

# WADHWA & CO.

CHARTERED ACCOUNTANTS

22, DDA Flats, Panchsheel Park  
Shivalik Road, New Delhi-17  
Tel: 011-26677552/53  
E-Mail:-sayujconsulting@gmail.com

## INDEPENDENT AUDITOR'S REPORT

To

The Members of

Pyramid Infratech Pvt. Ltd.

Report on the Audit of the Financial Statements

### Opinion

We have audited the financial statements of Pyramid Infratech Pvt. Ltd. ("the Company"), which comprise the balance sheet as at 31st March 2019, and the statement of profit and loss and statement of cash flows for the year then ended, and notes to the stand alone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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, The profit and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone financial statements for the financial year ended 31 March 2019. These matters were addressed in the context of our audit of the standalone financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.



We have determined the matter described below to be the key audit matter to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key Audit Matters	How our Audit addressed the Key Audit matter
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### Revenue Recognition for real estate Projects:

Measurement of revenue recorded over time which is dependent on the estimates of the costs to complete	Our audit procedures on revenue recognition included the following:
Revenue recognition from projects represents a significant portion of the total revenues of the company.	<ul style="list-style-type: none"> <li>Evaluating that the Company's revenue recognition accounting policies are in line with the applicable accounting standards and their application to customer contracts including consistent application.</li> </ul>
Revenue recognition from projects involves significant estimates related to measurement of costs to complete the projects. Revenue from Project is recorded based on management's assessment of the work completed, costs incurred, and accrued and the estimate of the balance costs to complete.	<ul style="list-style-type: none"> <li>For samples selected during the year, verifying the underlying documents - contracts entered into with customer, invoices raised and collections from the customers;</li> <li>Review of the costs to complete workings, comparing the costs to complete with the budgeted costs and inquiring into reasons for variance.</li> </ul>

### Claims, Litigations and Contingencies: (as described in note (K) to the standalone financial statements)

The Company is having a few ongoing litigations, court and other legal proceedings before tax and regularity authorities and courts, which could have significant financial impact if the potential exposure were to materialize.	Our audit procedures included:
Management estimates the possible outflow of economic resources based on legal counsel opinion and available information on the legal status of the proceedings.	<ul style="list-style-type: none"> <li>We understood management's process relating to the identification and impact analysis of claims, litigations and contingencies;</li> <li>Analyzed responses obtained from the legal advisors.</li> <li>We have read the minutes of meetings of the Audit Committee and the Board of Directors of the Company related too noting of status of material litigations;</li> <li>We have assessed management's assumptions and estimates related to disclosures of contingent liabilities in the financial statements.</li> </ul>



Considering the determination by the management of whether and how much, to provide and / or disclose for such contingencies involves significant judgement and estimation, the same has been considered as key audit matter.

**Assessing the carrying value of inventory ( as described in note (e) to the standalone financial statements)**

The Company's inventory comprise of ongoing and completed real estate projects, un-launched projects and development rights. As at 31 March 2019 the carrying values of inventories amounts to

The inventories are carried at the lower of the cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs.

Considering significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as key audit matter.

Our audit procedures/ testing included, among others:

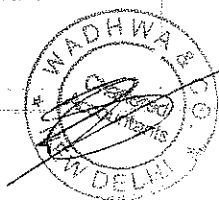
- We read and evaluated the accounting policies and disclosures made in the financial statements with respect to inventories;
- We understood and reviewed the management's process and methodology of using key assumptions for determination of NRV of the inventories;
- We have tested the NRV of the inventories to its carrying value in books on sample basis;
- Where the Company involved specialists to perform valuations, we also performed the following procedures :
  - We obtained and read the valuation report used by the management for determining the NRV;
  - We considered the independence, competence and objectivity of the specialist involved in determination of valuation.

**Assessing impairment of investments in subsidiary, joint venture and associate entities (as described in note (d) to the standalone financial statements)**

The Company has significant investments in its subsidiaries, joint ventures and associates. As at 31 March 2019, the carrying values of Company's investment in its subsidiaries, joint ventures and associate entities amounts to

Our procedures in assessing the managements judgement for the impairment assessment included, among others, the following:

- We assessed the company's valuation methodology applied in determining recoverable amount of the investment.



Management reviews regularly whether there are any indicators of the investment by reference to the requirements under "impairment of Assets".

Considering the impairment assessment involves significant assumptions and judgement, the same has been considered as key audit matter.

- We obtained and read the valuation report used by the management for determining the fair value (recoverable amount) of it's investments.
- We considered the independence, competence and objectivity of the management specialist involved in determination of valuation
- We tested the fair value of the investment as mentioned in the valuation report to the carrying value in books
- Made inquired with management to understand key drivers of the cash flow forecast, discount rate etc.
- Involved experts to review the assumptions used by the management specialists. We reviewed the disclosures made in the financial statements regarding such investments.

**Related party transactions** (as described in note (vii)(A) to the unaudited Financial statements)

The company has undertaken transactions with it's related parties in the ordinary course or business at arm's length. These include transaction in the nature of investments and loans, etc. As disclosed in note to the standalone financial statements.

Considering the significance of transactions with related parties and regulatory compliances there on, related party transactions and it's disclosure as set out in respective notes to the financial statement has been identified as key audit manner.

Our procedures/testing included the following.

- Obtained and read the company's policies, processes and procedures in respective of identifying related parties, obtaining approval, recording and disclosure of related party transactions.
- Read minutes of shareholder meetings, board meetings and minutes of meeting of those charge with governance in connection with company's assessment of related party transaction being in the ordinary course of business at arm's length
- Tested, related party transactions with the underlying contracts, confirmation letters and other supporting documents
- Agreed the related party information disclosed in the financial statement with the underlying supporting documents, on a sample basis.

We have determined that there are no other key audit matters to communicate in our report.

**Other Information [or another title if appropriate, such as "Information Other than the Financial Statements and Auditor's Report Thereon"]**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report but does not include the standalone financial statements and our auditor's report thereon.]

Our opinion on the standalone 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 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.

The Board's Report is not made available to us at the date of this Auditor's Report. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial 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, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

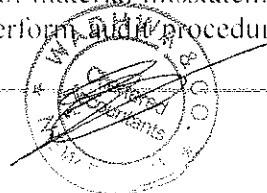
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

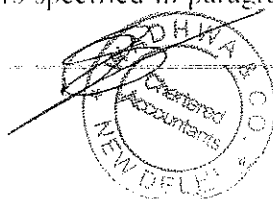
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.



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

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

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

(c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

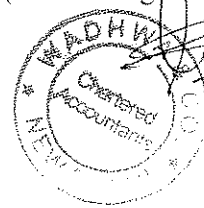
(f) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164(2) of the Act.

(g) 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 2" to this report.

