

**INDEPENDENT AUDITORS' REPORT****TO THE MEMBERS OF  
KHATU SHYAM JI INFRATECH PRIVATE LIMITED****Report on the Standalone Ind AS Financial Statements**

We have audited the accompanying standalone Ind AS financial statements of **Khatu Shyam Ji Infratech Private Limited ('the Company')**, which comprise the balance sheet as at 31 March 2019, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

**Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 of the Company as at March 31, 2019 and its profit (or Loss) 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 Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") 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 ICAI's Code of Ethics.

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

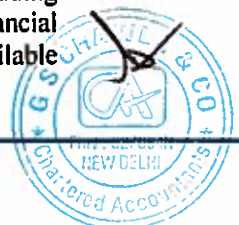
**Key audit matters**

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.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

**Information other than the financial statements and auditors' report thereon**

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report.



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 standalone Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our 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.

### **Management's Responsibility for the Financial Statements**

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

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS 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 is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

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



provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone Ind AS 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 of the Company, 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.


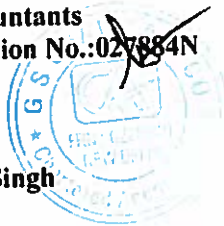
### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India in terms of Section 143 (11) of the Act (hereinafter referred to as the 'order'), we give in the Annexure – A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
  - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.



- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The Balance Sheet, Statement of Profit and Loss and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on March 31, 2019 and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164 (2) of the 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"; Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g. In our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, Section 197 of the Act related to the managerial remuneration not applicable.
- h. 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 knowledge and belief and according to the information and explanations given to us:
  - i. The Company does not have any pending litigations which would impact its financial position as at March 31, 2019;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For G S CHAWLA & CO.  
Chartered Accountants  
Firm's Registration No.:027884N

  
  
CA Gurvinder Singh  
(Proprietor)  
Membership No.507636  
UDIN: 19507636AAAAAF4593  
Place of Signature: Delhi  
Date: 28<sup>th</sup> August'2019

### Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2019, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) According to the information and explanations given to us, the Property, Plant and Equipment were physically verified by the management during the year in accordance with the programme of verification, which in our opinion is reasonable having regard to the size of the company and the nature of its assets. To the best of our knowledge, no material discrepancies were noticed on verification conducted during the year as compared with the book and records.

According to the information and explanation given to us and the records examined by us, we report that, the title deeds of immovable property are held in the name of the company as at the balance sheet date. In respect of immovable properties of land and building that have been taken on lease and disclosed as fixed assets in the financial statements, the lease agreements are in the name of the Company.

- (ii) The Company does not hold any inventories of stores, spare parts, raw materials and finished goods. Inventory comprises of land and projects in progress. According to the information and explanations given to us, and also keeping in view the nature of the operations of the Company, inventory of land and projects in progress cannot be physically verified. Hence the provisions of clauses 4(ii) (a) (b) and (c) of the Companies (Auditor's Report) Order, 2003 (as amended) (hereinafter referred to as 'Order') are not applicable.

- (iii) As per the information furnished, the Company has not granted any loans, secured or unsecured to companies, firms and other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Accordingly, paragraphs 3(ii) (a), (b) and (c) of the Order are not applicable.

- (iv) As per the information furnished, the Company has not made investments, given loans, guarantees and securities as per the provisions of section 185, 186 of the Companies Act 2013.

- (v) According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of sections 73 to 76 of the Act and the Rules Framed thereunder.

- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013 for the products of the company.


- (vii) (a) According to the information and explanations given to us and records examined by us, the Company has generally been regular in depositing undisputed statutory dues with the appropriate authorities in respect of provident fund, employees' state insurance, income-tax, VAT, service tax, excise duty and GST and other statutory dues applicable to it with the appropriate authorities. According to the information and explanations given to us, there are no undisputed amounts payable in respect of such statutory dues at the year end, for a period of more than six months from the date they became payable.


According to the information and explanation given to us and records examined by us, there are no dues of income tax, sales tax, service tax, custom duty, excise duty & cess or any other statutory dues which have not been deposited on account of any dispute.



