



## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of Astrum Value Homes Private Limited**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Astrum Value Homes Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2015, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

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

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair



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view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

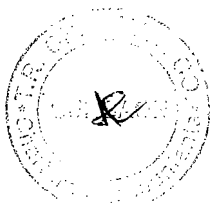
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2015, its loss and its cash flows for the year ended on that date.

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

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2015, we give in the Annexure a statement on the matters specified in paragraph 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 purpose of our audit;
  - b. in our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
  - c. the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d. in our opinion, the Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement comply with the Accounting Standards notified specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



- e. on the basis of written representations received from the directors as on March 31, 2015, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2015, from being appointed as a director in terms of sub-section (2) of section 164 of the Companies Act, 2013.
- f. 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 impact of pending litigations on its financial position in its financial statement - Refer Note No - 13 and 14 to financial statement.
  - (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 T. R. Chadha & Co.  
Chartered Accountants  
Firm Regn. No: 006711N

Aashish Gupta  
Partner  
Membership Number 097343

Place: Gurgaon  
Date: September 01, 2015

**Astrum Value Homes Private Limited**  
**Annexure to Independent Auditors' Report for the period ended March 2015**  
**(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)**

**(i) Fixed Assets**

- a) The Company is maintaining proper records showing full particulars including quantitative details and situation of its fixed assets.
- b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified annually. The Company has carried out physical verification of all assets during the year. In our opinion the frequency of physical verification is reasonable having regard to size of the Company and nature of its fixed assets. As informed to us, no material discrepancy was noticed on such verification as compared to book records.

**(ii) Inventories**

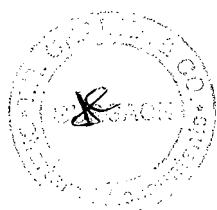
As per information and explanation given to us the Company is primarily engaged in the business of construction, development and sale of residential, commercial and industrial projects and accordingly, cost directly attributable to the project until completion are accumulated as project in progress. During the year, project in progress includes cost of land, cost of development right of land, construction/development cost and other related expenses directly attributable to the construction/development of the project. The Company does not hold any physical inventory, thus paragraph 3 (ii) of the order is not applicable.

**(iii) Loans given**

The Company has not granted any loan to Secured or unsecured to companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act.

**(iv) Internal Control**

According to the information and explanations given to us and in our opinion, there are adequate internal control systems commensurate with the size of the company and the nature of its business, for purchase of fixed assets and for sales of goods. During the course of our audit, we have not observed any continuing failure to correct major weaknesses in internal control system.



(v) **Public Deposit**

During the year, the Company has not accepted any deposits from the public, therefore, Thus paragraph 3 (v) of the order is not applicable.

(vi) **Cost Records**

We have broadly reviewed the books of accounts maintained by the company in respect of products where, pursuant to the rules made by the Central Government, the maintenance of cost records has been prescribed under Section 148(1) of the Companies Act, and are of the opinion that, prima facie the prescribed accounts and records have been made and prepared. However we have not made a detailed examination of such records with a view to determine whether they are accurate or complete.

(vii) **Statutory Dues**

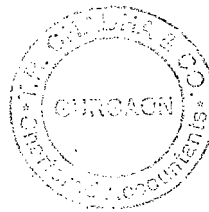
- a) According to the information and explanations given to us and on the basis of our examination of the books of account, The Company has generally been regular in depositing its undisputed statutory dues including Provident Fund, Employees State insurance, income-tax, Sales-Tax, Service tax, duty of Custom, value added tax, and cess etc. There are no undisputed dues payable, outstanding as on 31<sup>st</sup> March, 2015 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no other amounts except disclosed below in respect of income tax, service tax and sales tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

Financial Year	Under Law	Amount of Demand Notice	Forum where dispute is pending
2011-12	Sales Tax	1,00,63,320	Excise and Taxation Officer - Assessing Authority, Gurgaon

- c) There was no amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 and rules made thereunder.
- (viii) The accumulated losses of the Company at the end of the financial year have not exceeded fifty percent of its net worth. The company has incurred cash losses during the financial year covered by our audit and also in the immediately preceding financial year.



- (ix) The Company has not taken any loans from financial institutions or bank or debenture holders during the audit period.
- (x) As per information given to us, the Company has not given any guarantee for loans taken by others from Banks or Financial Institutions.
- (xi) The company has not obtained term loans during the year under audit.
- (xii) According to the information and explanations given to us, no fraud on or by the Company has been noticed or reported during the year.



Place: Gurgaon  
Date: September 01, 2015

For T.R. Chadha & Co.  
Chartered Accountants  
Firm Regn. No: 006711N

Aashish Gupta  
Partner  
Membership Number 097343

**Astrum Value Homes Private Limited**  
**CIN:U70200HR2009PTC038688**  
**Balance Sheet as at 31 March 2015**  
(All amounts are in Rupees)

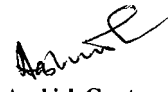
	Note	As at 31 March 2015	As at 31 March 2014
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	3.1	582,668,090	525,104,000
Reserves and surplus	3.2	47,555,890	(27,938,294)
		<u>630,223,980</u>	<u>497,165,706</u>
Share application money pending allotment	3.3	-	4,896,000
<b>Non-current liabilities</b>			
Other long-term liabilities	3.4	3,833,422	356,833,476
Long-term provisions	3.5	93,644	3,779
		<u>3,927,066</u>	<u>356,837,255</u>
<b>Current liabilities</b>			
Trade payables	3.6	20,461,303	37,963,268
Other current liabilities	3.7	530,420,489	335,581,469
Short-term provisions	3.5	1,293,113	963,270
		<u>552,174,905</u>	<u>374,508,007</u>
<b>Total</b>		<u><u>1,186,325,951</u></u>	<u><u>1,233,406,967</u></u>
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Fixed assets</b>			
Tangible assets	3.8	13,617,486	25,537,057
Intangible assets	3.9	788,875	1,051,210
Capital work-in-progress	3.10	3,330,014	1,478,234
Long term loans and advances	3.11	23,029,629	9,965,918
Other non-current assets	3.12	29,000,000	400,000
		<u>69,766,004</u>	<u>38,432,419</u>
<b>Current assets</b>			
Project work in progress	3.13	978,363,565	1,057,681,305
Trade receivables	3.14	47,151,759	19,874,707
Cash and bank balances	3.15	67,827,574	69,981,826
Short-term loans and advances	3.11	20,085,746	47,315,600
Other current assets	3.16	3,131,303	121,110
		<u>1,116,559,947</u>	<u>1,194,974,548</u>
<b>Total</b>		<u><u>1,186,325,951</u></u>	<u><u>1,233,406,967</u></u>

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Summary of significant accounting policies and notes to accounts

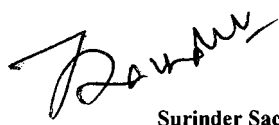
The notes referred to above form an integral part of the financial statements.

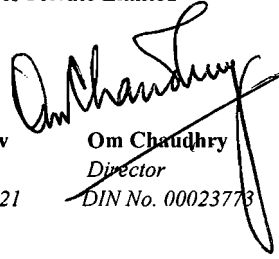
**For T R Chadha & Co.**  
Chartered Accountants  
Firm Registration Number: 006711N


  
**Aashish Gupta**  
Partner  
Membership No: 097343

Place: Gurgaon  
Date: 1st September 2015

**For and on behalf of the Board of Directors of**  
**Astrum Value Homes Private Limited**

  
**Surinder Sachdev**  
Director  
DIN No. 02767621

  
**Om Chaudhry**  
Director  
DIN No. 00023773

  
**Arun Batra**  
Company Secretary  
M.No. A26720

**Astrum Value Homes Private Limited**  
**CIN:U70200HR2009PTC038688**  
**Statement of Profit and Loss for the year ended 31 March 2015**  
(All amounts are in Rupees)

	Note	For the year ended 31 March 2015	For the year ended 31 March 2014
<b>Revenue</b>			
Revenue from operations	3.17	299,209,247	198,795,378
Other income	3.18	7,707,570	28,275,558
<b>Total revenue</b>		<b>306,916,817</b>	<b>227,070,936</b>
<b>Expenses</b>			
Cost of construction	3.19	264,598,376	136,596,244
Employee benefits expense	3.20	22,648,474	37,848,208
Finance costs	3.21	1,493,365	4,560,463
Depreciation and amortization expense	3.8, 3.9	13,175,565	9,712,580
Other expenses	3.22	33,122,215	64,832,624
<b>Total expenses</b>		<b>335,037,995</b>	<b>253,550,119</b>
<b>Profit/(Loss) for the year</b>		<b>(28,121,178)</b>	<b>(26,479,182)</b>
<b>Weighted average number of shares used to compute basic loss per equity share</b>		<b>56,093,142</b>	<b>52,510,400</b>
<b>Nominal value per share</b>		<b>10</b>	<b>10</b>
<b>Basic and diluted earnings per equity share</b>	14	<b>(0.50)</b>	<b>(0.50)</b>
<b>Summary of significant accounting policies and notes to accounts</b>	1-19		