(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 information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note (k) to the financial statements;
- 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

For Wadhwa & Co  
Chartered Accountants  
(Firm's Registration No.021821N)



Signature  
(Sushil Wadhwa)  
(Prop.)  
(Membership No. 091435)

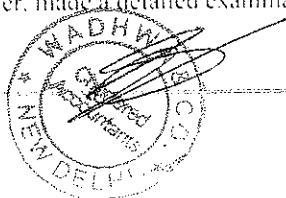
Place: New Delhi  
Date: 21.06.2019

## **"Annexure-1" to the Independent Auditor's Report\***

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of Pyramid Infratech Private Limited of even date)

1

- (a) The Company has maintained proper records showing full particular, including quantitative details and situation of the fixed assets comprising of property, plant and equipment and investment properties.
  - (b) All fixed assets comprising of property, Plant and equipment and investment properties have not been physically verified by the management during the year but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
  - (c) According to the information and explanations given by the management, the title deeds of immovable properties included in property plant and equipment and investment properties are held in the name of the Company.
2. In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year, except for inventory represented by development rights. Inventories represented by development rights have been confirmed as at 31 March 2019 on the basis of certificates obtained by the management, no material discrepancies were noticed on such physical verification: confirmations except company's project known as "Urban Homes-II" at sector 86, Gurugram:
- Piece of Land msg. 5.2875 acres at village Badha, Known as sector 86, Gurugram, title deed for which are still is in the name of owners of land who sold the land to the Company on which licence was obtained to develop affordable group housing colony.
- 3.
- a. The Company has granted unsecured loans to companies, firms, or other parties covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according To the information and explanations given to us, the terms and conditions of the grant of such loans are not prejudicial to the Company's interest.
  - b. The Company has granted loans that are re-payable on demand, to companies, firms or other parties covered in the register maintained under section 189 of the companies Act, 2013. We are informed that the company has not demanded repayment of any such loan during the year and thus, there has been no default on the part of the parties to whom the money has been lent. The payment of interest has been regular.
  - c. There are no amounts of loans granted to companies, firms or others parties listed in the register maintained under section 189 of the Companies Act, 2013 which are overdue for more than ninety days.
4. In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees and securities given have been complied with by the company.
5. The company has not accepted any deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the order are not applicable.
6. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the companies Act 2013, in relation to construction industry and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.



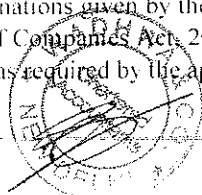


7.

- a. Undisputed statutory dues including provident fund, employees state insurance, income-tax, sales-tax, service-tax, duty of custom, duty value added tax, goods and services tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. The provisions relating to duty of excise are not applicable to the Company.
- b. According to the information and explanations given to us, No disputed amounts payable in respect of provident fund, employee' state insurance, income-tax, sales-tax, service-tax, duty of custom, duty value added tax, goods and services tax, cess and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable. The provisions relating to duty of excise are not applicable to the company.
- c. According to the records of the company, the dues of income-tax, sales-tax, service-tax duty of custom, value added tax, goods and services tax and cess on account of any dispute, are as follow:

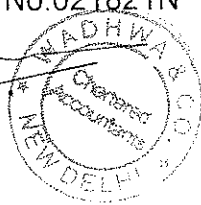

Nature of Statute	Nature of dues	Amount (in lakhs)	Amount paid under protest (in lakhs)	Period to which the amount relates	Forum where dispute is pending
National Anti Profiteering Agency	Amount, the benefit of which was allegedly not passed to the customers	Rs. 823.00	Rs. 511.00	July, 2017 to September, 2018	High Court

8. In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowings to a financial institution, bank or dues to debentures holders. The Company did not have any outstanding loans or borrowings due to government.
9. According to the information and explanations given by the management, the Company has utilized the money raised by way of term loans for the purpose for which they were raised. According to the information and explanations given by the management, the Company has not raised any money way of initial public offer/ further public offer (including debt instruments.)
10. Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the company or no fraud on the company by the officers and employees of the company has been noticed or reported during the year.
11. According to the information and explanations given by the management, the managerial remuneration has been paid, provided in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the Companies Act, 2013.
12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.
13. According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.



14. According to the information and explanations given by the management , The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
15. According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.
16. According to the information and explanations given to us, the provisions of section 45-1A of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For: Wadhwa & Co.  
Chartered Accountants  
Firm Registration No.021821N



Sushil wadhwa  
Prop.  
Membership No. 091435  
Place: New Delhi  
Date: June 21, 2019

## Report on the Internal Financial Controls Over Financial Reporting 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 Pyramid Infratech Private Limited ("the Company") as of 31st March, 2019 in conjunction with our audit of the 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

### Auditor's Responsibility

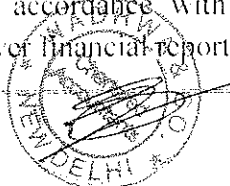
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained 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 with reference to these Financial Statements

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 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.

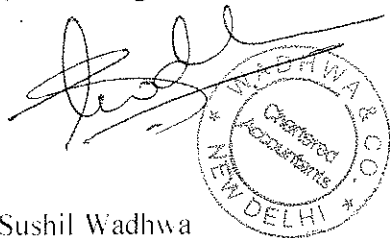
### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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

For Wadhwa & Co.  
Chartered Accountants  
(Firm's Registration No.021821N)



Sushil Wadhwa  
(Membership No. 091435)

Place: New Delhi  
Date: June 21, 2019

## Notes to the Standalone Financial Statements

### **1. CORPORATE INFORMATION**

PYRAMID INFRATECH PRIVATE LIMITED ("the Company") is primarily engaged in the business of development of real estate especially Affordable Group Housing Projects in Gurugram, Haryana. The operations of the company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The company is a Private Limited and incorporated under the provisions of companies Act applicable in India. The registered office is situated at H-38, M2K White House, Sector-57, Gurugram-122002, Haryana.

The standalone financial statements were authorized for issue in accordance with the resolution of the board of directors on dated .....

### **2. SIGNIFICANT ACCOUNTING POLICIES**

#### **2.1 Basis of Preparation**

The standalone Financial statements ("financial statement") of the company have been prepared in accordance with the Indian Generally Accepted Accounting Principles ("Indian GAAP") to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 ("Act") read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Act (to the extent notified). The financial statements have been prepared and presented under the historical cost convention on the accrual basis of accounting. The management evaluates all the recently issued or revised Accounting Standards on an ongoing basis.

The standalone financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the standalone financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities, which are measured at fair values as explained in relevant accounting policies.

The financial statements are presented in Rupees, except when otherwise indicated.

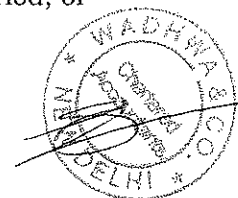
#### **2.2 Summary of significant accounting policies**

##### **a) Current and 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 realized within twelve months after the reporting period, or





- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle.
- It is held primarily for the purpose of trading.
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents.

#### **b) Fixed Assets**

Recognition and initial measurement

All Fixed Assets are stated at their cost of acquisition.

The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.

#### **c) Investment Properties**

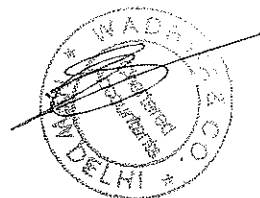
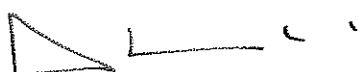
Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition, including transaction costs. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

#### **d) Investment in equity instruments of subsidiaries, partnership firms, joint ventures and associates**

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per relevant account standard. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

#### **e) Inventories**

- Land other than area transferred to constructed properties at the commencement of construction are valued at lower of cost and net realizable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost if criteria are met and other cost directly incurred to acquire such land.



