Matter**

We draw attention to Note No. 33 of the financial statements, with regards to exceptional item of Rs.1491.50 lakhs being mark down of inventory to net realizable value which is based on the judgment of the management.

Our opinion is not modified in respect of this matter.

### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have nothing to report in this regard.

### **Other Information**

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

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

The Company's management and Board of Directors are responsible for the matters stated in Section 134(5) of 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/loss and other comprehensive income (financial performance), changes in equity and cash flows 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design,



implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls;



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## Report on Other Legal and Regulatory Requirements

1. The Company has not paid or provided any managerial remuneration during the year. Accordingly, reporting under Section 197(16) of the Act is not applicable.
2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
3. As required by Section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - (c) The balance sheet, the statement of profit and loss(including other comprehensive income), the statement of changes in equity and the cash flow statement dealt with by this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
  - (e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B";
  - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company does not have any pending litigations which would impact its financial position;
    - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
    - (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company;



- (iv) The disclosures in the standalone financial statements regarding holdings as well as dealings in specified bank notes during the period from 8 November 2016 to 30 December 2016 have not been made in these financial statements since they do not pertain to the financial year ended 31 March 2019.

For Amit Desai & Co

Chartered Accountants

ICAI Firm Reg. No.: 130701W

  
(Amit N. Desai)

Partner

Membership No. 032926



Mumbai: May 16, 2019



## **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 31<sup>st</sup> March, 2019]

- (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 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.

- (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.
- (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*

**(Amit N. Desai)**

Partner

Membership No. 032926



Mumbai: May 16, 2019

**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 31<sup>st</sup> March, 2019, 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, 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 2019, 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 N. Desai)

Partner

Membership No.: 032926



Mumbai: May 16, 2019

**TRUEWIN REALTY LIMITED**  
Balance Sheet as at 31st March, 2019

Rs. in Lakhs

Particulars	Note No.	As at 31-Mar-19	As at 31-Mar-18
<b>I. ASSETS</b>			
<b>(1) Non-Current Assets</b>			
(a) Property, Plant and Equipment	3	0.49	0.82
(b) Financial Assets			
(i) Others	4	-	44.96
(c) Non Current Tax Assets		39.68	70.70
<b>Total Non-Current Assets</b>		<b>40.17</b>	<b>116.48</b>
<b>(2) Current Assets</b>			
(a) Inventories	5	6,309.80	9,216.34
(b) Financial Assets			
(i) Trade Receivables	6	467.77	29.05
(ii) Cash and Cash Equivalents	7	59.61	43.39
(iii) Bank Balances other than (ii) above	8	-	72.25
(iv) Current Investments	9	0.13	0.12
(v) Others	10	177.07	48.87
(c) Other Current Assets	11	445.24	377.41
<b>Total Current Assets</b>		<b>7,459.62</b>	<b>9,787.43</b>
<b>TOTAL</b>		<b>7,499.79</b>	<b>9,903.91</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>(1) Equity</b>			
(a) Equity Share Capital	12	10.00	10.00
(b) Other Equity	13	(8,926.08)	(4,836.35)
<b>Total Equity</b>		<b>(8,916.08)</b>	<b>(4,826.35)</b>
<b>(2) Non-Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	14	3,356.50	2,574.38
(b) Deferred Tax Liabilities		336.81	405.34
<b>Total Non Current Liabilities</b>		<b>3,693.31</b>	<b>2,979.72</b>
<b>Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	15	3,429.63	1,335.79
(ii) Trade Payables	16		
(a) Micro, small and medium enterprises		4.51	-
(b) Other than micro, small and medium enterprises		2,013.17	365.01
(iii) Other	17	7,252.25	8,874.12
(b) Other Current Liabilities	18	23.00	1,175.62
<b>Total Current Liabilities</b>		<b>12,722.56</b>	<b>11,750.54</b>
<b>TOTAL</b>		<b>7,499.79</b>	<b>9,903.91</b>
Summary of Significant Accounting Policies	2		
Notes forming part of financial statements	22-35		