- (viii) According to the information and explanations given to us and records examined by us, The Company has neither taken any loans from a financial institution, government/ bank nor issued any debentures.
- (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. Accordingly, paragraph 3 (ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and as certified by the management, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

**For G S CHAWLA & CO.**  
**Chartered Accountants**  
**Firm's Registration No.:027964N**

  
**CA Gurbinder Singh**  
**(Proprietor)**  
**Membership No.507636**  
**UDIN: 19507636AAAAAF4593**  
**Place of Signature: Delhi**  
**Date: 28<sup>th</sup> August'2019**



## Annexure – B to the Auditors' Report

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

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

#### Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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 internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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



### **Meaning of Internal Financial Controls over Financial Reporting**

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

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For G S CHAWLA & CO.  
Chartered Accountants  
Firm's Registration No.:027884N

  
  
CA Gurvinder Singh  
(Proprietor)  
Membership No.507636  
UDIN: 19507636AAAAAF4593  
Place of Signature: Delhi  
Date: 28<sup>th</sup> August'2019



**Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019**  
**Khatu Shyamji Infratech Private Limited**

**Note 1:- SIGNIFICANT ACCOUNTING POLICIES**

**1. Corporate Information of the Company:-**

The Company was incorporated on 23rd July, 2013. It is a wholly owned subsidiary of Unitech Agra Hi-Tech Township Limited Engaged into (business activities). Necessary steps have been initiated to start the work relating to survey and investigation for the project .The projects of the company are still in the development stage.

**2. Significant Accounting Policies**

**a) Basis of preparation:-**

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

The financial statements upto year ended 31 March, 2018 were prepared in accordance with generally accepted accounting principles in India, the relevant provisions of the Companies Act, 2013 (to the extent notified), the Companies Act, 1956 (to the extent applicable) including Accounting Standards notified there under and the provisions of the Electricity Act, 2003 to the extent applicable. These financial statements are the first financial statements of the Company under Ind AS. The date of transition to Ind AS is 1st April 2015.

**b) Historical cost convention:-**

The financial statements have been prepared on accrual basis and under the historical cost convention.

**c) Use of Estimates:-**

The preparation of financial statements require estimates and assumptions to be made that affect the reported amount of asset and liabilities on the date of the financial statements and the reported amount of the revenue and the expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known / materialized.

**d) Summary of Significant Accounting Policy:**

**1. Inventories:-**

Inventories are valued at weighted average cost.

Cost of inventories shall comprise of all cost of purchase, taxes and other costs incurred in bringing the inventories to their present location and condition.

**2. Tax Expenses:-**

Income Tax expense comprises of current tax and deferred tax charge or credit. Provision for current tax is made with reference to taxable income computed for the financial year for which the financial statements are prepared by applying the tax rates as applicable.

**Current Tax:-**Current Income tax relating to items recognized outside the profit and loss is recognized outside the profit and loss (either in other comprehensive income or in equity)



**Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019**  
**Khatu Shyamji Infratech Private Limited**

**MAT:-** Minimum Alternate Tax (MAT) paid in a year is charged to the Statement of Profit and Loss as current tax. The company recognizes MAT credit available as an asset only to the extent there is convincing evidence that the company will pay normal income tax during the specified period, i.e., the period for which MAT Credit is allowed to be carried forward. In the year in which the Company recognizes MAT Credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternate Tax under the Income Tax Act, 1961, the said asset is created by way of credit to the statement of Profit and Loss and shown as "MAT Credit Entitlement." The Company reviews the "MAT Credit Entitlement" asset at each reporting date and writes down the asset to the extent the company does not have convincing evidence that it will pay normal tax during the sufficient period. Mat are recognized under other non-current assets.

**Deferred Tax:-** Deferred tax is provided using the balance sheet approach on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purpose at reporting date. Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed as at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will not be available against which deferred tax asset to be utilized. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets are recognized for the unused tax credit to the extent that it is probable that taxable profits will be available against which the losses will be utilized. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

### **3. Financial Instrument**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial asset is any assets that is

Cash;

an equity instrument of another entity;

a contractual right:

(i) to receive cash or another financial asset from another entity; or



## Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019

### Khatu Shyamji Infratech Private Limited

(ii) to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity; or

a contract that will or may be settled in the entity's own equity instruments and is:

(i) a non-derivative for which the entity is or may be obliged to receive a variable number of the entity's own equity instruments; or

(ii) a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments.