## **h) Taxes**

### **Current income tax**

Current income tax liabilities are measured at the amount expected to be paid to the taxation authorities. Current tax is determined as the tax payable in respect of taxable income for the reporting year and is computed in accordance with relevant tax regulations. Current tax items are recognised in correlation to the underlying transaction either. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Minimum Alternate Tax (MAT) is not required to be paid as tax payable as per normal provisions of Income tax is higher than the tax payable as per MAT provisions.

### **Deferred tax**

Deferred tax liability is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

## **i) Employee Benefits**

### *Retirement Benefits*

The retirement benefits are accounted for as and when liability becomes due for payment.

### *Gratuity*

Provision for gratuity not made for the reporting period as none of employee is under employment for 5 years or more.

### *Short-term employee benefits*

Expense in respect of short-term benefits is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee. Contribution made towards superannuation fund (funded by payments to Life Insurance Corporation of India) is charged to statement of profit and loss on accrual basis.

## **j) Cash and cash equivalents**

Cash and cash equivalents 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.

For the purpose of the statement of cash flows, cash and cash equivalents consist of unrestricted cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

## **k) Provisions, contingent assets and contingent liabilities**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects

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some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company, or
- 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.
- Home Buyers of Project Urban Homes in Sector 70A and Urban Homes II in Authority(NAA) vide its order dated 18-09-2018 had directed us to refund Rs. 8.23 crores to the Customers.
- Aggrieved by the order of the NAA, we filed a Writ in Delhi High Court against the Order of NAA. The court vide its order dated 20-11-2018 stayed the implementation of the order of NAA and ordered us to deposit a sum of Rs. 5,11,60,450/- with NAA who will keep this amount in FDR until the case is decided. The order of the High Court was based on our offer to the customers during proceeding with NAA.
- As per the instructions of the High Court, we have deposited a sum of Rs.5,11,60,450/- vide DD No. 821486 dated 07-12-2018 in favour of Directorate General of Anti Profiteering.
- Sector 86 in Gurgaon had filed a complaint with Anti Profiteering Authority. Their complaint was based on their plea that Input tax credit as per GST Act, 2017 as availed by the Developer should be passed on to them and National Anti Profiteering

Contingent assets are neither recognized nor disclosed except when realization of income is virtually certain, related asset is disclosed.

#### 1) **Earning per share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted-average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

Diluted earnings per share is same as basis earning per share reason being there is no dilutive potential equity shares.





### 3. NOTES ON FINANCIAL INFORMATION

- i. Only those creditors are considered as MSME, which confirmed their registration under MSME Development Act, 2006.
- ii. 2. Employee Benefit Cost includes director's remuneration on account of salary Rs. 3,00,00,000/- (Previous Year Rs.2,40,00,000/-)
- iii. Trade receivables, Trade payables, Loans & Advances and Unsecured Loans have been taken at their book value subject to confirmation and reconciliation.

- iv. Payments to Auditors:

Auditors Remuneration	2018-19	2017-18
Audit Fees	7,50,000	7,50,000
Total	7,50,000	7,50,000

- v. Loans and Advances are considered good in respect of which company does not hold any security other than the personal guarantee of persons.

- vi. Advance to others includes advances to concerns in which directors are interested:

Name of Concern	Current Year Closing Balance	Previous Year Closing Balance
N.A	N.A	N.A

- vii. Related party disclosure

#### (A) Related Parties and their Relationship

##### (I) Key Management Personnel

1. Dinesh Kumar, Director
2. Brahm Dutt, Director
3. Shashi Bhadoo, Company Secretary

##### (II) Subsidiaries

1. Vibhor Home Developers Private Limited
2. Finian Estates Developers Private Limited

##### (III) Concerns under common management

1. Pyramid Infracreative Private Limited





(IV) Related Party Transaction

(Figure in Rs.)

	Transactions during the year					
	Current Year			Previous year		
Particulars	Key Management Personnel	Subsidiary Company	Concerns under Common management	Key Management Personnel	Subsidiary Company	Concerns under Common management
Loans/ Advance Received	16,61,09,380.20	-		40,30,54,952.80		
Loans/ Advances Repaid	20,82,283.80	-		35,96,78,923		
Purchases	-				44,43,75,000	
Advances Given	-	40,21,08,615			26,38,22,941	
Advances received back		11,75,11,157			4,95,,06,000	
Salary	3,00,00,000	-		2,40,00,000		

(V) Outstanding Balances

	Current Year			Previous year		
Particulars	Key Management Personnel	Subsidiary Company	Concerns under Common management	Key Management Personnel	Subsidiary Company	Concerns under Common management
Loans/ Advances Taken	12,57,030	53,29,12,181	14,75,00,000	4,33,,76,029.80	24,83,14,723	14,75,00,000

viii. Other income includes Rs. 51,50,692/- on account of interest on FDR (P.Y. Rs.22,54,728.09)

ix. Major components of Deferred tax

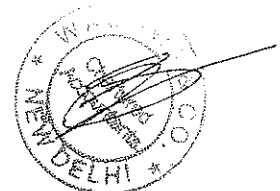
Particulars	As at 31.03.2018 (Rs.)	As at 31.03.2017 (Rs.)
A) <i>Deferred Tax Liability</i>		-
Depreciation	4,45,609.37	27,93,773.09
Others	0.00	0.00
Total	0.00	0.00
B) <i>Deferred Tax Assets</i>		
Deferred tax asset fixed assets	0.00	0.00
Others	0.00	0.00
Total	0.00	0.00
Net Deferred Tax liabilities/(assets) (A-B)	4,45,609.37	27,93,773.09

x. Value of Imports

Raw Material	Nil	Nil
Finished Goods	Nil	Nil

xi. Expenditure in Foreign Currency Nil Nil







xii. Earning in Foreign Exchange Nil Nil

xiii. Previous year figures have been regrouped/rearranged wherever necessary.

Signature to notes i to xiii

In terms of Our Separate Audit Report of Even Date Attached.

For Sushil Wadhwa & Co.