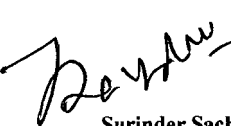
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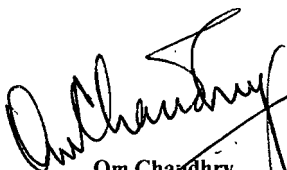
As per our report of even date attached

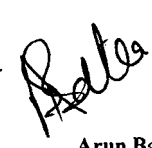
**For T R Chadha & Co.**  
Chartered Accountants  
Firm Registration Number: 006711N

**For and on behalf of the Board of Directors of**  
**Astrum Value Homes Private Limited**

  
**Aashish Gupta**  
Partner  
Membership No: 097343

  
**Surinder Sachdev**  
Director  
DIN No. 02767621

  
**Om Chaudhry**  
Director  
DIN No. 00023773

  
**Arun Batra**  
Company Secretary  
M. NO. A36720

Place: Gurgaon  
Date: 1st September 2015



**Astrum Value Homes Pvt. Ltd.**  
**CIN:U70200HR2009PTC038688**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2015**  
**(All amounts are in Rupees)**


	Particulars	2014-15	2013-14
<b>A</b>	<b>Cash Flow from operating activities</b>		
	Profit before tax	(28,121,178)	(26,479,183)
	Adjustments for:		
	Depreciation and amortisation expense	13,175,565	9,712,580
	Amount written off	48,517	-
	Foreign exchange loss	215,080	
	Interest income	(7,707,570)	(28,275,558)
	Provision for Leave encashment & gratuity	419,708	401,696
	<b>Operating profit before working capital changes</b>	<b>(21,969,878)</b>	<b>(44,640,465)</b>
	Adjustments for:		
	(Increase) / decrease in loans and advances	14,166,145	(43,716,375)
	(Increase) / decrease in other current assets	(58,887,245)	24,794,289
	(Increase) / decrease in inventories	79,317,740	(609,680,010)
	Increase / (decrease) in trade and other payables	(91,371,678)	255,553,042
	<b>Cash generated from / (used in ) operations</b>	<b>(78,744,917)</b>	<b>(417,689,519)</b>
	<b>Net cash from/(used in) operating activities (A)</b>	<b>(78,744,917)</b>	<b>(417,689,519)</b>
<b>B</b>	<b>Cash flow from investing activities :</b>		
	Purchase of fixed assets	(2,893,957)	(2,154,071)
	Interest received	7,707,570	28,275,558
	<b>Net cash from/(used in) investing activities (B)</b>	<b>4,813,613</b>	<b>26,121,487</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Proceeds from issue of shares (including application money received pending allotment of shares)	71,777,052	89,402,400
	<b>Net cash from/(used in) financing activities (C)</b>	<b>71,777,052</b>	<b>89,402,400</b>
	Net increase in cash and cash equivalents (A+B+C)	(2,154,252)	(302,165,632)
	Cash and Cash equivalents as at the beginning of the year	69,981,826	372,147,458
	<b>Cash and Cash equivalents as at the end of the year</b>	<b>67,827,574</b>	<b>69,981,826</b>

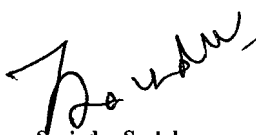
**Notes:**

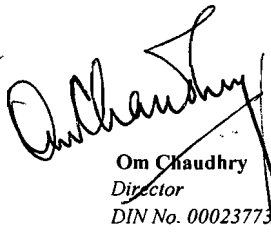
1. Cash flow statement has been prepared under the Indirect Method as set out in the Accounting Standard (AS) 3: "Cash Flow Statements" as specified in section 133 of the Companies Act, 2013 read with Rule 7 of Companies (Accounts) Rules, 2014.
2. Refer Note 11(i) for components of cash and cash equivalents at the beginning and at the end of the year.
3. Purchase of fixed assets includes movement of capital work-in-progress during the year.
4. Figures for the previous year have been regrouped / reclassified, wherever necessary.


**For T R Chadha & Co.**  
Chartered Accountants  
Firm Registration Number: 006711N

**For and on behalf of the Board of Directors of**  
**Astrum Value Homes Private Limited**

  
**Aashish Gupta**  
Partner  
Membership No: 097343  
Date: 1st September 2015

  
**Surinder Sachdev**  
Director  
DIN No. 02767621

  
**Om Chaudhry**  
Director  
DIN No. 00023773

  
**Arun Batra**  
Company Secretary  
M. No. A36720

## 1 Company overview

Astrum Value Homes Private Limited (the Company) is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in the business of development, construction and sale of real estate projects in India

## 2 Significant Accounting Policies

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

### a) System of Accounting:

#### Accounting

The company follows the accrual system of accounting and recognises income and expenditure on accrual basis except in case of significant uncertainties

#### Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"). The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use

#### Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the results of operations during the reporting period which may differ from actual results at a subsequent date. Examples of such estimates include employment retirement benefit plans and estimated useful life of fixed assets. Actual results could differ from these estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

### b) Tangible fixed assets

Fixed assets, are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

### c) Depreciation on tangible fixed assets

Depreciation has been provided on the Straight Line Method on Pro-rata basis as per the useful life prescribed in Schedule II to the Companies Act, 2013. Depreciation is charged on a pro-rata basis for assets purchased/sold during the year.

### d) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses. Subsequent expenditure is capitalized only when it increases the future economic benefits from the specific assets to which it relates.

A summary of amortization policies applied to the company's intangible assets is as below:

Asset category	Life
Computer software	3 Year

### e) Operating Leases

Lease payments under operating lease arrangements are recognized as an expense in Statement of Profit and Loss on a straight line basis over the lease term.

**f) Impairment of tangible and intangible assets**

Management periodically assesses using external and internal sources whether there is an indication that an asset may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the asset and its eventual disposal. The impairment loss to be expensed is determined as the excess of the carrying amount over the higher of the asset's net sales price or present value as determined above. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is recorded only to the extent that the assets carrying amount does not exceed the carrying amount that would have been determined net of depreciation or amortization, if no impairment loss has been recognized.

**g) Project in progress and cost of construction**

Project-in-progress is valued at lower of cost and net realizable value.

Project in progress includes cost of land, cost of development right of land, construction/ development cost and other related expenses directly attributable to the construction/ development of the project.

Actual construction cost incurred in relation to sold area is charged to the statement of profit and loss in proportion of actual area sold to total area under construction, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of project. Expenses are accounted for on the accrual basis and provisions are made for all known losses and liabilities.

**h) Revenue recognition**

Revenue from real estate projects is recognized on the basis of 'Percentage of Completion method' (POC) of accounting.

Revenues under the POC method is recognized on the basis of percentage of actual costs incurred, including land cost, cost of development rights, construction and development cost of projects under execution, subject to such actual cost being 25 percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost bears to the total estimated cost of the project. The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined.

Interest income from banks is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

**i) Foreign currency translation**

Foreign currency transactions and balances

**Initial Recognition**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

**Conversion**

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

**Exchange Differences**

Exchange differences arising on the settlement of monetary items or on reporting monetary items of company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

**j) Retirement and other employee benefits**

**Short term employee benefits**

All employee benefits payable within twelve months of rendering the service are classified as short-term employee benefits. Benefits such as salaries, wages and bonus etc., are recognised in the statement of profit and loss in the period in which the employee renders the related service.

#### Post employment benefits

##### Provident fund

Provident fund is a defined contribution scheme. Contributions payable to the provident fund are charged to the Profit and Loss Account.

##### Gratuity

Gratuity costs are defined benefits plans. The present value of obligations under such defined benefit plan is determined based on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the Profit and Loss Account. Gains or losses on the curtailment or settlement of any defined benefit plan are recognised when the curtailment or settlement occurs.

##### Leave encashment

encashment is provided on the basis on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the profit and loss account.