Financial assets includes Security deposits ,trade receivable, loan to body corporate, loan to employees, and other eligible current and non-current assets

Financial Liability is any liabilities that is a contractual obligation :

(i) to deliver cash or another financial asset to another entity; or

(ii) to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or

a contract that will or may be settled in the entity's own equity instruments and is:

(i) a non-derivative for which the entity is or may be obliged to deliver a variable number of the entity's own equity instruments; or

(ii) a derivative that will or may be settled other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of the entity's own equity instruments. For this purpose, rights, options or warrants to acquire a fixed number of the entity's own equity instruments for a fixed amount of any currency are equity instruments if the entity offers the rights, options or warrants pro rata to all of its existing owners of the same class of its own non-derivative equity instruments.

Financial liabilities includes Loans, trade payable and eligible current and non-current liabilities

#### 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 both: the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

A financial asset is measured at amortized cost if both of the following conditions are met: the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met: the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.



## Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019

### Khatu Shyamji Infratech Private Limited

A financial asset is measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income.

All financial liabilities are subsequently measured at amortized cost using the effective interest method or fair value through profit or loss.

#### ii. Initial recognition and measurement:-

The company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value at initial recognition, plus or minus, any transaction cost that are directly attributable to the acquisition or issue of financial assets and financial liabilities that are not at fair value through profit or loss.

#### iii. Financial assets subsequent measurement:-

Financial assets as subsequent measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) as the case may be.

Financial liabilities as subsequent measured at amortised cost or fair value through profit or loss

#### iv. Effective interest method :-

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

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

#### v. Trade Receivables:-

Trade receivables are the contractual right to receive cash or other financial assets and recognized initially at fair value. Subsequently measured at amortised cost (initial fair value less expected credit loss). Expected credit loss is the difference between all contractual cash flows that are due to the company and all that the company expects to receive (i.e. all cash shortfall), discounted at the effective interest rate.

#### vi. 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.

#### vii. Impairment of Financial Assets:-

The company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the



**Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019**  
**Khatu Shyamji Infratech Private Limited**

12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in profit or loss.

**viii. Financial liabilities:-**

Financial liabilities are recognized initially at fair value less any directly attributable transaction costs. These are subsequently carried at amortized cost using the effective interest method or fair value through profit or loss. 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

**ix. Trade payables :-**

Trade payables represent liabilities for goods and services provided to the Company prior to the end of financial year and which are unpaid. Trade payables are presented as current liabilities unless payment is not due within 3 years after the reporting period or not paid/payable within operating cycle. They are recognized initially at their fair value and subsequently measured at amortized cost using the effective interest method.

**x. Borrowings:-**

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the company does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

**4. Provision and Contingent Liability:-**

- i. A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.



**Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019**  
**Khatu Shyamji Infratech Private Limited**

- ii. Contingent liabilities, if material, are disclosed by way of notes unless the possibility of an outflow of resources embodying the economic benefit is remote and contingent assets, if any, is disclosed in the notes to financial statements.
- iii. A provision is recognized, when company has a present obligation (legal or constructive) as a result of past events and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made for the amount of obligation. The expense relating to the provision is presented in the profit and loss net of any reimbursement.

**5. Earnings Per Share**

Basic Earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period. For the purpose of calculating Diluted earnings per share, the net profit for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**6. Operating cycle:-**

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realization in cash or cash equivalents, the Company has determined its operating cycle as 3 years for the purpose of classification of its assets and liabilities as current and non-current.

7. In the opinion of management there is no item which is required to be considered for ascertaining the amount of deferred tax assets / liability, therefore, the same is taken at nil.
8. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act, 2006" as at 31st March 2017.
9. In pursuance of real estate activities undertaken by the holding company, this company has purchased land for which money have been advanced by the holding company. The land is being developed by said holding company as per memorandum of understanding entered in to by the parties.
10. Contingent liability – 31.03.2019 – Nil, 31.03.2018 – Nil .