Chartered Accountants

(Sushil Wadhwa)

Proprietor

Membership No. 091435

Registration No. 021821N

Place:- Delhi

Date: - 21/06/2019

FOR PYRAMID INFRATECH PRIVATE  
LIMITED



DINESH  
KUMAR

Director

DIN : 02027576



BRAHM DUTT

Director

DIN : 02222053

**PYRAMID INFRATECH PRIVATE LIMITED**

CIN-U45400HR2008PTC038509

**Balance Sheet as on 31st March 2019**

Particulars	Note No.	(Amount in Rs.)	
		As on 31st March,2019	As on 31st March,2018
<b>Equity &amp; Liabilities</b>			
<b>Shareholders Funds:-</b>			
(a) Share Capital	1	3350,00,000.00	3350,00,000.00
(b) Reserves & Surplus	2	1510,84,607.25	1092,78,253.00
<b>Non- Current Liabilities</b>			
(a) Long Term Borrowing	3	6345,12,717.08	4990,29,201.28
(b) Deferred Tax Liabilities(Net)	4	4,45,609.37	27,93,773.09
<b>Current Liabilities</b>			
(a) Short Term Borrowing	5	12,57,030.00	433,76,029.80
(b) Trade Payable	6	1335,12,654.21	3746,42,602.54
(c) Other Current Liabilities	7	37215,38,089.57	26743,23,894.52
(d) Short Term Provisions	8	206,69,147.82	8,09,815.00
		<b>49980,19,855.31</b>	<b>40392,53,569.23</b>
<b>Assets</b>			
<b>Non-Current Assets</b>			
(a) Fixed Assets			
(i) Tangible Assets	9	2010,92,624.19	2117,41,629.51
(b) Non-Current Investments	10	612,53,102.00	537,53,102.00
(c) Other Non Current Assets	10(i)	2655,07,449.87	1163,76,695.87
(d) Deferred Tax Assets (Net)		-	-
<b>Current Assets</b>			
(a) Inventories	11	27569,76,376.61	18060,13,933.58
(b) Trade Recievable	12	1809,51,499.97	3998,02,980.61
(c) Cash & Cash Equivalents	13	2059,51,530.85	3449,53,337.93
(d) Short Term Loans & Advances	14	13262,87,271.82	11066,11,889.72
		<b>49980,19,855.31</b>	<b>40392,53,569.23</b>

**Significant Accounting Policies and Notes to Accounts forms an integral part of these financial statement**

As per our Report of even date attached

For Sushil Wadhwa & Co.

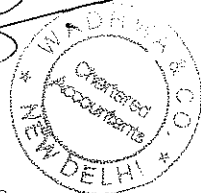
Chartered Accountants

Sushil Wadhwa  
Proprietor

Membership No.

Date :- 21.06.2019

Place:- New Delhi



For Pyramid Infratech Pvt. Ltd.

(Dinesh Kumar)

Director

(DIN-02027576)

(Brahm Dutt)

Director

(DIN-02222053)

(Shashi Bhadoo)

Company Secretary

(PAN-BQWPB5147E)

M.N. 33874

**PYRAMID INFRATECH PRIVATE LIMITED**

CIN-U45400HR2008PTC038509

**Statement of Profit & Loss Account for the year ended on 31st March 2019**

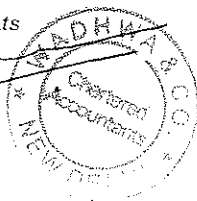
		(Amount in Rs.)	
Particulars	Note No.	For the year ended on 31st March, 2019	For the year ended on 31st March, 2018
<b>CONTINUING OPERATION</b>			
Revenue from Operations(Net)	15	8946,31,023.53	24299,88,263.28
Other Income	16	62,15,945.50	45,38,783.97
<b>Total Revenue</b>		<b>9008,46,969.03</b>	<b>24345,27,047.25</b>
<b>Expenses:-</b>			
(a) Purchases/Project Cost	17	16800,52,518.55	25176,58,421.93
(a) Changes in Inventories	18	(9509,62,443.02)	(3091,09,258.03)
(b) Employee Benefit Expenses	19	438,91,239.00	360,66,535.00
(c) Finance Cost	20	92,79,012.00	10,75,346.00
(d) Depreciation & Amortization Expenses		-	-
(e) Other Expenses	21	552,92,605.15	173,52,800.13
<b>Total Expenses</b>		<b>8375,52,931.67</b>	<b>22630,43,845.03</b>
<b>Profit / (Loss) before tax</b>		<b>632,94,037.35</b>	<b>1714,83,202.22</b>
<b>Add/(Less):- Deferred Tax Assets / Liabilities</b>		<b>23,48,163.72</b>	<b>(38,89,077.50)</b>
<b>Less:- Provision For Income Tax</b>		<b>(203,22,320.82)</b>	<b>(488,01,246.37)</b>
<b>Add/(Less):- Adjustment during the year</b>		<b>-</b>	<b>-</b>
<b>Net Profit Transferred To Reserve &amp; Surplus</b>		<b>453,19,880.25</b>	<b>1187,92,878.36</b>
<b>Earning Per Equity Share(Nominal Value Per Share Rs 10)</b>			
(a) Basic		1.35	3.55
(b) Diluted		1.35	3.55

**Significant Accounting Policies and Notes to Accounts forms an integral part of these financial statement**

As per our Report of even date attached

For Sushil Wadhwa & Co.  
Chartered Accountants

Sushil Wadhwa  
Proprietor  
Membership No.  
Date :- 21.06.2019  
Place:- New Delhi



For Pyramid Infratech Pvt. Ltd.

(Dinesh Kumar )  
Director  
(DIN-02027576)

(Brahm Dutt)  
Director  
(DIN-02222053)

(Shashi Bhadooia)  
Company Secretary  
(PAN-BQWPB5147E)  
M.N. 33874

**PYRAMID INFRA TECH PVT LTD.**

CIN :U45400HR2008PTC038509

**Notes forming part of the financial statements**

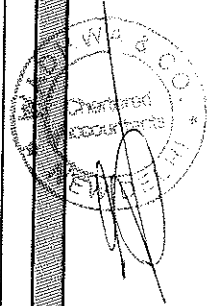
<b>Note 1: Share Capital</b>	<b>As on 31st March, 2019</b>	<b>As on 31st March, 2018</b>
<b>Authorised Share Capital</b>		
33500000 Equity Shares of Rs. 10/- each with voting rights	3350,00,000.00	3350,00,000.00
<b>Issued, Subscribed &amp; Paid up Share Capital</b>		
33500000 equity shares of Rs. 10/- each	3350,00,000.00	3350,00,000.00
	<b>3350,00,000.00</b>	<b>3350,00,000.00</b>

The Company has only one class of shares referred to as equity shares having a par value of Rs 10/-. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential. The Details of shareholder holding more than 5% are given as follows together with its holding in no. of shares:-

	<b>As on 31st March, 2019</b>		<b>As on 31st March, 2018</b>	
<b>Name of Shareholders</b>	<b>No. of Shares held</b>	<b>% holding in Shares</b>	<b>No. of Shares held</b>	<b>% holding in Shares</b>
Brahm Dutt	167,50,000.00	50.00	167,50,000.00	50.00
Dinesh Kumar Sharma	167,50,000.00	50.00	167,50,000.00	50.00

**Note 2:- Reserve & Surplus**

<b>Particulars</b>	<b>As on 31st March, 2019 (Amount in Rs.)</b>	<b>As on 31st March, 2018 (Amount in Rs.)</b>
<b>Capital Reserve</b>		
<b>Profit &amp; Loss Account:</b>		
Opening Balance	1092,78,253.00	(95,14,625.36)
Add: Surplus as per the Statement of Profit & Loss	453,19,880.25	1187,92,878.36
Less: Provision for CSR	11,29,418.00	
Less: Excess Payment of Income Tax over the Provision for AY 2018-19	23,84,108.00	
	<b>1510,84,607.25</b>	<b>1092,78,253.00</b>



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**Note 3: Long Term Borrowings**