#### k) Income taxes

Income taxes are accrued in the same period the related revenue and expense rise. The differences that result between the taxable profit and the profit as per the financial statements are identified and thereafter deferred tax assets / liabilities are recorded as timing difference; namely the difference that originate in one accounting period and reverse in another, based on the tax effect of the aggregate amount being considered. The tax effect is calculated on accumulated timing differences at the end of an accounting period based on tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are reviewed at each Balance Sheet date and written down or written up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised. Deferred tax assets in respect of unabsorbed depreciation or carried forward loss under taxation laws, are recognised to the extent there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

#### l) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

#### m) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the year/ period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

#### n) Provisions and contingent liabilities.

A provision is recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation and in respect of which reliable estimate can be made. A disclosure of a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



**3.1 Share Capital****Authorised**

58,500,000 (Previous year: 53,000,000) equity shares of Rs. 10 each

As at  
31 March 2015

585,000,000

As at  
31 March 2014

530,000,000

**Issued, subscribed and fully paid-up**

58,266,809 (Previous year: 52,510,400) equity shares of Rs.10 each fully paid up

582,668,090

582,668,090

525,104,000

525,104,000

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

	As at 31 March 2015		As at 31 March 2014	
	Number	Amount	Number	Amount
At the commencement of the year	52,510,400	525,104,000	52,510,400	525,104,000
Shares issued	5,756,409	57,564,090	-	-
At the end of the year	58,266,809	582,668,090	52,510,400	525,104,000

**Rights, preferences and restrictions attached to equity shares**

The Company has only one class of equity shares having par value of Rs. 10 per share. Accordingly, all equity shares rank equally with regard to dividends and share in the company's residual assets. Each shareholder is eligible to one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. The repayment of equity share capital in the event of liquidation and buyback of shares are possible subject to prevalent regulations. In the event of liquidation, normally the equity share holder are eligible to receive the remaining assets of the company after distribution of all preferential amounts in proportion to their shareholding.

**Shares held by holding / ultimate holding company and/or their subsidiaries / associates**

	As at 31 March 2015		As at 31 March 2014	
	Number	Amount	Number	Amount
Equity shares of Rs. 10 each fully paid up held by:				
a) holding company (Astrum India Investment Holding Pvt. Ltd., Mauritius)	58,266,808	582,668,080	52,510,399	525,103,990
	58,266,808	582,668,080	52,510,399	525,103,990

The ultimate holding company is Astrum India Investments Limited, Mauritius

**Particulars of shareholders holding more than 5% equity shares in the Company**

	As at 31 March 2015		As at 31 March 2014	
	Number	% of total shares	Number	% of total shares
Equity Shares of Rs. 10 each fully paid-up held by:				
Astrum India Investment Holding Pvt. Ltd., holding company	58,266,808	99.99%	52,510,399	99.99%

As per records of the Company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, shareholding represent both legal and beneficial ownership of shares.

**3.2. Reserves and surplus****Securities Premium Account**

At the commencement of the year

As at  
31 March 2015

115,258,500

As at  
31 March 2014

115,258,500

Premium received on issue of shares [(Current year 5,756,409 shares issued at premium of Rs. 18 per share) (previous year NIL shares issued)]

103,615,362

-

Closing Balance

218,873,862

115,258,500

**Deficit in the statement of Profit and Loss**

At the commencement of the year

(143,196,794)

(116,717,612)

Loss for the year

(28,121,178)

(26,479,182)

Deficit in the statement of Profit and Loss

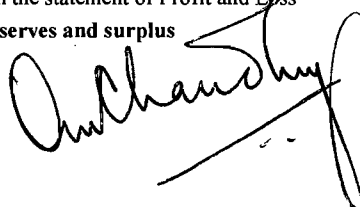
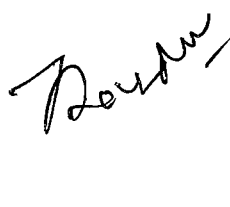
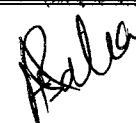
(171,317,972)

(143,196,794)

Total reserves and surplus

47,555,890

(27,938,294)


**3.3 Share application money pending allotment**

Share application money pending allotment

Less: Share application money received in excess of authorised share capital disclosed under 'other current liabilities' (ref note 3.7) - 3192942 shares @ Rs. 28/- including share premium of Rs. 18/- per share has been issued on 21st April 2014.

As at 31 March 2015	As at 31 March 2014
-	89,402,400
-	84,506,400
-	4,896,000

**3.4 Other long-term liabilities**

Due to Investcare Real Estate LLP (refer note 3.7a)

Due to Investcare Realty LLP (refer note 3.7b)

Trade payables (including acceptances) \*

As at 31 March 2015	As at 31 March 2014
-	185,550,000
-	161,565,165
3,833,422	9,718,311
3,833,422	356,833,476

\*Represents retention money payable after 12 months from the reporting date.

**3.5 Long term provisions****Provision for employee benefits**

Gratuity#

Compensated absences #

# Refer note 11

Non-current portion		Current portion	
As at 31 March 2015	As at 31 March 2014	As at 31 March 2015	As at 31 March 2014
93,644	3,779	1,177,857	882,075
-	-	115,256	81,195
93,644	3,779	1,293,113	963,270

**3.6 Trade Payables**

Trade payables

- other than micro and small enterprises (refer note 8)

As at 31 March 2015	As at 31 March 2014
20,461,303	37,963,268
20,461,303	37,963,268

**3.7 Others current liabilities**

Share application money received exceeding authorised share capital (also refer note 3.3)

Advance from customers

Due to Investcare Real Estate LLP (refer note 3.7a)

Due to Investcare Realty LLP (refer note 3.7b)

Statutory dues payable

Other employee related payable

As at 31 March 2015	As at 31 March 2014
-	84,506,400
169,930,934	245,373,256
197,650,000	-
160,127,701	-
2,611,340	5,572,829
100,514	128,984
530,420,489	335,581,469

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An Chaudhary

Ratna

**Note 3.7a - Due to Investcare Real Estate LLP**

During the year ended 31<sup>st</sup> March 2014, the Company had entered into an agreement with Investcare Real Estate LLP (Investcare) whereby Investcare had agreed to contribute an amount aggregating to Rs. 197,650,000/- towards acquiring proportionate allocable surplus in Faridabad project of the Company. The Company has received an amount of Rs. 197,650,000/- (previous year Rs. 185,550,000/-) till 31 March 2015 from Investcare out of which contingent debentures for Rs. 185,550,000/- (185,550 of Rs. 1,000/- each) previous year (185,550 of Rs. 1,000/- each) have been issued to Investcare. Both the amounts for which debentures have been issued for Rs. 185,550,000/- (Previous year Rs. 185,550,000/-) and balance amount received Rs. 12,100,000/- (Previous year NIL) have been shown under the head 'Other current liabilities'. These debentures shall not bear any coupon, have no fixed term and are unsecured for all purposes. These debentures are also non-convertible and shall have no right of conversion into equity. As per the terms of agreement, return and repayment of these contingent debentures shall be subject to generation of adequate surplus from the Faridabad project only and returns and repayment on the aforesaid debentures is not linked to the profits and / or revenue share arising in any other investment / projects of the Company. There is no obligation on the part of company to repay the amount due under such debentures in the event of loss in Faridabad project. These terms are equally applicable for the amount of Rs. 12,100,000/- received during the year (Previous year NIL). Since there is no allocable surplus in Faridabad project till 31<sup>st</sup> March 2015, in the opinion of the Management, no provision of share in allocable surplus is required until emergence of allocable surplus in Faridabad project. The view of the management is also supported by the opinion obtained from an expert.

The company has entered into an MOU dated 29<sup>th</sup> July 2015 with Investcare Real Estate LLP, Joint Development partners for Faridabad project and Investcare Realty LLP. As per MOU, the said project would be developed by Landowners and the investment made by Investcare Realty LLP in Panipat and Mysore projects shall be appropriated as having been made by Investcare Real Estate LLP in Faridabad project. In consideration of the said appropriation, refund of amounts and payment of strategic input, the company shall assign back development rights to landowners.

**Note 3.7b - Due to Investcare Realty LLP**

During the year ending 31<sup>st</sup> March 2014, the Company entered into an agreement with Investcare Realty LLP whereby Investcare Realty LLP contributed an amount aggregating to INR 182,000,000 towards acquiring proportionate allocable surplus in Panipat and Mysore projects of the Company. As per the terms of agreement, return and repayment of amount received from Investcare Realty LLP is subject to generation of adequate surplus from the Panipat and Mysore projects. The agreement does not prescribe for payment of any interest and have no fixed term for repayment of unsecured amount so received from Investcare Realty LLP. The total outstanding due to Investcare Realty LLP as on 31<sup>st</sup> March 2015 is Rs. 160,127,701.