As Per Our Report of Even Date

For Amit Desai & Co

Chartered Accountants

ICAI Firm Registration No 130710W

*Amit Desai*

Amit N Desai

Partner

Membership No. 032926



For and on behalf of Board of Directors

*Dinesh Jain*

Dinesh Jain

Director

DIN: 00059913

*Juthika Palav*

Juthika Palav

Director

DIN: 08331910

*Kishor Oza*

Kishor Oza

Chief Financial Officer

*Pooja Kothari*

Pooja Kothari

Company Secretary



Mumbai

Date 16th May 2019

Mumbai

Date 16th May 2019

TRUEWIN REALTY LIMITED

Statement of Profit & Loss For The Year Ended 31st March, 2019

Rs in Lakhs

Particulars	Note. No.	For Year Ended	For Year Ended
		31-Mar-19	31-Mar-18
<b>Income:</b>			
Revenue from Operations	19	2,262.06	432.70
Other Income	20	6.61	6.39
<b>Total Revenue</b>		<b>2,268.67</b>	<b>439.09</b>
<b>Expenses:</b>			
Realty Cost Incurred		3,528.16	2,841.44
Change in Realty Work in Progress		1,392.12	(2,027.34)
Depreciation and Amortization Expense	3	0.33	0.71
Other Expenses	21	14.82	22.96
<b>Total Expenses</b>		<b>4,935.43</b>	<b>837.77</b>
<b>Profit/(Loss) Before Exceptional Items and Tax</b>		<b>(2,666.76)</b>	<b>(398.68)</b>
Exceptional Items	33	(1,491.50)	(4,456.00)
<b>Profit / (Loss) Before Tax</b>		<b>(4,158.26)</b>	<b>(4,854.68)</b>
Tax Expenses			
- Current Tax		-	-
- Deferred Tax		(68.53)	(4.36)
<b>Total Tax Expenses</b>		<b>(68.53)</b>	<b>(4.36)</b>
<b>Net Profit / (Loss) After Tax</b>		<b>(4,089.73)</b>	<b>(4,850.32)</b>
<b>Other Comprehensive Income</b>			
a Items that will not be reclassified to Statement of profit and loss -			
a Remeasurement of defined benefit obligation		-	-
Income tax related to items that will not be reclassified to			
b Statement of Profit and Loss - Remeasurement of defined benefit obligation		-	-
<b>Other Comprehensive Income / (Loss) for the year</b>		<b>-</b>	<b>-</b>
<b>Total Comprehensive Income for the year</b>		<b>(4,089.73)</b>	<b>(4,850.32)</b>
Earnings Per Share (Nominal Value of Rs. 10/- each)			
- Basic		(4,089.73)	(4,850.32)
- Diluted		(4,089.73)	(4,850.32)
Summary of Significant Accounting Policies	2		
Notes forming part of financial statements	22-35		

As Per Our Report of Even Date

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

*Amit Desai*  
**Amit N Desai**  
Partner  
Membership No. 032906

Mumbai  
Date 16th May 2019



For and on behalf of Board of Directors

*Dinesh Jain*  
**Dinesh Jain**  
Director  
DIN: 00059913

*Kishor Oza*  
**Kishor Oza**  
Chief Financial Officer

Mumbai  
Date 16th May 2019

*Juthika Palav*  
**Juthika Palav**  
Director  
DIN: 08331910

*Pooja Kothari*  
**Pooja Kothari**  
Company Secretary





**TRUEWIN REALTY LIMITED**  
Cash Flow Statement For the Year Ended 31st March 2019

Rs in Lakhs

	Particulars	Year Ended		Year Ended	
		31-Mar-19		31-Mar-18	
I	<b>Cash Flow from Operating Activities</b>				
	Net Profit / (Loss) Before Tax		(4,158.26)		(4,854.68)
	<u>Adjustments for:</u>				
	Depreciation	0.33		0.71	
	Interest income	(2.12)		(2.03)	
	Dividend	(0.01)	(1.80)	(0.00)	-1.33
	<b>Operating Profit / (Loss) before Working Capital Changes</b>		(4,160.06)		(4,856.01)
	<u>Adjustments for:</u>				
	(Increase) / Decrease in Non Financial Current Assets - Others	44.96		35.99	
	(Increase) / Decrease in Non Current Assets - Others	31.02		(25.42)	
	(Increase) / Decrease in Inventories	2,906.54		2,484.99	
	(Increase)/Decrease in Other Financial Assets	(128.20)		24.45	
	(Increase)/Decrease in Other Current Assets	(67.83)		(82.85)	
	Increase / (Decrease) in Trade Payables	1,652.66		(125.62)	
	Increase / (Decrease) in Other Current Liabilities	(1,032.39)		197.99	
			2,968.06		2,509.53
	<b>Cash Generated from / (Used in) Operations</b>		(1,192.00)		(2,346.48)
	Taxes Paid (Net of Refund)		-		-
	<b>Net Cash Flow From / (Used in) Operating Activities (A)</b>		(1,192.00)		(2,346.48)
II	<b>Cash Flow From Investing Activities</b>				
	Purchase of Fixed Assets		-		0.00
	Proceeds from liquidation of Fixed Deposits		72.25		961.68
	Investment in Mutual Fund		-		-
	Interest Received		2.12		2.03
	Dividend received		0.01		0.00
	<b>Net Cash Flow from Investing Activities (B)</b>		74.38		963.72
III	<b>Cash Flow From Financing Activities</b>				
	(Repayment)/ Proceeds of Short term Borrowings		2,093.84		1,109.35
	(Repayment) / Proceeds of Long term Borrowings		(960.00)		292.41
	<b>Net Cash Flow from Financing Activities (C)</b>		1,133.84		1,401.76
	<b>Increase/ (Decrease) in Cash and Cash Equivalents (D=A+B+C)</b>		16.22		18.99
	<b>Cash &amp; Cash Equivalents as at Beginning of Year</b>		43.39		24.40
	<b>Cash &amp; Cash Equivalents as at End of the Year</b>		59.61		43.39