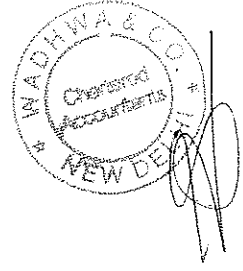
Particulars	As on 31st March 2019	As on 31st March 2018
<b>Secured</b>		
(i) Term Loan from Kotak Mahindra Ltd		
(ii) Car Loan from Kotak Mahindra Prime	67,63,736.00	54,09,213.00
(iii) Loan from India Infoline Finance Ltd		38,22,538.00
(iv) Term Loan from ICICI Bank Ltd	7744,11,147.92	6765,78,299.34
(v) Project Loan from CSI Finance Limited	33,62,842.20	87,36,783.10
	2229,00,837.00	
Less: Current Maturities of Long term Debts (Refer Note No.1.5)	(3729,25,846.04)	(1955,17,632.16)
	<b>6345,12,717.08</b>	<b>4990,29,201.28</b>

**Note: 3a**

Loan Description	Balance as on 31.03.19	Balance as on 31.03.18	Repayment Schedule
ICICI Bank Loan A/c LQUR00034922049	10,02,797.40	25,99,273.30	Repayable in 36 Monthly instalments of Rs.1,47,787 each
ICICI Bank Loan A/c LQUR00034972105	11,95,544.80	30,98,965.00	Repayable in 36 Monthly instalments of Rs.1,76,191 each
ICICI Bank Loan A/c - LVGUR00035041464	4,09,882.40	10,69,506.40	Repayable in 36 Monthly instalments of Rs.61,027 each
ICICI Bank Loan A/c - LVGUR00035041468	4,09,882.40	10,69,506.40	Repayable in 36 Monthly instalments of Rs.61,027 each
ICICI Bank Loan A/c LVGUR00035041473	1,72,367.60	4,49,766.00	Repayable in 36 Monthly instalments of Rs.25,663 each
KOTAK Audit Loan-CE/11504039	1,72,367.60	1,83,551.00	Repayable in 36 Monthly instalments of Rs.25,663 each
Kotak Car Loan-CE/12779009	-	36,38,987.00	Repayable in 36 Monthly instalments of Rs.3,19,500 each
Kotak T/L A/c CE-482987	-	8,14,656.00	Repayable in 35 Monthly instalments of Rs.78,272 each
Kotak T/L A/c CE-484488	-	9,46,800.00	Repayable in 35 Monthly instalments of Rs.90,659 each
Kotak T/L A/c CE-484494	-	8,14,656.00	Repayable in 35 Monthly instalments of Rs.78,272 each
Kotak T/L A/c CE-484514	-	9,45,325.00	Repayable in 35 Monthly instalments of Rs.90,659 each
Kotak T/L A/c CE-484520	-	6,50,048.00	Repayable in 35 Monthly instalments of Rs.62,328 each
Kotak T/L A/c CE-484537	-	6,50,048.00	Repayable in 35 Monthly instalments of Rs.62,328 each
Kotak T/L A/c CE-484780	-	1,06,727.00	Repayable in 35 Monthly instalments of Rs.10,245 each
Kotak T/L A/c CE-484797	-	1,87,113.00	Repayable in 35 Monthly instalments of Rs.17,962 each
Kotak T/L A/c CE-484800	-	1,06,727.00	Repayable in 35 Monthly instalments of Rs.10,245 each
Kotak T/L A/c CE-484817	-	1,87,113.00	Repayable in 35 Monthly instalments of Rs.17,962 each
HFL Loan A/c No.820194	33,37,70,167.52	48,61,07,918.00	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 823868	43,57,71,273	50,61,729.40	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 760544	-	18,09,11,940.26	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 760545	-	45,50,71,168	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 838882	-	26,06,86,929.67	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 871867	-	17,05,22,022.00	Repayment through Escrow Account with 30% Capitalization
HFL Loan A/c No. 878504	-	50,74,316.00	Repayment through Escrow Account with 30% Capitalization
Kotak T/L A/c CE-686177	25,37,023.00	-	Repayable in 35 Monthly instalments of Rs.1,02,296/- each
Kotak T/L A/c CE-686183	16,54,510.00	-	Repayable in 35 Monthly instalments of Rs.66,721/- each
Kotak T/L A/c CE-686190	8,45,998.00	-	Repayable in 35 Monthly instalments of Rs.34,121/- each
Kotak T/L A/c CE-686203	17,26,205.00	-	Repayable in 35 Monthly instalments of Rs.69,501/- each
CSI Finance Limited	2229,00,837.00	-	Repayment through Escrow Account with 20% Capitalization

**Note: 3b Security details of the Borrowings**

- (i) Term Loans outstanding from ICICI Bank Limited of Rs.33,62,842.20 against machinery/ equipments are secured by way of hypothecation of specified machinery/equipments.
- (ii) Term Loans outstanding from Kotak Mahindra Bank Limited of Rs.67,63,736 against Land/Collection of Project at Sector-86 are secured by way of hypothecation of specified machinery/equipments.
- (iii) Term Loans outstanding from HFL of Rs.17,55,96,338 against Land/Collection of Project at Sector-86 are secured by way of mortgage of land admeasuring 5.6125 Acres situated at Sector-86, Gurgaon along with additional collateral of land situated at sector-35 of revenue estate of village Sohna, Gurgaon, Haryana.
- (iv) Term Loans outstanding from CSI Finance Limited of Rs.22,29,00,837/- against land/collection of Project at Sector-70A are secured by way of mortgage of land admeasuring 5.11875 Acres situated at Sector-70A, Gurugram
- (v) Finian Estate Developers Private Limited, the subsidiary of the Company, has given guarantee for the term loan facility availed by the company from CSI Finance limited
- (vi) the company has given guarantee for term loan facility availed by the its subsidiary company Vibhor Home Developers Private Limited.



*[Signature]*

**Note:- 5 Short Term Borrowings**

Particulars	As on 31st March,2019	As on 31st March,2018
<b>Loans Repayable on Demand</b>		
<b>Unsecured Loans</b>		
(i) From Directors	12,57,030.00	433,76,029.80
(ii) From Others	-	-
	<b>12,57,030.00</b>	<b>433,76,029.80</b>

**Note:-6 Trade Payable**

Particulars	As on 31st March,2019	As on 31st March,2018
Trade Payable- Suppliers/Contractors due to MSMEs	9,54,308.00	16,17,910.00
Trade Payable- Suppliers/Contractors due to Other than MSMEs	835,99,346.21	730,24,692.54
Trade Payable (Land)	489,59,000.00	3000,00,000.00
	<b>1335,12,654.21</b>	<b>3746,42,602.54</b>