The company has now entered into another MOU dated 29th July 2015 with Investcare Realty LLP, Joint Development partners for Faridabad project and Investcare Real Estate LLP. As per MOU, the said Faridabad project would be developed by the land owners and the outstanding investment of Investcare Realty LLP of Rs. 165,582,935/- (Rs. 160,127,701/- standing to the credit of Investcare and Service Tax adjustment of Rs. 5,455,234/-) for Mysore and Panipat Project would be appropriated as investment in Faridabad project. With the above appropriation Investcare Realty LLP shall cease to hold any right to share allocable surplus share in Panipat and Mysore projects. Accordingly no allocable surplus in Panipat and Mysore projects has been recognized and allocable surplus of Rs. 1,437,463/- recognized during the year ending 31<sup>st</sup> March 2014 has been reversed in the current year. Further due to Investcare Realty LLP has been shown under 'Other current liabilities'

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**3.8 Tangible assets**

As at 31 March 2015

Asset description	Gross block				Depreciation				Net block	
	As at 1 April 2014	Additions	Disposals/ adjustments	As at 31 March 2015	As at 1 April 2014	For the year	Disposals/ adjustments	As at 31 March 2015	As at 31 March 2015	As at 31 March 2014
Buildings *	40,267,508	-	-	40,267,508	25,199,302	10,219,386	-	35,418,688	4,848,820	15,068,206
Plant and equipment	2,445,744	658,000	-	3,103,744	876,306	286,595	-	1,162,901	1,940,843	1,569,438
Furniture and fixtures	6,738,350	238,264	28,200	6,948,414	2,727,516	524,439	28,200	3,223,755	3,724,659	4,010,834
Vehicles	2,434,784	-	-	2,434,784	1,149,361	225,958	-	1,375,319	1,059,465	1,285,423
Office equipment	5,264,445	145,913	61,800	5,348,558	2,245,184	1,192,598	13,283	3,424,499	1,924,059	3,019,261
Computers	1,263,565	-	-	1,263,565	679,671	464,254	-	1,143,925	119,640	583,894
<b>Total</b>	<b>58,414,396</b>	<b>1,042,177</b>	<b>90,000</b>	<b>59,366,573</b>	<b>32,877,340</b>	<b>12,913,230</b>	<b>41,483</b>	<b>45,749,087</b>	<b>13,617,486</b>	<b>25,537,056</b>
<b>Previous year</b>	<b>57,926,649</b>	<b>487,747</b>	<b>-</b>	<b>58,414,396</b>	<b>23,557,015</b>	<b>9,320,324</b>	<b>-</b>	<b>32,877,339</b>	<b>25,537,057</b>	<b>34,369,634</b>

**3.9 Intangible assets**

As at 31 March 2015

Asset description	Gross block				Amortisation				Net block	
	As at 1 April 2014	Additions	Disposals/ adjustments	As at 31 March 2015	As at 1 April 2014	For the year	Disposals/ adjustments	As at 31 March 2015	As at 31 March 2015	As at 31 March 2014
Computer software	1,698,180	-	-	1,698,180	646,970	262,335	-	909,305	788,875	1,051,210
<b>Total</b>	<b>1,698,180</b>	<b>-</b>	<b>-</b>	<b>1,698,180</b>	<b>646,970</b>	<b>262,335</b>	<b>-</b>	<b>909,305</b>	<b>788,875</b>	<b>1,051,210</b>
<b>Previous year</b>	<b>1,510,090</b>	<b>188,090</b>	<b>-</b>	<b>1,698,180</b>	<b>254,714</b>	<b>392,256</b>	<b>-</b>	<b>646,970</b>	<b>1,051,210</b>	<b>1,255,376</b>

**3.10 Capital work-in-progress**

As at 31 March 2015

Asset description	Gross block				Capitalised				Balance	
	As at 1 April 2014	Additions	Disposals/ adjustments	As at 31 March 2015	As at 1 April 2014	For the year	Disposals/ adjustments	As at 31 March 2015	As at 31 March 2015	As at 31 March 2014
Building	1,478,234	1,851,780	-	3,330,014	-	-	-	-	3,330,014	1,478,234
<b>Total</b>	<b>1,478,234</b>	<b>1,851,780</b>	<b>-</b>	<b>3,330,014</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,330,014</b>	<b>1,478,234</b>
<b>Previous year</b>	<b>-</b>	<b>1,478,234</b>	<b>-</b>	<b>1,478,234</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,478,234</b>	<b>-</b>

Pursuant to "AS28 – Impairment of Assets" issued by the Central Government under the Companies Accounts Rule 2014 for determining impairment in carrying amount of the fixed assets, the Company has concluded that since recoverable amount of fixed assets is not less than its carrying amount, therefore, no provision for impairment is required in respect of fixed assets owned by the Company.

During the year, pursuant to the notification of Schedule II to the Companies Act, 2013 with effect from April 1, 2014, the Company has revised the estimated useful life of some of its assets to align the useful life with those specified in Schedule II. Further, assets individually costing Rs. 5,000/- or less that were depreciated fully in the year of purchase are now depreciated based on the useful life considered by the Company for the respective category of assets.

The depreciation expense in the Statement of Profit and Loss for the year is higher by Rs. 54,91,482- consequent to the change in the useful life of the assets.

*[Handwritten signatures]*



**Astrum Value Homes Private Limited**
**CIN:U70200HR2009PTC038688**
**Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2015**

(All amounts are in Rupees)

3.11 Long-term loans and advances (Unsecured, considered good unless otherwise stated)	Non-current portion		Current portion	
	As at 31 March 2015	As at 31 March 2014	As at 31 March 2015	As at 31 March 2014
<b>To parties other than related parties</b>				
Security deposits	1,740,000	2,362,165	297,234	1,153,400
	<u>1,740,000</u>	<u>2,362,165</u>	<u>297,234</u>	<u>1,153,400</u>
<b>Other loans and advances</b>				
Project advances	14,043,059	1,774,986	6,926,586	36,265,033
Advance income tax (net)	5,898,038	4,686,850	-	-
Balances with statutory government authorities	1,130,626	928,061	12,861,926	9,897,167
Prepaid expenses	217,906	213,856	-	-
	<u>21,289,629</u>	<u>7,603,753</u>	<u>19,788,512</u>	<u>46,162,200</u>
<b>To related parties (also refer note 6)</b>				
Dues from Director	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>23,029,629</u>	<u>9,965,918</u>	<u>20,085,746</u>	<u>47,315,600</u>
<b>3.12 Other non-current assets</b> (Unsecured, considered good unless otherwise stated)			As at 31 March 2015	As at 31 March 2014
Bank deposits (due to mature after 12 months from the reporting date) (refer note			29,000,000	400,000
			<u>29,000,000</u>	<u>400,000</u>
<b>3.13 Project work in progress</b> (Valued at the lower of cost and net realisable value)			As at 31 March 2015	As at 31 March 2014
Land (including land development rights)			882,838,039	873,673,409
Stamp duty and registration charges			36,997,265	36,689,202
Construction expenses			572,952,068	411,208,698
External development cost			23,848,754	23,286,131
Architect fees			31,413,035	30,037,649
Other project related expenses			30,118,173	21,436,809
Less:			1,578,167,334	1,396,331,898
Year to date proportionate construction cost related to sale of residential units transferred to the statement of profit and loss (refer note 3.17 and 3.19)			(599,803,771)	(338,650,592)
<b>Total</b>			<u>978,363,563</u>	<u>1,057,681,306</u>
<b>3.14 Trade receivable</b> (Unsecured, considered good unless otherwise stated)			As at 31 March 2015	As at 31 March 2014
Receivables outstanding for a period exceeding six months from the date they became due for payment				
Others			47,151,759	19,874,707
			<u>47,151,759</u>	<u>19,874,707</u>

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Astrum Value Homes Private Limited

CIN:U70200HR2009PTC038688

Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2015

(All amounts are in Rupees)

3.15 Cash and bank balances	As at 31 March 2015	As at 31 March 2014
<b>Cash and cash equivalents</b>		
- Cash on hand	2,887,056	198,158
- Balances with banks		
On current accounts	23,077,063	9,378,193
On deposit accounts (with original maturity of 3 months or less)	41,863,455	60,405,475
	<u>67,827,574</u>	<u>69,981,826</u>
	As at 31 March 2015	As at 31 March 2014
<b>Details of bank balances/deposits</b>		
Bank balances available on demand/deposits with original maturity of 3 months or less included under 'Cash and cash equivalents'	15,250,000	60,405,475
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	6,053,378	-
Bank deposits due to mature after 12 months of the reporting date included under 'Other non current assets' (refer note 3.12)	29,000,000	400,000
	<u>44,250,000</u>	<u>60,805,475</u>
<b>3.16 Other current assets</b> (Unsecured, considered good unless otherwise stated)		
	As at 31 March 2015	As at 31 March 2014
Interest accrued on fixed deposits	3,131,303	121,110
	<u>3,131,303</u>	<u>121,110</u>