**11. RELATED PARTY DISCLOSURES**

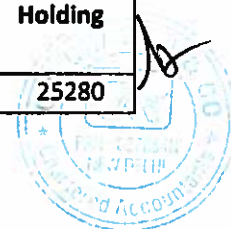
a) Name of Related Parties and description of relationship:

Holding company	Unitech Agra Hi-Tech Township Limited
Ultimate Holding Company	Unitech Limited

b) Summary of significant related parties transactions carried out in ordinary course of business are as under:

(Amount in Rupees)

S.No.	Description	Ultimate Holding Company
1	Advance received	25280



Notes to the financial statements for the year ended 31<sup>st</sup> March, 2019  
Khatu Shyamji Infratech Private Limited

c) The maximum amount of loans / advances outstanding during the year are as follows:

(Amount in Rupees)

S.No.	Description	Maximum balance during the year ended 31.03.2019	Maximum balance during the year ended 31.03.2018
1	Unitech Limited (Borrowing)	45,998,167	45,972,887

d) Balances as at 31.03.2018:

(Amount in Rupees)

S. No.	Name of the company	Net balance 31.03.2019		Net balance 31.03.2018	
1.	Unitech Limited (Borrowings)	45,998,167	Cr.	45,972,887	Cr.

\* Previous year figures have been given in (parentheses)

12. EARNING PER SHARE

(Amount in Rupees)

	Particulars	31.03.2019	31.03.2018
a)	Weighted average number of shares considered for calculation of EPS	30000	30000
b)	Net profit / (Loss) after tax ( ` )	(25402)	(13596)
c)	Basic earnings per share ( ` )	(0.85)	(0.45)
d)	Diluted earnings per share ( ` )	(0.85)	(0.45)
e)	Nominal Value of a Equity Share ( ` )	10	10

13. PREVIOUS YEAR FIGURES

Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

In terms of our report of even date annexed

For G S Chawla & Co

Chartered Accountants

FRN: 027884N

For and on behalf of the Board



(CA Gurbinder Singh)

M No: 507636

UDIN-19507636AAAAAF4593

Place: DELHI

Dated: 28/08/2019



RAJEEV KUMAR

Director

DIN:07258433



RAVINDER SINGH

Director

DIN:07951978

**Khatu Shyam ji infratech Private Limited**  
**23/9 Emporium Block, Sanjay Place, Agra**

**BALANCE SHEET as at March 31, 2019**

Particulars	Note	As at 31-Mar-19	As at 31-Mar-18
<b>Assets</b>			
<b>Non Current assets</b>			
Property ,plant and equipment		-	-
Capital work in progress	2	46,114,500	46,114,500
		<u>46,114,500</u>	<u>46,114,500</u>
<b>Current Assets</b>			
Cash and cash equivalents	3	36,908	37,030
		<u>36,908</u>	<u>37,030</u>
<b>Total</b>		<u><b>46,151,408</b></u>	<u><b>46,151,530</b></u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share Capital	4	300,000	300,000
Other Equity	5	(168,494)	(143,093)
		<u>131,506</u>	<u>156,907</u>
<b>Non Current Liabilities</b>			
Other financial liabilities(other than those specified in (b) below, to be specified)	6	45,998,167	45,972,887
		<u>45,998,167</u>	<u>45,972,887</u>
<b>Current Liabilities</b>			
<b>Financial Liabilities</b>			
Short term provisions	7	21,735	21,735
		<u>21,735</u>	<u>21,735</u>
<b>Total</b>		<u><b>46,151,408</b></u>	<u><b>46,151,530</b></u>

Summary of significant accounting policies  
 The note nos. 1 to 9 are integral part of the financial statements