**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*

**Amit N Desai**  
Partner  
Membership No. 032906



**For and on behalf of Board of Directors**

*Dinesh Jain*

**Dinesh Jain**  
Director  
DIN: 00059913

*Kishor Oza*  
**Kishor Oza**  
Chief Financial Officer

*Juthika Palav*

**Juthika Palav**  
Director  
DIN: 08331910

*Pooja Kothari*  
**Pooja Kothari**  
Company Secretary



16 MAY 2019

16 MAY 2019



Notes to the Financial Statements For the Year Ended 31st March 2019

Note 3

Rs in Lakhs

Property, Plant and Equipment	Gross Block		Accumulated Depreciation				Net Block	
	Balance as at 1 April 2018	Additions/Disposals	Balance as at 31st March 2019	Balance as at 1 April 2018	Depreciated on charge for the year	Other Adjustments	On disposals	Balance as at 31st March 2019
Office Equipment	6.00	-	6.00	5.18	0.33	-	-	5.51
Computer Software	2.27	-	2.27	2.27	0.00	-	-	2.27
<b>Grand Total</b>	<b>8.27</b>	<b>-</b>	<b>8.27</b>	<b>7.45</b>	<b>0.33</b>	<b>-</b>	<b>-</b>	<b>7.78</b>
								<b>0.49</b>
								<b>0.82</b>
								<b>0.00</b>
								<b>0.82</b>

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	Depreciated on charge for the year	Other Adjustments	On disposals	Balance as at 31st March 2018
Office Equipment	6.00	-	6.00	4.43	0.71	0.04	-	5.18
Computer Software	2.27	-	2.27	2.27	0.00	-	-	2.27
<b>Grand Total</b>	<b>8.27</b>	<b>-</b>	<b>8.27</b>	<b>6.70</b>	<b>0.71</b>	<b>0.04</b>	<b>-</b>	<b>7.45</b>
								<b>0.82</b>
								<b>1.58</b>
								<b>-</b>
								<b>1.58</b>



**Truewin Realty Limited**

**Statement of Changes in Equity for the Year Ended 31st March 2019**

**Rs in Lakhs**

**A. Equity Share Capital**

Particulars	31-Mar-19	31-Mar-18
Balance at the beginning of the reporting year	10.00	10.00
Changes in equity share capital during the year	-	-
Balance at the end of the reporting year	10.00	10.00

**B. Other Equity**

**Rs in Lakhs**

Particulars	Retained Earnings	Deemed Equity	Total
Balance as at 31st March 17	(1,101.16)	1,115.13	13.97
Profit / (Loss) for the year	(4,850.32)	-	(4,850.32)
Balance as at 31st March 18	(5,951.48)	1,115.13	(4,836.35)
Profit / (Loss) for the year	(4,089.73)	-	(4,089.73)
Balance as at 31st March 19	(10,041.21)	1,115.13	(8,926.08)

**As Per Our Report of Even Date**

**For Amit Desai & Co**

Chartered Accountants

ICAI Firm Registration No 130710W



**Amit N Desai**

Partner

Membership No. 032926

Mumbai

Date 16th May 2019

**For and on behalf of Board of Directors**

*[Signature]*

**Dinesh Jain**

Director

DIN: 00059913

*[Signature]*

**Kishor Oza**

Chief Financial Officer

Mumbai

Date 16th May 2019

*[Signature]*

**Juthika Palav**

Director

DIN: 08331910

*[Signature]*

**Pooja Kothari**

Company Secretary



# 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 registered office of the Company is located at 1, Peninsula Spenta, Mathuradas Mills Compound, Lower Parel, Mumbai 400013. The Company is registered with Ministry of Corporate Affairs under the Companies Act 2013 with CIN U45400MH2008PLC182058.

The Financial Statements of the Company for the year ended 31st March, 2019 were authorized for issue in accordance with the resolution of the Board of Directors on 16<sup>th</sup> May 2019.

### 2 Significant Accounting Policies

#### I Basis of Preparation of Financial Statements

- a. The Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified under section 133 of the Companies Act read with the Companies (Indian Accounting Standards) Rules 2015 (as amended from time to time).
- b. 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 Current / Non Current Classification

The Company 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 realized 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 atleast twelve months after the reporting period

All other assets are classified as non-current.

A liability is treated as current when it is:

- Expected to be settled in normal operating cycle
- Held primarily for the purpose of trading
- Due to be settled within twelve months after the reporting period, or



- There is no unconditional right to defer its settlement for atleast twelve months after the reporting period.