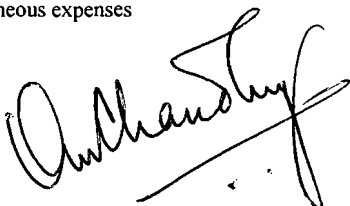
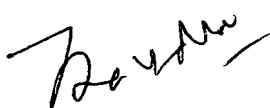
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3.17 Revenue from operations	For the year ended 31 March 2015	For the year ended 31 March 2014
Sale of residential units (refer note 12)	299,209,247	198,795,378
	<u>299,209,247</u>	<u>198,795,378</u>
3.18 Other income	For the year ended 31 March 2015	For the year ended 31 March 2014
Interest income on deposits with banks	3,161,109	10,104,330
Interest received on delayed payments	2,896,640	6,077,723
Interest income on loans and advances	-	10,298,690
Other income	1,649,821	1,794,815
	<u>7,707,570</u>	<u>28,275,558</u>
3.19 Cost of construction	For the year ended 31 March 2015	For the year ended 31 March 2014
Cost of construction	264,598,376	135,158,781
Allocable surplus - Investors	-	1,437,463
	<u>264,598,376</u>	<u>136,596,244</u>
3.20 Employee benefits expense	For the year ended 31 March 2015	For the year ended 31 March 2014
Salaries, wages and bonus	21,615,323	36,080,212
Contribution to provident and other funds	175,291	781,817
Gratuity expense and compensated absences (refer note 11)	419,708	401,696
Staff welfare expenses	438,152	584,483
	<u>22,648,474</u>	<u>37,848,208</u>
3.21 Finance costs	For the year ended 31 March 2015	For the year ended 31 March 2014
Interest reimbursement related to sold units	-	4,217,395
Interest - on statutory dues	62,173	51,382
Interest - others	1,431,192	291,686
	<u>1,493,365</u>	<u>4,560,463</u>
3.22 Other expenses	For the year ended 31 March 2015	For the year ended 31 March 2014
Rent (refer note 4)	3,062,933	4,680,404
Electricity expenses	2,443,556	2,154,545
Communication expenses	621,873	712,145
Legal and professional	5,347,268	12,512,108
Director fee	-	950,000
Payment to auditors		
Statutory audit	500,000	500,000
Reimbursement of expenses	25,922	-
Rates and taxes	609,275	225,650
Travelling and conveyance	3,316,031	3,365,320
Office expenses	6,037,384	5,587,562
Advertisement and business promotion	4,090,508	5,555,937
Brokerage	4,112,894	24,472,037
Repair and maintenance	750,596	1,929,834
Printing and stationery	269,800	481,387
Recruitment charges	254,976	184,015
Miscellaneous expenses	1,679,199	1,521,680
	<u>33,122,215</u>	<u>64,832,624</u>

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#### 4 Operating Lease

The Company has operating lease agreements for the use of office premises. The lease rental expense recognized for operating lease arrangement for the year is Rs. 3,062,933 (previous year Rs. 4,680,404).

The company has terminated operating lease with effect from 31<sup>st</sup> August 2014 with the previous landlord. The new lease agreement is for 11 months and is valid upto 31<sup>st</sup> July 2015. Therefore the lease equalization reserve has not been created.

#### 5 Expenditure in foreign currency

Particulars	As at	As at
	31-Mar-15	31-Mar-14
Architect fees (Included in 'Project work in progress')	NIL	8,851,650
Travelling expenses	398,311	334,577
<b>Total</b>	<b>398,311</b>	<b>9,186,227</b>

#### 6 Related party disclosures

##### a) Related party and nature of relationship where control exists:

Name	Relation
Astrum India Investments Ltd., Mauritius	Ultimate holding company
Astrum India Investments Holding Pvt. Ltd., Mauritius	Holding company
Om Chaudhry	Key management personnel-Director
Surinder Sachdev	Key management personnel-Director

b) Transactions during the year	Year ended	Year ended
	31-Mar-15	31-Mar-14
<b>Equity (from holding company)</b>		
Amount received towards share application money	-	89,402,400
Equity shares issued against share application money (including share premium) (Current year 5,756,409 equity shares at a premium of Rs. 18 per share ) Previous year	161,179,452	-
<b>Expenses paid to key managerial personnel</b>		
Professional fee (Director Fee) paid to Mr. Om Chaudhry	-	950,000
Travel and other expenses paid to Mr. Om Chaudhry	89,381	78,737
Travel and other expenses paid to Mr. Surinder Sachdev	5,590	99,883
Professional fee paid to Mr. Surinder Sachdev	2,350,000	2,000,000
<b>Expenses paid on behalf of directors</b>		
Om Chaudhry	986,712	-

c) Balances as at March 31, 2015		
<b>Loans and advances to key managerial personnel</b>		
Advances recoverable from Mr. Om Chaudhry	5,032	5,248
Share application money	-	89,402,400
Astrum India Investment Holding Pvt. Ltd., Mauritius)		

#### 7 The Company's exposure in respect of foreign currency denominated liabilities not hedged by derivative instruments or otherwise as follows :

Particulars	As at	As at
	31-Mar-15	31-Mar-14
<b>Payable</b>		
US \$ 88,750 (previous year \$88,750)	5,554,863	5,333,875

#### 8 The company has not received intimation from suppliers regarding the status under Micro, Small and Medium Enterprises Development Act, 2006, and based on the information available with the company there are no dues to Micro, Small and Medium Enterprises

#### 9 The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 1956 ("The Act") read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act, 2013. Accordingly, the company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

*(Signatures)*

**10 Deferred tax**

The major components of deferred tax assets and liabilities are as follows:

	As at 31-Mar-15	As at 31-Mar-14
<b>Deferred tax liabilities</b>		
Excess of depreciation on fixed assets under Income-tax law over depreciation provided in accounts	922,467	4,349,323
<b>Total</b>	<b>926,203</b>	<b>4,349,323</b>
<b>Deferred tax asset</b>		
- Provision for compensated absences	35,614	25,089
- Provision for gratuity	392,894	273,729
- Lease equalization reserve	-	-
- Carried forward tax depreciation and losses	53,604,130	44,914,687
<b>Total</b>	<b>53,873,743</b>	<b>45,213,505</b>
<b>Net deferred tax asset recognized</b>	<b>-</b>	<b>-</b>

The Company estimates the deferred tax charge/credit using the applicable rate of taxation based on the impact of timing differences between financial statements and estimated taxable income for the current year. As at year-end, the Company has assessed the realisability of deferred tax assets based on criterion of virtual certainty. As there are significant carry forward losses, the Company has determined that there is no virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realized. Therefore, deferred tax asset has not been recognized.

**11 Employee benefits:****Defined contributions plans**

A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions to a separate entity and has no obligation to pay any further amounts. The Company makes specified monthly contributions towards employee provident fund to Government administered provident fund scheme which is a defined contribution plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

**Principal actuarial assumptions used for gratuity and compensated absences****Economic assumptions**

The following are the principal actuarial assumptions at the reporting date (expressed as weighted averages):

	31-Mar-15	31-Mar-14
Discount rate as at 31 March	8.00%	8.00%
Future salary increases	10.00%	10.00%

Actuarial method used is 'Projected unit cost method'. The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market. Assumptions regarding future mortality are based on the published statistics and mortality tables. The calculation of the defined benefit obligation is sensitive to the mortality assumptions. The discount rate is generally based upon the market yield available on the Government bonds at the accounting date with a term that matches that of the liabilities.

**Demographic assumptions**

	31-Mar-15	31-Mar-14
Retirement age	65 years	65 years
Mortality table	LIC (1994-96) duly modified	LIC (1994-96) duly modified
Withdrawal rates - Past Service (PS)		
PS: 0 to 5	20.00%	20.00%
PS: 5 to 10	25.00%	25.00%
PS: 10 to 20	10.00%	10.00%
PS: 20 to 47	0.00%	0.00%

*[Handwritten signatures and initials are present at the bottom of the page, including "An Chandhu", "R. S. S.", and "R. S. S."]*

**12 Disclosure pursuant to Accounting Standard (AS) 7 "Construction Contract" are given below:-**

Particulars	As at	As at
	31-Mar-15	31-Mar-14
Contract revenue recognized as revenue in the current year	299,209,247	198,795,378
Contract cost incurred and recognized profits (less recognized losses) up to the reporting date	1,762,299,950	1,545,317,125
Amount of advances received till date	868,389,381	713,134,665
Gross amount due from customer for contract work	47,151,759	19,874,707
Gross amount due to customer for contract work	169,930,934	245,373,256

**13 Contingent Liability**

A 'Notice for Demand' from Excise and Taxation Assessing Officer, Gurgaon levying us with a VAT demand for Rs. 5,472,129/- and interest of Rs. 4,591,191/- for year 2011-12 has been received. This order is not in conformity with the guidelines issued by government of Haryana. The company has filed an appeal challenging the demand raised by Excise and Taxation officer. The company does not expect any tax liability and accordingly no provision has been made in this regard.