1 For and on behalf of the Board


As per our report of even date attached to the Balance Sheet

For G S Chawla & Co.  
**CHARTERED ACCOUNTANTS**

  
 (CA Gurvinder Singh)  
 Proprietor



  
 RAJEEV KUMAR  
 Director  
 07258433

  
 RAVINDER SINGH  
 Director  
 07951978

M.No. 507636  
 Place: DELHI  
 Dated: 28/08/2019



**Khatu Shyam ji infratech Private Limited**  
**23/9 Emporium Block, Sanjay Place, Agra**

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2019**

Particulars	Note	Year ended March 31, 2019	Year ended March 31, 2018
Revenue from operations		-	-
Other income		-	-
<b>Total income</b>		<b>-</b>	<b>-</b>
<b>Expenses:</b>			
Changes in inventories of finished goods work-in-progress and stock-in-trade	8	-	-
Other expenses	9	25,402	13,596.00
<b>Total expenses</b>		<b>25,402</b>	<b>13,596</b>
<b>Profit before tax</b>		<b>(25,402)</b>	<b>(13,596)</b>
Exceptional items			
Income on sale of securities			
Prior period adjustments			
<b>Profit before tax</b>		<b>(25,402)</b>	<b>(13,596)</b>
Tax expense:			
(1) Current tax			
(2) Deferred tax			
<b>Profit/(loss) from operations</b>		<b>(25,402)</b>	<b>(13,596)</b>
<b>Profit/(loss) from continuing operations</b>			
Tax expense of continuing operations			
<b>Profit/(loss) from continuing operations (after tax)</b>			
<b>Profit/(loss) from discontinuing operations</b>			
Tax expense of discontinuing operations			
<b>Profit/(loss) from discontinuing operations (after tax)</b>			
<b>Profit/(loss) for the period</b>			
<b>Other comprehensive income</b>			
(a) Items that will be reclassified to profit or loss			
(b) Items that will not be reclassified to profit or loss			
<b>Comprehensive income for the period</b>			
<b>Total comprehensive income for the period</b>			
<b>Earnings per equity share</b>			
(1) Basic		(0.85)	(0.45)
(2) Diluted		(0.85)	(0.45)

Summary of significant accounting policies  
 The note nos. 1 are integral part of the financial statements

1 For and on behalf of the Board

As per our report of even date attached to the Balance Sheet

For G S Chawla & Co.  
 CHARTERED ACCOUNTANTS

(CA Gurvinder Singh)  
 Proprietor



**RAJEEV KUMAR**  
 Director  
 07258433

**RAVINDER SINGH**  
 Director  
 07951978

M.No.507636

Place: DELHI

Dated: 28/08/2019

**Khatu Shyam ji infratech Private Limited**  
**23/9 Emporium Block, Sanjay Place, Agra**

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2019**

Note No	Particulars	As at 31 March 2019	As at 31 March 2018
2	<b>Capital work in progress</b>		
	Capital work in progress	46,114,500	46,114,500
		<u>46,114,500</u>	<u>46,114,500</u>
3	<b>Cash bank balances</b>		
	Balance with banks current accounts	32,864	32,986
	Cash on hand	4,044	4,044
		<u>36,908</u>	<u>37,030</u>
6	<b>Other financial liabilities</b>		
	Capital creditors		
	Other	45,998,167	45,972,887
		<u>45,998,167</u>	<u>45,972,887</u>
7	<b>Short term provisions</b>		
	Provision for others	21,735	21,735
		<u>21,735</u>	<u>21,735</u>



**Khatu Shyam ji infratech Private Limited**  
**23/9 Emporium Block, Sanjay Place, Agra**

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

Note	Particulars	Year ended March 31, 2019	Year ended March 31, 2018
	Revenue from operation		
	Other operating revenues	-	-
	<b>Other income</b>	-	-
<b>8</b>	<b>Change in Inventory</b>		
	Opening stock		
	Work-in-progress	46,114,500.00	46,114,500.00
	Finished goods	46,114,500	46,114,500
	Closing stock		
	Work-in-progress	46,114,500.00	46,114,500.00
	Finished goods	46,114,500	46,114,500
		-	-
<b>9</b>	<b>Other expenses</b>		
	Consultancy, legal & professional fee	1,180	300
	Miscellaneous expenses	122	268
	Taxes & fees	11300	1228
	For audit	11,800	11,800
	Interest on Income Tax	1,000	
		<b>25,402</b>	<b>13,596</b>



**Khatu Shyam ji infratech Private Limited**  
**23/9 Emporium Block, Sanjay Place, Agra**  
**Statement of changes in Equity as on 31 March 2019**