All other liabilities are classified as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The normal operating cycle in respect of a real estate project under development depends on various factors like signing of sale agreements, size of the project, phasing of the project, type of development, project-specific complexities, technical and engineering factors, statutory approvals needed and the realization of the project receivables into cash & cash equivalents. Based on these factors, the normal operating cycle is generally in the range of 3 to 7 years. Accordingly project related assets & liabilities are classified as current and non-current based on operating cycle of the respective projects. All other assets and liabilities are classified as current or non-current based on an operating cycle 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 Accounting Judgments, Assumptions and Estimates**

The preparation of Financial Statements in conformity with recognition and measurement principles of Ind AS requires the management to make judgements, assumptions and estimates that affect the reported amounts of revenues, expenses, assets and liabilities and accompanying disclosures and the disclosure of contingent liabilities. They are based on historical experience and other factors, including expectations of future events that may have financial impact on the Company and are believed to be prudent and reasonable. Further, the Company bases its assumptions and estimates on parameters available when the financial statements are prepared. Existing circumstances and assumptions about future developments however may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions and estimates as and when they occur. Uncertainty about the assumptions and estimates could result in outcomes that require material adjustments in future periods to the carrying amount of assets and liabilities and the results of future periods could be affected due to changes in these assumptions and estimates. The differences between the actual results and the estimates are recognized in the periods in which the results are known or materialize. Following are the key areas of judgments, assumptions and estimates which have significant effect on the amounts recognized in the Financial Statements:

#### **a. Revenue from Contracts with Customers**

IND AS 115 - Revenue from Contracts with Customers has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018. The Company has applied full retrospective approach in adopting the new standard (for all contracts other than completed contracts). Revenue from contracts with customers is recognized when control of the



goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

**b. Estimation of Net Realisable Value (NRV) for inventory property**

Inventory property is stated at the lower of cost and net realizable value (NRV).

NRV of completed or developed inventory property is assessed by reference to market conditions, prices and trends existing at the reporting date and is determined by the company based on comparable transactions observed /identified for similar properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under development is assessed with reference to market prices and trends existing at the reporting date for similar completed property, less the estimated cost to complete construction and an estimate of the time value of money to the date of completion.

**c. 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.

**d. 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.

**e. 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.

**f. 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 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.

**VI 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.

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.

#### **b. 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.

#### **c. 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.





## **VII 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.

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.

## **VIII 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 broad 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 and 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.

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. Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

### **v. 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.

#### **vi. 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.

### **IX 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 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.

### **X Revenue Recognition on Contract with Customers**

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.



- a. The Company has adopted Ind AS 115 in respect of its contracts with customers for sale of real estate units and applied the same with full retrospective approach in adopting the new standard (for all contracts other than completed contracts). Accordingly revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Further, pursuant to the adoption of IND AS 115 the following aspects are recognized :
- i. Brokerage on sales is treated as customer acquisition costs and recognized as revenue only when the related revenue is recognized
- b. Interest income is accounted on an accrual basis at effective interest rate (EIR method).

## **XI 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. 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.

#### **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.

### **XII 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.

### **XIII 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.





#### **XIV 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.

#### **XV 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.

#### **XVI 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 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 to Account. 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.



## **XVII. Segment Reporting**

Based on the “management approach” as defined in Ind As 108 – Operating Segments, one of the Directors is the Chief Operating Decision Maker (CODM) who is assessing the financial performance and position of the Company and makes strategic decisions.

The Chief Operational Decision Maker monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The operating segments have been identified on the basis of nature of product / services.

## **XVIII. Standards issued but not yet effective**

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements is disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

### **Ind AS 116 - Leases**

Ind AS 116 Leases was notified in March 2019 and it replaces Ind AS 17 Leases. Ind AS 116 is effective for annual periods beginning on or after 1st April, 2019. It sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17. Lessor accounting under Ind AS 116 is substantially unchanged from today's accounting under Ind AS 17. Ind AS 116 requires lessees and lessors to make more extensive disclosures than under Ind AS 17. The Company is in the process of evaluating the requirements of the standard and its impact on its financial statements.

### **Ind AS 12 – Income taxes (amendments relating to income tax consequences of dividend and uncertainty over income tax treatments)**

The amendment relating to income tax consequences of dividend clarify that an entity shall recognise the income tax consequences of dividends in statement of profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events. The Company does not expect any impact from this pronouncement. It is relevant to note that the amendment does not amend situations where the entity pays a tax on dividend which is effectively a portion of dividends paid to taxation authorities on behalf of shareholders. Such amount paid or payable to taxation authorities continues to be charged to equity as part of dividend, in accordance with Ind AS 12.

The amendment to Appendix C of Ind AS 12 specifies that the amendment is to be applied to the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. It outlines the following: (1) the entity has to use judgement, to determine whether each tax treatment should be considered separately or whether some can be considered together. The decision should be based on the approach which provides better predictions of the resolution of the uncertainty (2) the entity is to assume that the taxation authority will have full knowledge of all relevant information.





while examining any amount (3) entity has to consider the probability of the relevant taxation authority accepting the tax treatment and the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates would depend upon the probability. The Company does not expect any significant impact of the amendment on its financial statements.