**14 Leagal Cases**

The company has four civil suits pending filed by four parties, two of which are in respect of the claims under the Motor Vehicle Act. The company does not expect any liability in any of the above cases and accordingly no provision has been made in these regards.

**15 Earning Per share**

Particulars	Reference	Year Ended	Year Ended
		FY-14-15	FY-13-14
A Net profit/ (Loss) attributable to equity shareholders (Rs.)	A	-28,121,178	-26,479,184
B Weighted Average Number of Equity Shares outstanding during the period	B	56,093,142	52,510,400
C Face Value per Share (Rs.)	C	10	10
D Basic Earnings/(Loss) per equity shares (Rs.)	D= A/B	-0.5	-0.5
E Diluted Earnings/ (loss) per equity shares (Rs.)	E=A/B	-0.5	-0.5

**16 Capital Commitment**

Particulars	As at	As at
	31-Mar-15	31-Mar-14
Estimated amount of contracts remaining to be executed on capital account and not provided for	309,343	1,828,351

17 The balance of Trade Receivables including balance with holding company, Other current liabilities, long term loans & advances, short term loans and advances are subject to confirmation & consequential adjustments, if any.

18 In the opinion of the Management, current assets are realisable for at least of the same value as stated in the Balance Sheet, if realised in the ordinary course of business. There are outstanding in some of the suppliers' accounts, and Trade receivables, which in the opinion of the management are good and recoverable.

19 Previous Years figures are regrouped/reclassified wherever considered necessary, to make them comparable with current year figures.

For and on behalf of the Board of Directors of  
Astrum Value Homes Private Limited

Surinder Sachdev  
Director  
DIN No. 02767621

Om Chaudhry  
Director  
DIN No. 00023773

Arun Batra  
Company Secretary  
M.No. A36720

Place: Gurgaon  
Date: 1st September 2015



To the Members of Astrum Value Homes Private Limited

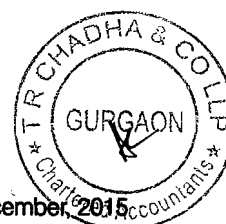
## Report on the Financial Statements

We have audited the accompanying financial statements of Astrum Value Homes Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the period then ended, and a summary of the significant accounting policies and other explanatory information.

## Management's Responsibility for the Financial Statements and for Internal Financial Controls over Financial Reporting

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, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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.

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.



T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP  
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28<sup>th</sup> December, 2015

**Gurgaon Office :** 359, Ground Floor, Udyog Vihar, Phase-II, Gurgaon-122016 (Haryana)  
Phone : 0124-4129900, Fax : 0124-4114935, E-mail : gurgaon@trchadha.com  
**Regd. Office :** Suite No. 11A, 2<sup>nd</sup> Floor, Gobind Mansion, H-Block, Connaught Circus, New Delhi – 110001  
Phone : 011 41513059 / 41513169, E-mail : delhi@trchadha.com  
**Corporate Office :** New Delhi **Branches :** Mumbai, Pune, Ahmedabad, Hyderabad, Chennai, Bengaluru

## **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit and to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act and the Guidance Note on Audit of Internal Financial Controls over Financial Reporting. 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 the financial statements are free from material misstatement and whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

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

A company's internal financial controls 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;
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of company's assets that could have a material effect on the financial statements.

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

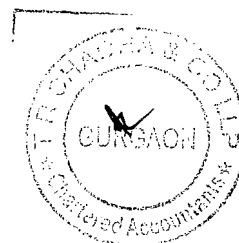
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal 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 and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2016, and its losses and its cash flows for the period ended on that date.

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

1. 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 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 31st March, 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) In our opinion considering nature of business, size of operation and organisational structure of the entity, the Company has maintained, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31, 2016, 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.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- I. The Company has disclosed impact of pending litigations on its financial position in its financial statement – Refer Note No – 13 and 14 to financial statement.
  - 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's education and protection fund by the company.
2. As required by the Companies (Auditor's Report) Order, 2016 ("the order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 & 4 of the Order.

Place: Gurgaon  
Date: September 01, 2016

For T R Chadha & Co LLP  
Chartered Accountants  
Firm's Reg. No:- 006711N/N500028

  
Aashish Gupta  
Partner  
Membership No-097343



## ANNEXURE A

### Astrum Value Homes Private Limited

Annexure to Independent Auditors' Report for the period ended March 31, 2016  
(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)

#### (i) Fixed Assets

- a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
- b) The fixed assets have been physically verified by the management during the year, which in our opinion is reasonable having regard to the size & nature of the company. No material discrepancies were noted on such verification.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence clause C of paragraph 3 (i) of the order is not applicable to the Company.

#### (ii) Inventories

As per information and explanation given to us the Company is primarily engaged in the business of construction, development and sale of residential, commercial and industrial projects and accordingly, cost directly attributable to the project until completion are accumulated as project in progress. During the year, project in progress includes cost of land, cost of development right of land, construction/development cost and other related expenses directly attributable to the construction/development of the project. The Company doesn't hold any physical inventory, thus paragraph 3 (ii) of the order is not applicable.

#### (iii) Loans given

The Company has not granted any Secured or unsecured loan to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Hence reporting under clause 3 (iii) (a), (b) and (c) does not arise.

#### (iv) Compliance of Sec. 185 & 186

The Company has not entered into any transaction in respect of loans, investments, guarantee and security which attracts compliance to provisions of section 185 & 186 of the Companies Act, 2013, therefore, paragraph 3 (iv) of the order is not applicable to the company.



**(v) Public Deposit**

During the year, the company has not accepted any deposits from the public, therefore, paragraph 3 (v) of the order is not applicable.

**(vi) Cost Records**

In our opinion and according to information and explanations given to us, maintenance of cost records has not been prescribed by the Central Government under Section 148(1) of the Companies Act, for the services provided by the company.

**(vii) Statutory Dues**

- a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has generally been regular in depositing its undisputed statutory dues including income-tax, Service tax, provident fund, employee state insurance, value added tax and cess etc. There are no undisputed dues payable, outstanding as on 31<sup>st</sup> March, 2016 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no other amounts in respect of income tax, service tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

Year	Under Law	Amount of Demand Notice	Forum where dispute is pending
FY-2011-12	Sales Tax	8,48,905	Excise and Taxation Officer - Join Commissioner Appeal
FY-2012-13	Sales Tax	77,30,014	Excise and Taxation Officer - Join Commissioner Appeal
FY-2013-14	Sales Tax	17,32,060	Excise and Taxation Officer - Join Commissioner Appeal
AY-2012-13	Income Tax	35,30,460	Income Tax- Commissioner Appeal

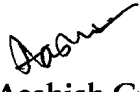
- (viii) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not taken any loans or borrowings from any financial institutions & banks.
- (ix) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) any term loans during the period under audit therefore, paragraph 3 (ix) of the order is not applicable to the company.



- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud by the Company or any fraud on the company by its officers or employees has been noticed or reported during the year.
- (xi) According to information & explanations given to us, managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V of the Companies Act, 2013.
- (xii) As explained, the company is not a Nidhi Company. Therefore paragraph 3 (xii) of the order is not applicable to the company.
- (xiii) As per the information and explanations given by the management, all the transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- (xiv) As per the information and explanations given by the management, company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore paragraph 3 (xiv) of the order is not applicable to the company.
- (xv) As per the information and explanations given by the management, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.