Particulars	Ind AS as on	
	31 March 2019	31 March 2018
Equity Share Capital	300,000.00	300,000.00
<b>Total</b>	<b>300,000</b>	<b>300,000</b>

Particulars	Reserve & Surplus					OCI		Total
	General Reserve	Securities Premium Reserve	Debt Redemption Reserve	Capital Reserve	Revaluation reserve	Actuarial gain or losses	Fair value gain on investment	
Balance at 1 April 2017	(129,496.60)							(129,497)
Profit for the year	(13,595.60)							(13,596)
Add: Transfer to general reserve								-
Less: Dividend								-
<b>Balance at 31 March 2018</b>	<b>(143,092)</b>							<b>(143,092)</b>

Particulars	Reserve & Surplus					OCI		Total
	General Reserve	Securities Premium Reserve	Debt Redemption Reserve	Capital Reserve	Revaluation reserve	Actuarial gain or losses	Fair value gain on investment	
Balance at 1 April 2018	(143,092)							(143,092)
Profit for the year	(25,402)							(25,402)
Add: Transfer to general reserve								-
Less: Dividend								-
<b>Balance at 31 March 2019</b>	<b>(168,494)</b>							<b>(168,494)</b>

Summary of significant accounting policies 1 to 2  
The note nos. 1 to 43 are integral part of the financial statements

As per our report of even date attached to the Balance Sheet

For G S Chawla & Co.

**CHARTERED ACCOUNTANTS**



(CA Gurvinder Singh)  
Proprietor

For and on behalf of the Board

*Rajeev Kumar*  
**RAJEEV KUMAR**  
Director  
07258433

*Ravinder Singh*  
**RAVINDER SINGH**  
Director  
07951978

M No. 507636

Place: **DELHI**

Dated: **28/08/2019**

**Note 4 - Share Capital**

Particulars	Figures as at the end of current reporting period, March 31, 2019		Figures as at the end of current reporting period, March 31, 2018	
	Number	Rs.	Number	Rs.
<b>Authorised</b>				
Equity shares of Rs. 10/- each	100,000.00	1,000,000	100,000.00	1,000,000
Preference shares of Rs. 100/- each	-	-	-	-
<b>Total</b>		<b>1,000,000</b>		<b>1,000,000</b>
<b>Issued, Subscribed &amp; Paid up</b>				
Equity shares of Rs. 10/- each	30,000.00	300,000	30,000.00	300,000
<b>Total</b>		<b>300,000</b>	<b>30,000</b>	<b>300,000</b>

**Reconciliation of number of shares outstanding at the beginning and at the end of the reporting period**

Particulars	Figures as at the end of current reporting period, March 31, 2019		Figures as at the end of current reporting period, March 31, 2018	
	Number	Rs.	Number	Rs.
Shares outstanding at the beginning of the year	30,000.00	300,000	30,000.00	300,000
Shares issued during the year	-	-	-	-
Shares brought back during the year	-	-	-	-
Shares outstanding at the end of the year	30,000.00	300,000	30,000	300,000

**The rights, preferences and restrictions attaching to each class of shares including restrictions on the distribution**

The Company has issued only one class of equity shares having a par value of Rs. 10/- per share which rank pari-passu in all respects including voting rights and entitlement to dividend.

In the event of liquidation, each share carry equal rights and will be entitled to receive equal amount per share out of the remaining amount available with the Company after making preferential payments.

The Authorised Share Capital provides for Equity Share at a par value of Rs. 10/- each. The Company has so far not issued any Preference Share.

**Equity Shares In respect of each class in the Company held by its holding company or its ultimate holding**

**Equity Shares In the Company held by each shareholder holding more than 5 percent shares specifying the number**

Name of Shareholder	Figures as at the end of current reporting period, March 31, 2019		Figures as at the end of current reporting period, March 31, 2018	
	No. of equity shares held	% of holding	No. of equity shares held	% of holding
Unitech Agra Hi-Tech Township Limited	29,940	99.80	29,940	99.80
Unitech Limited	60	0.2	60	0.200