**Note:- 7 Other Current Liabilities**

Particulars	As on 31st March,2019	As on 31st March,2018
<b>(a) Current Maturities of Long Term Borrowings</b>	3729,25,846.04	1955,17,632.16
<b>(b) Book Overdraft</b>	120,33,772.12	-
<b>(c)Advances Due for the portion for which value has to be given:</b>		
(i) For Affordable Housing at 70A Gurgaon, Haryana	8467,31,129.52	10232,15,962.57
(ii) For Affordable Housing at 86 Gurgaon, Haryana	7434,64,599.30	8217,62,313.15
(iii) For Affordable Housing at 67A Gurgaon, Haryana	14502,52,348.00	4664,41,370.00
(iv)Others Advances	1142,00,000.00	342,00,000.00
<b>(d) Advances received from the Customers</b>	19,13,163.00	-
<b>(e) Govt Dues:-</b>		
(i) Service Tax Payable	-	323,70,203.00
(ii) TDS Payable	150,85,568.41	132,04,286.00
(iii) Contribution to EPF/ESIC	4,59,583.00	2,94,114.00
(iv) VAT Payable	-	-
(v) GST Payable	11,92,801.10	517,35,927.56
<b>(f) Application Money Received from Customers</b>		
(i) For Project at Sector 67A	5,88,129.00	224,08,430.00
(ii) For Project Pyramid Elite	203,60,956.00	-
(iii) Pyramid Fusion Homes	1312,79,182.00	-
(ii) For Other Projects	11,43,663.08	22,33,224.08
<b>(g) Expenses Payable:-</b>		
(i)Audit Fees Payable	20,81,600.00	13,31,600.00
(ii)Electricity Expenses Payable	-	-
(iii)Filing Fees Payable	91,600.00	91,600.00
(iv)Salary & Wages Payable	58,39,830.00	26,54,285.00
(v)Internet & Email Charges payable	45,201.00	-
(vi)Amount Refundable Against Unit Cancellation	2,67,970.00	65,03,697.00
(vii) Security Deposit Received	11,51,000.00	-
(viii)Other Payable	4,30,148.00	3,59,250.00
	<b>37215,38,089.57</b>	<b>26743,23,894.52</b>



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**Note:-8 Short-Term Provisions**

Particulars	As on 31st March, 2019	As on 31st March, 2018
(i) Bonus Payable	11,97,322.00	8,09,815.00
(ii) Provision for CSR	11,29,418.00	-
(iii) Provision for Income Tax	183,42,407.82	-
(Net of TDS/Advance Tax)		
	<b>206,69,147.82</b>	<b>8,09,815.00</b>

(i) To fulfil the CSR Obligation, the Company has donated the funds to the Pradhan Mantri National Relief fund set up by the Central Government for socio-economic development providing relief and welfare of the Scheduled Castes, the Scheduled and backward classes, minorities and women.




# **Pyramid Industries Pvt Ltd**

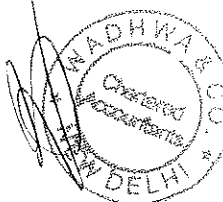
Depreciation Chart as Per New Empowerment Act, 2013

Name of Assets	Useful Life with effective Rate	Effective Rate of Depreciation	Gross Block					Depreciation				Net Block	
			As at 01.04.18	Addition during the year	Assets Put to use	Deduction during the year	As at 31.03.19	Upto 31.03.18	Charged during the year	Adjusted during the year	As at 31.03.19	As at 31.03.18	
Vehicles	8 Yrs	31.23%	525,83,029.00	10,12,155.00	10,12,155.00		535,95,184.00	315,84,726.39	38,27,101.02	384,11,827.41	151,83,356.59	209,98,302.61	
Computers	3 Yrs	63.16%	8,69,501.00	10,34,340.62	10,34,340.62		19,03,841.62	7,43,558.79	3,23,847.12	10,67,105.91	8,36,135.71	1,25,942.21	
Laptop	3 Yrs	63.16%	15,32,660.00	4,91,369.08	4,91,369.08		20,24,029.08	11,83,079.31	3,76,504.31	15,59,583.62	12,34,485.46	3,49,580.69	
Mobile	5 Yrs	45.07%	18,15,750.00	4,54,902.41	4,54,902.41		22,70,652.41	9,64,546.41	4,78,377.42	14,42,923.83	8,37,728.58	8,51,203.59	
Printer	3 Yrs	63.16%	6,27,902.00	2,16,989.53	2,16,989.53		8,44,891.53	5,60,965.87	80,554.55	6,41,620.42	2,05,271.11	66,936.13	
Furniture	10 Yrs	25.89%	59,99,804.00	36,75,291.50	36,75,291.50		96,75,095.60	23,83,815.53	31,82,449.63	35,66,265.17	61,08,830.43	36,15,988.47	
Traffic	5 Yrs	45.07%	15,500.00				15,500.00	15,379.18	54.85	15,433.63	66.37	120.82	
Cycle	5 Yrs	45.07%	6,750.00				6,750.00	6,347.27	181.51	6,528.78	221.22	402.73	
Office Equipment	5 Yrs	45.07%	23,00,227.00	11,38,741.50	11,38,741.50		34,38,968.50	10,22,841.95	7,77,271.34	18,00,113.29	16,38,955.21	12,77,385.05	
Software	6 Yrs	39.30%	37,74,246.00	3,11,500.00	3,11,500.00		40,85,746.00	21,09,381.33	7,20,247.73	28,29,631.07	12,56,114.93	16,64,862.67	
Plant & Machinery	25 Yrs	11.29%	68,392.00				68,392.00	5,034.81	7,153.03	12,187.84	56,204.16	63,357.19	
Plant & Machinery	20 Yrs	13.91%	4,39,000.00				4,39,000.00	28,884.21	57,057.31	85,031.32	3,55,083.68	4,10,115.79	
Plant & Machinery	15 Yrs	18.10%	2382,75,052.00	263,23,438.87	263,23,438.87		2645,98,490.87	559,57,620.87	34,477,144.26	904,34,765.13	1781,853,725.74	1823,17,431.13	
<b>Total</b>			<b>3083,07,813.00</b>	<b>346,58,728.61</b>	<b>346,58,728.61</b>		<b>3429,66,541.61</b>	<b>965,66,183.94</b>	<b>353,07,733.48</b>	<b>1418,73,917.42</b>	<b>2010,92,624.19</b>	<b>2117,41,629.51</b>	

Previous Year Figures

2882,35,169.00	200,89,484.00	16,840.00	3083,07,813.00	457,28,783.17	508,37,400.77	965,66,183.94	2117,41,629.51	2425,06,387.08
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**Note:- 10 Non-Current Investments**

Particulars	As on 31st March, 2019	As on 31st March, 2018
Investment in Agricultural Land	129,53,102.00	129,53,102.00
Investment in Equity Shares of Subsidiary Company:		
Vibhore Home Developers Private limited (40,00,000 Equity shares of Rs10 each)	408,00,000.00	408,00,000.00
Finian Estate Developers Private limited (10,000 Equity shares of Rs10 each)	75,00,000.00	-
	<b>612,53,102.00</b>	<b>537,53,102.00</b>

During the year ended 31st March 2019 Company has invested in 10,000 unquoted equity shares of Finian Estate Developers Private Limited for an aggregate consideration of Rs 75,00,000/-

**Note:- 10(i) Other Non-Current Assets**

Particulars	As on 31st March, 2019	As on 31st March, 2018
Non Current Deposits with Banks (Refer Note No.1.13)	1975,40,915.00	1033,00,000.00
Interest accrued but not due on non-current bank deposits	141,73,106.24	80,59,609.24
Non Current Taxes with Departments (Net of Provision for Income Tax)	26,32,978.63	50,17,086.63
Deposit with GST Department	511,60,450.00	-
	<b>2655,07,449.87</b>	<b>1163,76,695.87</b>