Place: Gurgaon  
Date : September 01, 2016

For T R Chadha & Co LLP  
Firm Regn. No: 006711N / N500028  
Chartered Accountants

  
Aashish Gupta  
Partner  
Membership No. 097343



**Astrum Value Homes Private Limited**  
**CIN:U70200HR2009PTC039688**  
**Balance Sheet as at 31 March 2016**  
(All amounts are in Rupees)

	Note	As at 31 March 2016	As at 31 March 2015
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	3.1	586,057,010	582,668,090
Reserves and surplus	3.2	70,077	47,555,890
		<b>586,127,087</b>	<b>630,223,980</b>
<b>Non-current liabilities</b>			
Other long-term liabilities	3.3	18,142,479	3,833,422
Long-term provisions	3.4	2,641,011	93,644
		<b>20,783,490</b>	<b>3,927,066</b>
<b>Current liabilities</b>			
Trade payables	3.5	-	-
Due to micro, small and medium enterprises		-	-
Due to others		14,851,069	20,461,303
Other current liabilities	3.6	229,148,626	530,420,489
Short-term provisions	3.4	3,562,270	1,293,113
		<b>247,561,965</b>	<b>552,174,905</b>
<b>Total</b>		<b>854,472,542</b>	<b>1,186,325,951</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Fixed assets</b>			
Tangible assets	3.7	5,589,763	13,617,486
Intangible assets	3.8	525,819	788,875
Capital work-in-progress	3.9	-	3,330,014
Long term loans and advances	3.10	10,503,585	23,029,629
Other non-current assets	3.11	570,733	29,000,000
		<b>17,189,900</b>	<b>69,766,004</b>
<b>Current assets</b>			
Project work in progress	3.12	520,433,213	978,363,565
Trade receivables	3.13	65,015,979	47,151,759
Cash and bank balances	3.14	37,312,571	67,827,574
Short-term loans and advances	3.10	214,474,683	20,085,746
Other current assets	3.15	46,196	3,131,303
		<b>837,282,642</b>	<b>1,116,559,947</b>
<b>Total</b>		<b>854,472,542</b>	<b>1,186,325,951</b>

1-20

Summary of significant accounting policies and notes to accounts

The notes referred to above form an integral part of the financial statements.

For T R Chadha & Co LLP

Firm Registration Number: 006711N/N500028

Chartered Accountants

For and on behalf of the Board of Directors of

Astrum Value Homes Private Limited

Aashish Gupta

Partner

Membership No: 097343



DIN NO.

Surinder Sachdev  
Director

02767621

Om Chaudhry  
Director

00023773

Manoj Dassani  
Director

00436206

Arun Batra  
Company Secretary

A 36720

Place: Gurgaon

Date: 1st September 2016

**Astrum Value Homes Private Limited**  
**CIN:U70200HR2009PTC039688**  
**Statement of Profit and Loss for the year ended 31 March 2016**  
(All amounts are in Rupees)

	Note	For the year ended 31 March 2016	For the year ended 31 March 2015
<b>Revenue</b>			
Revenue from operations	3.16	93,777,017	299,209,247
Other income	3.17	17,137,748	7,707,570
<b>Total revenue</b>		<b>110,914,765</b>	<b>306,916,817</b>
<b>Expenses</b>			
Cost of construction	3.18	91,882,269	264,598,376
Employee benefits expense	3.19	22,756,956	22,648,474
Finance costs	3.28	80,647	1,493,365
Depreciation and amortization expense	3.7, 3.8	7,374,209	13,175,565
Other expenses	3.21	42,406,553	33,122,215
<b>Total expenses</b>		<b>164,500,634</b>	<b>335,037,995</b>
<b>Profit/(Loss) for the year</b>		<b>(53,585,869)</b>	<b>(28,121,178)</b>
<b>Weighted average number of shares used to compute basic loss per equity share</b>		<b>58,476,643</b>	<b>56,093,142</b>
<b>Nominal value per share</b>		<b>10</b>	<b>10</b>
<b>Basic and diluted earnings per equity share</b>		<b>(0.92)</b>	<b>(0.50)</b>

1-20

**Summary of significant accounting policies and notes to accounts**

**The notes referred to above form an integral part of the financial statements.**

**As per our report of even date attached**

**For T R Chadha & Co LLP**

**Firm Registration Number: 006711N/N500028**

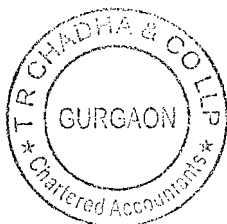
**Chartered Accountants**

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

**Astrum Value Homes Private Limited**

**Aashish Gupta**  
Partner

Membership No: 097343



DIN NO.

**Surinder Sachdev**  
Director

02767621

**Om Chaudhry**  
Director

00023773

**Manoj Dassani**  
Director

00436206

**Arun Batra**  
Company Secretary

A 36720

Place: Gurgaon

Date: 1st September 2016

**Astrum Value Homes Pvt. Ltd.**  
**CIN:U70200HR2009PTC039688**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2016**  
**(All amounts are in Rupees)**

	Particulars	For the year ended 31 March 2016	For the year ended 31 March 2015
<b>A</b>	<b>Cash Flow from operating activities</b>		
	Profit before tax	(5,35,85,869)	(2,81,21,178)
	Adjustments for:		
	Prior Period Items	(18,68,406)	
	Depreciation and amortisation expense	73,74,209	1,31,75,565
	Interest paid	-	-
	Interest received	-	-
	Amount written off	26,85,280	48,517
	Foreign exchange loss	1,04,499	2,15,080
	Interest income	(41,01,603)	(77,07,570)
	(Profit) / Loss on sale of Fixed Assets (net)	-	-
	Provision for Leave encashment & gratuity	21,31,244	4,19,708
	<b>Operating profit before working capital changes</b>	<b>(4,72,60,646)</b>	<b>(2,19,69,878)</b>
	Adjustments for:		
	(Increase) / decrease in loans and advances	(17,57,47,903)	1,41,66,145
	(Increase) / decrease in other current assets	3,15,14,374	(5,88,87,245)
	(Increase) / decrease in Trade Receivables	(1,78,64,220)	
	(Increase) / decrease in inventories	45,79,30,352	7,93,17,740
	Increase / (decrease) in trade and other payables	(29,26,77,539)	(9,13,71,678)
	<b>Cash generated from / (used in ) operations</b>	<b>(4,41,05,582)</b>	<b>(7,87,44,917)</b>
	Direct taxes refund /(paid) (net)		
	<b>Net cash from/(used in) operating activities (A)</b>	<b>(4,41,05,582)</b>	<b>(7,87,44,917)</b>
<b>B</b>	<b>Cash flow from investing activities :</b>		
	(Purchase of fixed assets) / Redemption Of Fixed Assets		(28,93,957)
	Interest received	41,01,603	77,07,570
	<b>Net cash from/(used in) investing activities (B)</b>	<b>41,01,603</b>	<b>48,13,613</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Redemption of preference shares		-
	Proceeds from issue of shares (including application money received pending allotment of shares)	94,88,976	16,11,79,452
	received pending allotment of shares)		
	Repayment of secured loans		-
	Interest Paid		-
	Misc Expenditure written off		
	<b>Net cash from/(used in) financing activities (C)</b>	<b>94,88,976</b>	<b>16,11,79,452</b>
	<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>(3,05,15,003)</b>	<b>8,72,48,148</b>
	Cash and Cash equivalents as at the beginning of the year	6,78,27,574	-
	<b>Cash and Cash equivalents as at the end of the year</b>	<b>3,73,12,571</b>	<b>8,72,48,148</b>

**Notes:**

1. Cash flow statement has been prepared under the Indirect Method as set out in the Accounting Standard (AS) 3: "Cash Flow Statements" as specified in section 133 of the Companies Act, 2013 read with Rule 7 of Companies (Accounts) Rules, 2014.
2. Refer Note 11(i) for components of cash and cash equivalents at the beginning and at the end of the year.
3. Purchase of fixed assets includes movement of capital work-in-progress during the year.
4. Figures for the previous year have been regrouped / reclassified, wherever necessary.

For T R Chadha & Co.

Chartered Accountants

Firm Registration Number: 006721 IN



For and on behalf of the Board of Directors of  
Astrum Value Homes Private Limited

Aashish Gupta  
Partner

Membership No: 097343  
Date: 1st September 2016

DIN NO.

Surinder Sachdev  
Director  
02767621

Om Chaudhry  
Director  
00023773

Manoj Dassani  
Director  
00436206

Arun Batra  
Company Secretary  
A 36720



## 1 Company overview

Astrum Value Homes Private Limited (the Company) is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in the business of development, construction and sale of real estate projects in India

## 2 Significant Accounting Policies

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

### a) System of Accounting:

#### Accounting

The company follows the accrual system of accounting and recognises income and expenditure on accrual basis except in case of significant uncertainties

#### Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"). The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use

#### Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the results of operations during the reporting period which may differ from actual results at a subsequent date. Examples of such estimates include employment retirement benefit plans and estimated useful life of fixed assets. Actual results could differ from these estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

### b) Tangible fixed assets

Fixed assets, are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

### c) Depreciation on tangible fixed assets

Depreciation has been provided on the Straight Line Method on Pro-rata basis as per the useful life prescribed in Schedule II to the Companies Act, 2013. Depreciation is charged on a pro-rata basis for assets purchased/sold during the year.

### d) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses. Subsequent expenditure is capitalized only when it increases the future economic benefits from the specific assets to which it relates.

A summary of amortization policies applied to the company's intangible assets is as below:

Asset category	Life
Computer software	3 Year

### e) Operating Leases

Lease payments under operating lease arrangements are recognized as an expense in Statement of Profit and Loss on a straight line basis over the lease term.