Equity shares reserved for issue under options:-



**Aggregate number and class of equity shares allotted as fully paid up pursuant to contract without payment being**

Particulars	Financial Year		
	During 2018-19	During 2017-18	During 2016-17
Equity Shares			
Fully paid up equity shares	-		-
Fully paid up equity shares	-		-
Fully paid up by way of	-		-
Shares bought back	-		-

**Terms of any securities convertible into equity/preference shares issued along with the earliest date of conversion**

Particulars	Figures as at the end of current reporting period, March 31, 2019		Figures as at the end of current reporting period, March 31, 2018	
	Number -Equity Shares	Amount	Number -Equity Shares	Amount

**Calls unpaid (showing aggregate value of calls unpaid by directors and officers)**

**Forfeited shares (amount originally paid up)**



**NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2019**

Particulars	As at March 31, 2019	As at March 31, 2018
<b>5 Other Equity excluding non controlling interest</b>		
<b>(E) Surplus in the statement of profit and loss</b>		
Opening balance	(143.093)	(129.497)
Loss for the year	(25.402)	(13.596)
Impact of Depreciation (refer note --) (net of deferred tax Rupees -- (Previous year Rupees--))		
Transfer from/(to) Debenture redemption reserve		
Transfer to capital redemption reserve		
Minority interest adjustment		
Proposed final equity dividend [amount per share Rupees -- (Previous year Rupees --)]		
Dividend distribution tax on proposed dividend		
Dividend accrued on compulsory convertible preference shares		
<b>Net surplus in the statement of profit and loss</b>	<b>(168.494)</b>	<b>(143.093)</b>


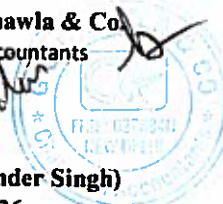


## Khatu Shyam ji infratech Private Limited

Cash Flow Statement for the year ended 31st March 2019

Particulars	31.03.2019	31.03.2018
<b>A Cash flow from operating activities:</b>		
Profit before tax	(25,402)	(13,596)
<b>Adjustments For:</b>		
Preliminary Expenses	-	-
Administrative Expenses	-	-
Exchange Fluctuation Gain	-	-
<b>Cash flow from operating activities</b>	<b>(25,402)</b>	<b>(13,596)</b>
<b>Adjustment for working capital changes</b>		
(Increase)/Decrease in Current Assets	-	-
Increase/(Decrease) in Current Liabilities	-	300
<b>Cash generated from operations</b>	<b>(25,402)</b>	<b>(13,296)</b>
Taxes Paid	-	-
<b>Net cash flow from operating activities (A)</b>	<b>(25,402)</b>	<b>(13,296)</b>
<b>B Cash flow from investing activities:</b>		
Purchase of Fixed Assets	-	-
Sale of Fixed Assets	-	-
<b>Net cash flow from investing activities (B)</b>	<b>-</b>	<b>-</b>
<b>C Cash flow from financing activities:</b>		
Increase/(Decrease) in Unsecured Loan	25,280	13,028
Proceeds from Issuance of Share Capital	-	-
<b>Net cash flow from financing activities (C)</b>	<b>25,280</b>	<b>13,028</b>
<b>Net change in cash and cash equivalents (A+B+C)</b>	<b>(122)</b>	<b>(268)</b>
<b>Cash &amp; Cash Equivalents at the beginning of the year</b>	<b>37,030</b>	<b>37,298</b>
<b>Cash &amp; Cash Equivalents at the end of the year</b>	<b>36,909</b>	<b>37,030</b>
<b>Components of cash &amp; cash equivalents</b>		
Cash on hand	4,044.00	4,044.00
Balances with banks	32,864.50	32,986.00
<b>Total cash &amp; cash equivalent</b>	<b>36,909</b>	<b>37,030</b>
Significant accounting policies	Note-1	


The accompanying notes are an integral part of the financial statements As per our report of even date

For G S Chawla & Co.  
Chartered Accountants  
  
  
(CA Gurvinder Singh)  
M.No:507636

Proprietor  
Place: DELHI  
Date: 28/08/2019

For and on behalf of Board of Directors

  
RAJEEV KUMAR  
(Director)  
07258433

  
RAVINDER SINGH  
(Director)  
07951978