**Note:-4 Deferred Tax Liabilities (Net)**

Particulars	Amount as on 31st March 2019
<b>Deferred Tax Liabilities</b>	
Opening Balance	(27,93,773.09)
Audit Fees As per Income Tax Act	5,25,000.00
Audit Fees As per Books of Accounts	7,50,000.00
Timing Difference	2,25,000.00
Depreciation As per Income Tax Act, 1961	379,33,498.15
Depreciation per Companies Act, 2013	453,07,733.48
Timing Difference	73,74,235.33
DTA/(DTL) made during the year	23,48,163.72
<b>Total DTA/(DTL)</b>	<b>(4,45,609.37)</b>

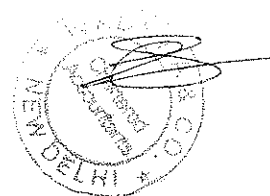
**Note:-11 Inventories**

Particulars	As on 31st March, 2019	As on 31st March, 2018
(a) Raw Material (Construction Material, Spares & Stores)	584,06,380.00	1537,98,832.86
(b) Project Work in Progress	14212,35,879.76	11432,32,315.72
(c) Inventory Properties acquired for sale in the ordinary course of business either as it is or developing project on them	12773,34,116.85	5089,82,785.00
	<b>27569,76,376.61</b>	<b>18060,13,933.58</b>

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**Note:-12 Trade Recievables**

Particulars	As on 31st March,2019	As on 31st March,2018
<b>Debts outstanding for a period exceeding six months</b>		
(i)secured	-	-
(ii)Unsecured considered good	709,73,250.37	250,77,950.00
<b>Others</b>		
(i)secured		
(ii)Unsecured considered good	1099,78,249.60	3747,25,030.61
	<b>1809,51,499.97</b>	<b>3998,02,980.61</b>

**Note:- 13 Cash & Cash Equivalents**

Particulars	As on 31st March,2019	As on 31st March,2018
<b>Cash in hand</b>	13,33,826.42	41,134.93
<b>Balances with banks</b>		
In Current Accounts:-		
(i) With Scheduled Banks	2046,17,704.43	3449,12,203.00
<b>Other Bank Balances</b>		
Term deposits having remaining maturity of more than 1 year is made for bank guarantee given:		
(i)For Housing Project at sector 70A, Gurgaon,Haryana	320,00,000.00	320,00,000.00
(ii)For Housing Project sector 86 Gurgaon, Haryana	289,00,000.00	289,00,000.00
(iii)For Housing Project sector 67A Gurgaon, Haryana	424,00,000.00	424,00,000.00
(iv)For Housing Project Fusion Homes at Sec. 70A, Gurugram	216,75,695.00	-
(v) For Housing Project Pyramid Pride at Sec. 76, Gurugram	211,72,370.00	-
(vi) For Housing Project Pyramid Heights at Sec. 85, Gurugram	212,77,250.00	-
(vii) For Housing Project UBII Addl. at Sec. 86, Gurugram	63,51,000.00	-
(viii) For Housing Project Pyramid Elite at Sec. 86, Gurugram	237,64,600.00	-
		-
(iv) Interest accrued on FDRs	141,73,106.24	80,59,609.24
Less: Amount Disclosed under Non Current Assets	<b>(2117,14,021.24)</b>	<b>(1113,59,609.24)</b>
	<b>2059,51,530.85</b>	<b>3449,53,337.93</b>

**Note:-14 Short term loan & advances**

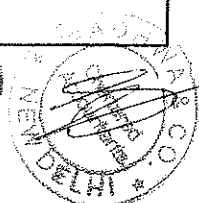
Particulars	As on 31st March,2019	As on 31st March,2018
<b>Unsecured, Considerd good</b>		
Advances recoverable in cash or in kind		
(i) to subsidiaries Note-14.1(i)	5329,12,181.00	2431,61,943.00
(ii) to Other Related Parties	1475,00,000.00	1475,00,000.00
(iii) Others	6113,68,398.00	6571,54,337.00
Prepaid Expenses	48,77,528.01	7,45,179.00
Security Deposits	64,63,877.72	57,20,057.72
Loans and advances to Employees	4,38,996.00	21,366.00
Balance with Govt Departments	110,03,793.42	52,522.00
Advances to Vendors	117,22,497.67	522,56,485.00
	<b>13262,87,271.82</b>	<b>11066,11,889.72</b>

**Note 14.A**

(i) Disclosure in accordance with Accounting Standard -18 Related party Transactions

Names of Related Parties &amp; Nature of Relationship

Name of the company	Relationship	Percentage of Holding
Vibhore Home Developers Private Limited	Subsidiary	100
Finian Estates Developers Private Limited	Subsidiary	100
Dinesh Kumar Sharma	Director of Company	
Brahm Dutt	Director of Company	
Pyramid Infracreative P Ltd	Company under common management	



**PYRAMID INFRA TECH PVT LTD.**

CIN-U45400HR2008PTC038509

**Note:-15 Revenue From Operation**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Revenue form Construction Activities	8946,31,023.53	23818,93,008.28
Copensation on Compulsory Aquisition of agriculture land	-	480,95,255.00
	<b>8946,31,023.53</b>	<b>24299,88,263.28</b>

(i) Out of 3 under construction Projects, Construction at two projects namely Urban Homes -70A is completed by 73.22% & project at Sector -86 is 56.21%. Construction at Project Urban Homes-67A is completed less than 25%. Therefore, Revenue on two projects is recognised as per percentage of completion method of respective project.

**Note:-16 Other Income**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Interest Received	51,50,692.00	22,54,728.09
Misc Income	10,65,253.50	22,84,055.88
	<b>62,15,945.50</b>	<b>45,38,783.97</b>

Note 16.1(i) The company had earned an interest of Rs.1,02,16,877 on FDRs kept with kotak Mahindra Bank for issuance of bank guarantee in favour of Haryana Urban Development Authority & Sweep A/c's for granting of license for development of projects as under:

Net Interest income relating to Project at 70A & 86 of rs.25.89 lakhs & 24.77 Lakhs respectively is credited to financial expenses under "Development Expenses" of respective projects. However, Interest income relating to Other Projects of Rs.51.51 Lakhs is shown as other income as it begins post 01.04.2016. Because, as per the new provision it is shown as indirect income rather making adjustment in Project Cost of respective project.

**Note:-17 Purchase/ Direct Cost**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Purchase of Land/Construction & Development Expenses	16800,52,518.55	25176,58,421.93
	<b>16800,52,518.55</b>	<b>25176,58,421.93</b>

(i) In respect of Project at sector-86, Gurgaon, part payment has been made to the farmers (owner of the land). So, Land cost of the said project is considered only to the extent payment has been to the farmers till the end of the current financial year.