### **Ind AS 109 – Prepayment Features with Negative Compensation**

The amendments relate to the existing requirements in Ind AS 109 regarding termination rights in order to allow measurement at amortised cost (or, depending on the business model, at fair value through other comprehensive income) even in the case of negative compensation payments. The Company does not expect this amendment to have any impact on its financial statements

### **Ind AS 19 – Plan Amendment, Curtailment or Settlement**

The amendments clarify that if a plan amendment, curtailment or settlement occurs, it is mandatory that the current service cost and the net interest for the period after the re-measurement are determined using the assumptions used for the re-measurement. In addition, amendments have been included to clarify the effect of a plan amendment, curtailment or settlement on the requirements regarding the asset ceiling. The Company does not expect this amendment to have any significant impact on its financial statements.

### **Ind AS 23 – Borrowing Costs**

The amendments clarify that if any specific borrowing remains outstanding after the related asset is ready for its intended use or sale, that borrowing becomes part of the funds that an entity borrows generally when calculating the capitalisation rate on general borrowings. The Company does not expect any impact from this amendment.

### **Ind AS 28 – Long-term Interests in Associates and Joint Ventures**

The amendments clarify that an entity applies Ind AS 109 Financial Instruments, to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied. The Company does not currently have any such long-term interests in associates and joint ventures.

### **Ind AS 103 – Business Combinations and Ind AS 111 - Joint Arrangements**

The amendments to Ind AS 103 relating to re-measurement clarify that when an entity obtains control of a business that is a joint operation, it re-measures previously held interests in that business. The amendments to Ind AS 111 clarify that when an entity obtains joint control of a business that is a joint operation, the entity does not re-measure previously held interests in that business. The Company will apply the pronouncement if and when it obtains control / joint control of a business that is a joint operation.



**TRUEWIN REALTY LIMITED**  
**Notes to the Financial Statements for the Year Ended 31st March 2019**

Rs. in Lakhs

4	Non Current Financial Assets - Others	31-Mar-19	31-Mar-18
	Prepaid Expenses	-	44.96
	<b>Total</b>	-	44.96

5	Inventories (Valued at Cost or Net Realisable Value, whichever is lower)	31-Mar-19	31-Mar-18
a	Stock of Raw material	227.93	250.86
b	Work-in-progress	3,530.87	8,965.48
c	Finished Realty Stock	2,551.00	-
	<b>Total (a + b)</b>	<b>6,309.80</b>	<b>9,216.34</b>

6	Trade Receivables	31-Mar-19	31-Mar-18
	<b>Unsecured and Considered Good</b>		
	Outstanding Exceeding Six Months	467.77	29.05
	Others	-	-
	<b>Total</b>	<b>467.77</b>	<b>29.05</b>

7	Cash & Cash Equivalents	31-Mar-19	31-Mar-18
	<b>Cash &amp; Cash Equivalents</b>		
	Cash on hand	1.04	0.42
	Bank Balance in Current Accounts	58.57	42.97
	<b>Total</b>	<b>59.61</b>	<b>43.39</b>



**TRUEWIN REALTY LIMITED**  
**Notes to the Financial Statements for the Year Ended 31st March 2019**

Rs. in Lakhs

8	Other Bank Balances	31-Mar-19	31-Mar-18
	<b>Other Bank Balances</b>		
	Balance with Banks in Deposit Account ( Maturity more than three months )	-	72.25
	<b>Total</b>	-	72.25

9	Current Investments	31-Mar-19	31-Mar-18
	<b>Investments in Mutual Funds</b>		
	ICICI Prudential Liquid Plan Collection	0.13	0.12
	No. of units 125.414 (Previous year 120.025)		
	Aggregate amount of quoted investments Market value of Rs. 12,661/- (Previous Year 12,117/-)		
	<b>Total</b>	<b>0.13</b>	<b>0.12</b>

10	Current Financial Assets - Others	31-Mar-19	31-Mar-18
	<b>Unsecured, Considered Good</b>		
	Fixed Deposits with banks, having remaining maturity less than 12 months	114.13	-
	Interest Receivable on Fixed Deposits	6.90	4.39
	Advances Recoverable in Cash or Kind	47.07	44.48
	Prepaid Expenses	8.97	-
	<b>Total</b>	<b>177.07</b>	<b>48.87</b>

11	Other Current Assets	31-Mar-19	31-Mar-18
	Balance with Statutory Authorities	410.77	343.04
	Deposits	34.47	34.37
	<b>Total</b>	<b>445.24</b>	<b>377.41</b>



**TRUEWIN REALTY LIMITED**

**Notes to the Financial Statements for the Year Ended 31st March 2019**

Rs. in Lakhs

**12 Equity Share Capital:**

Particulars	31-Mar-19	31-Mar-18
<b><u>Authorised Share Capital:</u></b>		
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
<b><u>Issued, Subscribed And Fully Paid-Up:</u></b>		
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-19	31-Mar-18	
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-19	31-Mar-18
Peninsula Realty Fund	-	86,000
Peninsula Holding and Investment Pvt. Ltd. (PHIPL)	1,00,000	14,000