**Note:-18 :- Changes in Inventories**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Opening Stock	18060,13,933.58	14969,04,675.55
Less: Closing Stock	27569,76,376.61	18060,13,933.58
	<b>(9509,62,443.02)</b>	<b>(3091,09,258.03)</b>

**Note:- 19 Employee Benefit Expenses**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Director's Remuneration	300,00,000.00	240,00,000.00
Salary Paid	128,31,932.00	99,66,911.00
Contribution to PF & ESIC Funds	-	17,32,504.00
Bonus/Ex-gratia	10,44,556.00	-
Staff Welfare	14,751.00	3,67,120.00
	<b>438,91,239.00</b>	<b>360,66,535.00</b>



**Note:-20 Finance Cost**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Interest on Loans	1,96,153.00	6,88,526.00
Interest on Income Tax/ TDS	18,82,665.00	3,86,820.00
Advisory Fees	72,00,194.00	
	<b>92,79,012.00</b>	<b>10,75,346.00</b>

**Note:-21 Other Expenses**

Particulars	For the Year ended on March, 2019	For the Year ended on March, 2018
Audit Fees	7,50,000.00	7,50,000.00
Bank Charges	42,132.00	-
Communication Expenses	5,30,365.96	8,97,942.35
Electricity Expenses	2,69,422.00	1,66,661.00
Printing & Stationary	2,66,114.59	6,13,258.00
Conveyance	15,612.00	26,974.00
Insurnace	9,75,530.57	13,10,656.00
Filing Fees	98,400.00	50,000.00
Rent, Rate & Taxes	54,36,303.60	36,99,123.12
Professional Fees	125,18,539.00	46,61,907.00
Repair & Maintenance-IT/ Office	42,37,414.90	16,08,988.00
Donation & Charity	2,51,000.00	12,00,000.00
IT Expenses	17,80,350.00	-
Office Expenses	118,51,925.92	-
Membership Fees	-	2,43,750.00
Security Guard Expenses	46,24,859.00	6,72,751.00
Short & Excess	7,762.17	-
Advertising Expenses/Business Promotion	50,23,589.00	39,750.00
Travelling Expenses	-	9,08,057.00
Vehicles Running & Maintenance	7,04,977.23	3,94,618.00
Misc.Expenses	59,08,307.21	1,08,364.66
	<b>552,92,605.15</b>	<b>173,52,800.13</b>

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## Statement Of Depreciation as per Income Tax Act, 1961

Particulars	W D V As on	Additions / Deduction	Additions / Deduction	Assets Not Put to Use	Total As on	Rate of Depreciation	Depreciation	WDV as on
DESCRIPTION	01-04-2018	before 06/10/18	on/after 06/10/18		31-03-2019			31-03-2019
<b>Block 15%</b>								
Plant & Machinery	1847,59,685.08	105,29,276.00	157,94,162.87	-	2110,83,123.95	15%	304,77,905.38	1806,05,217.57
Motor Car	324,60,796.38	10,12,155.00	-	-	334,72,951.38	15%	50,20,942.71	284,52,008.67
Office Equipment	30,85,480.27	1,50,215.50	14,43,428.41		46,79,124.18	15%	5,93,611.50	40,85,512.68
<b>Block 40%</b>								
Computer	15,67,704.80	5,94,678.64	14,59,520.59		36,21,904.03	40%	11,56,857.49	24,65,046.54
<b>Block 10%</b>								
Furniture	48,91,441.14	2,25,427.60	34,49,864.00	-	85,66,732.74	10%	6,84,180.07	78,82,552.66
	<b>2267,65,107.66</b>	<b>135,11,752.74</b>	<b>221,45,975.87</b>	<b>-</b>	<b>2614,23,886.27</b>		<b>379,33,498.15</b>	<b>2234,90,338.12</b>



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## CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March 2019

Amount in INR

	PARTICULARS	For the year ended on 31st March, 2019	For the year ended on 31st March 2018
A.	<b>Cash Flow From Operating Activities</b>		
	Net Profit before tax and extraordinary items(as per Statement of Profit and Loss)	632,94,037.35	1714,83,202.22
	<b>Adjustments for non Cash/ Non trade items:</b>		
	Depreciation & Amortization Expenses	453,07,733.48	508,37,400.77
	Interest u/s 234	8,81,763.59	
	Finance Cost	1512,72,074.14	596,59,421.87
	Less: Interest on FDRs	102,16,877.00	
	<b>Operating profits before Working Capital Changes</b>	<b>2505,38,731.56</b>	<b>2819,80,024.86</b>
	<b>Adjusted For:</b>		
	(Increase) / Decrease in trade receivables	2188,51,480.64	-3132,51,021.50
	Increase / (Decrease) in trade payables	-2411,29,948.33	2768,31,459.54
	(Increase) / Decrease in inventories	-9509,62,443.02	-3091,09,258.03
	Increase / (Decrease) in other current liabilities	10476,01,702.05	-3467,42,157.13
	(Increase) / Decrease in Short Term Loans & Advances	-2196,75,382.10	1291,78,603.00
	<b>Cash generated from Operations</b>	<b>1052,24,140.80</b>	<b>-2811,12,349.26</b>
	<b>Net Cash flow from Operating Activities(A)</b>	<b>1052,24,140.80</b>	<b>-2811,12,349.26</b>
B.	<b>Cash Flow From Investing Activities</b>		
	Purchase of tangible assets	-346,58,728.61	-200,89,484.00
	Proceeds from sales of tangible assets	-	16,840.00
	Interest on FDRs	102,16,877.00	
	Other Inflow / (Outflows) of cash	-1566,30,754.00	-1260,06,003.24
	<b>Net Cash used in Investing Activities(B)</b>	<b>-1810,72,605.61</b>	<b>-1460,78,647.24</b>
C.	<b>Cash Flow From Financing Activities</b>		
	Finance Cost	-1512,72,074.14	-596,59,421.87
	Increase in / (Repayment) of Short term Borrowings	-421,18,999.80	383,76,029.80
	Increase in / (Repayment) of Long term Borrowings	1354,83,515.80	2421,80,964.53
	Payment of Tax	-52,45,784.00	-488,01,246.37
	<b>Net Cash used in Financing Activities(C)</b>	<b>-631,53,342.14</b>	<b>1720,96,326.09</b>
D.	<b>Net Increase / (Decrease) in Cash &amp; Cash Equivalents(A+B+C)</b>	<b>-1390,01,806.95</b>	<b>-2550,94,670.41</b>
E.	Cash & Cash Equivalents at Beginning of period	3449,53,337.80	6000,48,008.21
F.	Cash & Cash Equivalents at End of period	2059,51,530.85	3449,53,337.80
G.	<b>Net Increase / (Decrease) in Cash &amp; Cash Equivalents(F-E)</b>	<b>-1390,01,806.95</b>	<b>-2550,94,670.41</b>
		-0.00	-0.00

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For Wadhwa &amp; Co.

Chartered Accountants

(FRN: 021821-N)

Sushil Wadhwa

Proprietor

Membership No.: 091435

Place: NEW DELHI

Date :21.06.2019

For and on behalf of the Board of Directors  
of Pyramid Infratech Private Limited

Boully

Brahm Dutt

Director

DIN: 00208785

Dinesh Kumar

Director

DIN: 02222053

## Note:

1. The Cash Flow Statement has been prepared by Indirect Method as per AS-3 issued by ICAI.
2. Figures of previous year have been rearranged/regrouped wherever necessary
3. Figures in brackets are outflow/deductions