**TRUEWIN REALTY LIMITED**  
**Notes to the Financial Statements for the Year Ended 31st March 2019**

Rs. in Lakhs

13	Other Equity	31-Mar-19	31-Mar-18
	<b>Retained Earnings</b>		
	Opening Balance	(5,951.48)	(1,101.16)
	(+) Net Profit / (Net Loss) For the Year	(4,089.73)	(4,850.32)
	<b>Closing Balance - A</b>	<b>(10,041.21)</b>	<b>(5,951.48)</b>
	<b>Deemed Equity</b>		
	Equity Component on Financial Instruments	1,032.21	1,032.21
	Ind AS Adjustment on account of Bank guarantee	82.92	82.92
	<b>Closing Balance - B</b>	<b>1,115.13</b>	<b>1,115.13</b>
	<b>Total Other Equity (A+B)</b>	<b>(8,926.08)</b>	<b>(4,836.35)</b>

14	Borrowings (Non Current)	31-Mar-19	31-Mar-18
	<b>12% Secured Redeemable Non Convertible Debentures</b>	<b>6,748.03</b>	<b>7,708.03</b>
	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.		
	<u>Unsecured Borrowings</u>		
	<b>2% Non Cumulative participating preference shares of Rs 100 each</b>	<b>1.47</b>	<b>1.47</b>
	The Company shall be entitled to redeem the preference shares at any time upto 30th March 2020		
	<b>Debentures</b>	<b>3,588.54</b>	<b>3,588.54</b>
	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 30th March 2020		
		<b>10,338.04</b>	<b>11,298.04</b>
	Less Current Maturity of Long Term Debt (Refer Note 17)	<b>(6,981.54)</b>	<b>(8,723.66)</b>
	<b>Total</b>	<b>3,356.50</b>	<b>2,574.38</b>



**TRUEWIN REALTY LIMITED**  
**Notes to the Financial Statements for the Year Ended 31st March 2019**

Rs. in Lakhs

15	Borrowings (Current)	31-Mar-19	31-Mar-18
	<u>Unsecured Borrowings</u>		
	Inter Corporate Deposit from Peninsula Land Limited (PLL)	3,429.63	1,335.79
	The Loan is repayable on demand and is interest free		
	<b>Total</b>	<b>3,429.63</b>	<b>1,335.79</b>

16	Trade Payables	31-Mar-19	31-Mar-18
	Micro, Small and Medium Enterprises (Refer Note 32)	4.51	-
	Others	2,013.17	365.01
	<b>Total</b>	<b>2,017.68</b>	<b>365.01</b>

17	Other Current Financial Liabilities	31-Mar-19	31-Mar-18
	Current Maturity of Long Term Debt (Refer Note 14)	6,981.54	8,723.66
	Interest Accrued but not Due on Borrowings	266.34	141.68
	Statutory Liabilities	4.37	8.78
	<b>Total</b>	<b>7,252.25</b>	<b>8,874.12</b>

18	Other Current Liabilities	31-Mar-19	31-Mar-18
	Advance received from Customers	23.00	1,175.62
	<b>Total</b>	<b>23.00</b>	<b>1,175.62</b>

19	Revenue from Operations	2018-19	2017-18
	Real Estate Sales	2,262.06	432.70
	<b>Total</b>	<b>2,262.06</b>	<b>432.70</b>

20	Other Income	2018-19	2017-18
	Scrap Sales	4.48	4.36
	Dividend Income	0.01	0.00
	Interest Income	2.12	2.03
	<b>Total</b>	<b>6.61</b>	<b>6.39</b>

21	Other Operating Expenses	2018-19	2017-18
	Remuneration to Auditors		
	- Audit Fees	1.25	1.00
	- Tax Audit Fees	0.45	0.50
	- Out of Pocket Expenses	0.02	0.00
	Filing Fees & Government Fees	0.20	0.72
	Miscellaneous Expenses	3.47	2.42
	Professional Fees	8.88	13.08
	Domestic Travelling Expenses	0.04	1.08
	Postage & Courier Expenses	0.01	0.00
	Printing & Stationery	0.00	0.00
	Repairs & Maintenance	0.00	0.34
	Donation	0.00	0.00
	Selling Expenses	0.50	3.82
	<b>Total</b>	<b>14.82</b>	<b>22.96</b>





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-19	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
<b>Financial Assets</b>				
Cash & Cash Equivalents	-	-	59.61	59.61
Other Bank Balances	-	-	-	-
Trade Receivables	-	-	467.77	467.77
Current Investments	-	-	0.13	0.13
Other Current Financial Assets	-	-	177.07	177.07
Other Non Current Financial Assets	-	-	-	-
<b>Total</b>	-	-	<b>704.58</b>	<b>704.58</b>
<b>Financial Liabilities</b>				
Borrowings - Non Current	-	-	3,356.50	3,356.50
Borrowings - Current	-	-	3,429.63	3,429.63
Trade Payables	-	-	2,017.68	2,017.68
Other Financial Liabilities	-	-	7,252.25	7,252.25
<b>Total</b>	-	-	<b>16,056.06</b>	<b>16,056.06</b>

31-Mar-18	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
<b>Financial Assets</b>				
Cash & Cash Equivalents	-	-	43.39	43.39
Other Bank Balances	-	-	72.25	72.25
Trade Receivables	-	-	29.05	29.05
Current Investments	-	-	0.12	0.12
Other Current Financial Assets	-	-	48.87	48.87
Other Non Current Financial Assets	-	-	44.96	44.96
<b>Total</b>	-	-	<b>238.64</b>	<b>238.64</b>
<b>Financial Liabilities</b>				
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
<b>Total</b>	-	-	<b>13,149.30</b>	<b>13,149.30</b>





## 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-19			31-Mar-18	
	Level 1	Level 2	Level 3	Level 1	Level 3
Financial Assets	-	-	-	-	-
Financial Liabilities					
Debentures	6,748.03	-	3,588.54	7,708.03	3,588.54

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, 2019 and March 31, 2018 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 Company'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.



## ii Impairment

At March 31, 2019, 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, 2019	March 31, 2018
Upto 180 days		-	-
More than 180 days		467.77	29.05
<b>Total</b>		<b>467.77</b>	<b>29.05</b>

## iii Cash and Cash Equivalents

The Company held cash and cash equivalents and bank balances of Rs.59.61 lakh at March 31, 2019 (March 31, 2018 Rs. 115.64 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 perceived 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-19	Carrying Amount	Within 12 month	1-2 Year	2-5 Years	More than 5 Years	Total
Long Term Borrowings	3,356.50	-	3,356.50	-	-	3,356.50
Short Term Borrowings	3,429.63	3,429.63	-	-	-	3,429.63
Trade Payables	2,017.68	2,017.68	-	-	-	2,017.68
Other Financial Liabilities	7,252.25	7,252.25	-	-	-	7,252.25

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

## 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.



### 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 2019	31st Mar 2018
<b>Fixed rate Instruments</b>		
<b>Financial Assets</b>		
Fixed Deposit	114.13	72.25
<b>Financial Liabilities</b>		
Debentures	6,748.03	7,708.03
<b>Variable Rate Instruments</b>		
Financial Assets	-	-
<b>Financial Liabilities</b>	-	-
	Rs. in Lakhs	
	Year ended	Year ended
	31.03.2019	31.03.2018
<b>23 Borrowing Cost</b>		
Borrowing Cost treated as project cost during the year	1,117.94	1,354.81

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

#### A. Ultimate Holding Company

Peninsula Land Limited

#### B. Holding Company

Peninsula Holding and Investments Private Limited

#### C. Fellow Subsidiary

Peninsula Realty Fund - Pref

#### D. Details of Transactions are as Follows :

##### I Expenses incurred on our behalf

##### a Ultimate Holding Company

Peninsula Land Limited	138.48	124.35
------------------------	--------	--------

##### II Loan Taken from

##### a Ultimate Holding Company

Peninsula Land Limited	1,960.64	985.00
------------------------	----------	--------



	Rs. in Lakhs	
	2018-19	2017-18
<b>III Paid towards expenses incurred on our behalf</b>		
<b>a Ultimate Holding Company</b>		
Peninsula Land Limited	5.28	-
<b>IV Outstanding Balances as at March 31, 2019</b>		
<b>Payable by Company to</b>		
<b>i Towards Debentures</b>		
<b>a Ultimate Holding Company</b>		
Peninsula Land Limited	897.14	897.14
<b>b Holding Company</b>		
Peninsula Holding and Investments Private Limited	2,691.40	-
<b>c Fellow Subsidiary</b>		
Peninsula Realty Fund - Pref	-	2,691.40
<b>ii Towards Loan taken</b>		
<b>a Ultimate Holding Company</b>		
Peninsula Land Limited	3,429.63	1,335.79

## 25 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	
	2018-19	2017-18
<b>i Profit attributable to Equity holders of parent</b>		
Profit / (Loss) for the year, attributable to the owners of the Company	(4,089.73)	(4,850.32)
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	(4,089.73)	(4,850.32)
<b>ii Weighted average number of ordinary shares</b>		
	Nos	
Issued ordinary shares at April 1	1,00,000	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	1,00,000
<b>iii Basic and Diluted earnings per share</b>		
Basic earnings per share Rs	(4,089.73)	(4,850.32)
Diluted earnings per share Rs	(4,089.73)	(4,850.32)



**26 The details of cost of Realty Sales and Work in Progress (Realty Stock) are as under:**

		Rs in Lakhs	
		2018-19	2017-18
<b>Realty Costs incurred during the year</b>			
Land Costs			-
Development Costs		2,410.22	1,486.63
Interest and Other Borrowing Costs		1,117.94	1,354.81
<b>Total Realty Costs for the year</b>	<b>(A)</b>	<b>3,528.16</b>	<b>2,841.44</b>
Opening Inventory	(i)	8,965.48	11,394.14
Closing Inventory	(ii)	6,081.87	8,965.48
<b>Changes in Inventory</b>	<b>(B) = (i-ii)</b>	<b>2,883.61</b>	<b>2,428.66</b>
<b>Costs capitalised / Transferred to P&amp;L</b>	<b>(C)</b>	<b>1,491.50</b>	<b>4,456.00</b>
<b>(Markdown of Inventory to Net Realisable Value)</b>			
<b>Cost of Realty Sales Recognised (A+B-C)</b>		<b>4,920.28</b>	<b>814.10</b>

**27 Capital Management**

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents.

The Company's adjusted net debt to equity ratio at March 31, 2019 was as follows.

		Rs in Lakhs	
Particulars		As at 31st Mar 2019	As at 31st Mar 2018
<b>Total Liabilities</b>		14,034.02	12,775.51
Less : Cash and cash equivalent		59.61	43.39
<b>Adjusted Net Debt</b>		<b>13,974.42</b>	<b>12,732.12</b>
<b>Total Equity</b>		(8,916.08)	(4,826.35)
Less : Hedging reserve		-	-
<b>Adjusted Equity</b>		<b>(8,916.08)</b>	<b>(4,826.35)</b>
<b>Adjusted Net Debt to Adjusted Equity Ratio</b>		<b>(1.57)</b>	<b>(2.64)</b>





## 28 Tax Expense

### a Amounts recognised in Statement of Profit and Loss

Rs in Lakhs		
Particulars	2018-19	2017-18
Current Income Tax	-	-
Deferred Income Tax Liability / (Asset) [Net]		
Deferred Tax Asset on Interest on Debentures	(68.53)	(4.36)
Net Deferred Tax Expense / (Income)	(68.53)	(4.36)
Tax expense/ (benefit) for the year	(68.53)	(4.36)

### b Deferred Tax Movement

(Rs. in Lakh)		
Particulars	2018-19	2017-18
Opening Deferred Tax Liability / (Asset) on:		
Equity Component of Compound Financial Instrument	405.34	409.71
Recognised in Profit or Loss	(68.53)	(4.36)
Closing Deferred Tax Liability / (Asset)	336.81	405.34
Movement during the year:		
Deferred Tax (Income) / Expense	(68.53)	(4.36)

29 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.

30 There are no capital commitments, contingent liabilities as at March 31, 2019 (Previous Year Nil)

31 Based on the information available with the Company, the following is the amount due to the suppliers who are registered as micro, small and medium enterprises under "The Micro, Small and Medium Enterprises Development Act 2006

	Rs in Lakh	
	As at 31-03-2019	As at 31-03-2018
The principal amount remaining unpaid at the end of the year	4.51	-
The interest amount remaining unpaid at the end of the year	-	-
The interest amount paid in terms of Section 16 of MSMED Act 2006	-	-
The balance of MSMED parties as the end of the year	4.51	-

### 32 Ind AS 115 Revenue from Contracts with Customers

The Company has adopted Ind AS 115 using the modified retrospective method and accordingly has provided the disclosures required by Ind AS 115 for the year ended March 31, 2019 and the comparative information for the year ended March 31, 2018 has not been disclosed

#### a Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

Rs lakh	
Particulars	2018-19
Timing of transfer of goods or services	-
Revenue from goods or services transferred to customers at a point in time	2,262.06
Revenue from goods or services transferred over time	

#### b. Contract balances and performance obligations

Rs lakh	
Particulars	As at 31st Mar 19
Trade Receivables	467.77
Contract Obligations *	23.00



\* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers / landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of agreements executed with customers and applicable laws and regulations.

**Rs lakh  
As at  
31st Mar 19**

- |  |                 |
|--|-----------------|
| c. Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period                           | <b>1,152.62</b> |
| d. Revenue recognised in the reporting period from the performance obligations satisfied in previous periods   | -               |
| e. Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period           | -               |
| f. On March 28, 2018, the Ministry of Corporate Affairs (MCA) has notified Indian Accounting Standard (Ind AS) 115, Revenue from Contracts with Customers. |                 |

Effective April 1, 2018, the Company has applied Ind AS 115 which establishes a comprehensive framework for determining whether, how much and when revenue is to be recognised. Ind AS 115 replaces Guidance Note on Accounting for Real Estate Transactions (Ind AS) issued by the Institute of Chartered Accountants of India, Ind AS 18 Revenue and Ind AS 11 Construction Contracts. The application of Ind AS 115 has not impacted the Company's accounting for recognition of revenue from real estate projects, as the Revenue recognition criteria prescribed under Ind AS 115 were already met in respect of the Company's Project in the previous year. Accordingly there is no re-statement of the previous years reported figures of revenue and costs.

- 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 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 and on behalf of the Board of Directors**

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

*Amit N Desai*

**Amit N Desai**  
Partner  
Membership No. 032906



Mumbai  
Date : 16th May 2019



*Dinesh Jain*

**Dinesh Jain**  
Director  
DIN: 00059913

*Kishor Oza*

**Kishor Oza**  
Chief Financial Officer

Mumbai  
Date : 16th May 2019

*Juthika Palav*

**Juthika Palav**  
Director  
DIN: 08331910

*Pooja Kothari*

**Pooja Kothari**  
Company Secretary