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**f) Impairment of tangible and intangible assets**

Management periodically assesses using external and internal sources whether there is an indication that an asset may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the asset and its eventual disposal. The impairment loss to be expensed is determined as the excess of the carrying amount over the higher of the asset's net sales price or present value as determined above. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is recorded only to the extent that the assets carrying amount does not exceed the carrying amount that would have been determined net of depreciation or amortization, if no impairment loss has been recognized.

**g) Project in progress and cost of construction**

Project-in-progress is valued at lower of cost and net realizable value.

Project in progress includes cost of land, cost of development right of land, construction/ development cost and other related expenses directly attributable to the construction/ development of the project.

Actual construction cost incurred in relation to sold area is charged to the statement of profit and loss in proportion of actual area sold to total area under construction, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of project.

Expenses are accounted for on the accrual basis and provisions are made for all known losses and liabilities.

**h) Revenue recognition**

Revenue from real estate projects is recognized on the basis of 'Percentage of Completion method' (POC) of accounting.

Revenues under the POC method is recognized on the basis of percentage of actual costs incurred, including land cost, cost of development rights, construction and development cost of projects under execution, subject to such actual cost being 25 percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost bears to the total estimated cost of the project. The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined.

Interest income from banks is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

**i) Foreign currency translation**

Foreign currency transactions and balances

**Initial Recognition**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

**Conversion**

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

**Exchange Differences**

Exchange differences arising on the settlement of monetary items or on reporting monetary items of company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

**j) Retirement and other employee benefits**

**Short term employee benefits**

All employee benefits payable within twelve months of rendering the service are classified as short-term employee benefits. Benefits such as salaries, wages and bonus etc., are recognised in the statement of profit and loss in the period in which the employee renders the related service.



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#### Post employment benefits

##### Provident fund

Provident fund is a defined contribution scheme. Contributions payable to the provident fund are charged to the Profit and Loss Account.

##### Gratuity

Gratuity costs are defined benefits plans. The present value of obligations under such defined benefit plan is determined based on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the Profit and Loss Account. Gains or losses on the curtailment or settlement of any defined benefit plan are recognised when the curtailment or settlement occurs.

##### Leave encashment

encashment is provided on the basis on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the profit and loss account.

#### k) Income taxes

Income taxes are accrued in the same period the related revenue and expense rise. The differences that result between the taxable profit and the profit as per the financial statements are identified and thereafter deferred tax assets / liabilities are recorded as timing difference; namely the difference that originate in one accounting period and reverse in another, based on the tax effect of the aggregate amount being considered. The tax effect is calculated on accumulated timing differences at the end of an accounting period based on tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are reviewed at each Balance Sheet date and written down or written up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised. Deferred tax assets in respect of unabsorbed depreciation or carried forward loss under taxation laws, are recognised to the extent there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

#### l) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

#### m) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the year/ period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

#### n) Provisions and contingent liabilities.

A provision is recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation and in respect of which reliable estimate can be made. A disclosure of a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

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**Astrum Value Homes Private Limited**
**CIN:U70200HR2009PTC039688**
**Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2016**

(All amounts are in Rupees)

**3.1 Share Capital**
**Authorised**

58,700,000 (Previous year: 58,500,000) equity shares of Rs. 10 each

As at 31 March 2016	As at 31 March 2015
587,000,000	585,000,000

**Issued, subscribed and fully paid-up**

58,605,701 (Previous year: 58,266,809) equity shares of Rs. 10 each fully paid up

586,057,010	582,668,090
586,057,010	582,668,090

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

	As at 31 March 2016		As at 31 March 2015	
	Number	Amount	Number	Amount
At the commencement of the year	58,266,809	582,668,090	52,510,400	525,104,000
Shares issued	338,892	3,388,920	5,756,409	57,564,090
At the end of the year	58,605,701	586,057,010	58,266,809	582,668,090

**Rights, preferences and restrictions attached to equity shares**

The Company has only one class of equity shares having par value of Rs. 10 per share. Accordingly, all equity shares rank equally with regard to dividends and share in the company's residual assets. Each shareholder is eligible to one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. The repayment of equity share capital in the event of liquidation and buyback of shares are possible subject to prevalent regulations. In the event of liquidation, normally the equity share holder are eligible to receive the remaining assets of the company after distribution of all preferential amounts in proportion to their shareholding.

**Shares held by holding / ultimate holding company and/or their subsidiaries / associates**

	As at 31 March 2016		As at 31 March 2015	
	Number	Amount	Number	Amount
Equity shares of Rs. 10 each fully paid up held by:				
a) holding company (Astrum India Investment Holding Pvt. Ltd., Mauritius)	58,605,700	586,057,000	58,266,808	582,668,080
	58,605,700	586,057,000	58,266,808	582,668,080

The ultimate holding company is Astrum India Investments Limited, Mauritius

**Particulars of shareholders holding more than 5% equity shares in the Company**

	As at 31 March 2016		As at 31 March 2015	
	Number	% of total shares	Number	% of total shares
Equity Shares of Rs. 10 each fully paid-up held by:				
Astrum India Investment Holding Pvt. Ltd., holding company	58,605,700	99.99%	58,266,808	99.99%

As per records of the Company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, shareholding represent both legal and beneficial ownership of shares.

**3.2. Reserves and surplus**
**Securities Premium Account**

At the commencement of the year

Premium received on issue of shares [(Current year 338,892 shares issued at premium of Rs. 18 per share) (previous year 5,756,409 shares issued at premium of Rs. 18 per share issued)]

Closing Balance

As at 31 March 2016	As at 31 March 2015
218,873,862	115,258,500
6,100,056	103,615,362
224,973,918	218,873,862

**Deficit in the statement of Profit and Loss**

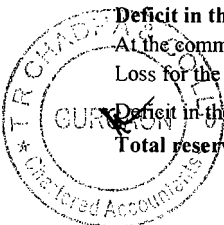
At the commencement of the year

Loss for the year

Deficit in the statement of Profit and Loss

Total reserves and surplus

(171,317,972)	(143,196,794)
(53,585,869)	(28,121,178)
(224,903,841)	(171,317,972)
70,077	47,555,890



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**3.3 Other long-term liabilities**

Trade payables (including acceptances) (refer note 8)

As at 31 March 2016	As at 31 March 2015
18,142,479	3,833,422
<b>18,142,479</b>	<b>3,833,422</b>

\*Represents retention money payable after 12 months from the reporting date.

**3.4 Provisions****Provision for employee benefits**

	Non-current portion		Current portion	
	As at31 March 2016	As at31 March 2015	As at31 March 2016	As at31 March 2015
Gratuity#	1,444,366	93,644	396,852	1,177,857
Compensated absences #	1,196,645	-	480,138	115,256
provision for anticipated losses	-	-	2,685,280	-
	<b>2,641,011</b>	<b>93,644</b>	<b>3,562,270</b>	<b>1,293,113</b>

# Refer note 11

**3.5 Trade Payables**Trade payables  
- other than micro and small enterprises (refer note 8)

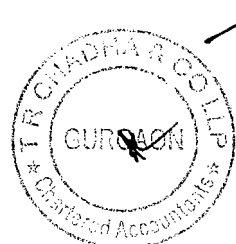
As at31 March 2016	As at31 March 2015
14,851,069	20,461,303
<b>14,851,069</b>	<b>20,461,303</b>

**3.6 Others current liabilities**Advance from customers  
Due to Investcare Real Estate LLP (refer note 3.7a)  
Due to Investcare Realty LLP (refer note 3.7b)  
Statutory dues payable  
Other employee related payable

As at31 March 2016	As at31 March 2015
227,703,328	169,930,934
-	197,650,000
-	160,127,701
1,445,052	2,611,340
246	100,514
<b>229,148,626</b>	<b>530,420,489</b>

**Note 3.6a -****Transactions with Investcare Real Estate LLP**

During the year ended 31st March 2014, the Company had entered into an agreement with Invest Care Real Estate LLP as per which Invest Care Real Estate LLP contributed an amount of Rs. 197,650,000/- till the period of March 31, 2015 for acquiring proportionate allocable surplus in the Faridabad project of the Company. Out of the amount so received, Invest Care Real Estate LLP was issued Non Convertible Debentures (NCDs) for Rs. 185,550,000/- (185,550 NCDs of Rs. 1,000/- each) which were shown in the accounts along with the balance amount of Rs. 12,100,000/- under the head "Other current liabilities". These NCDs did not bear any coupon, had no fixed term, were non-convertible into equity and were unsecured for all purposes. As per the terms of agreement, return and repayment of these NCDs was subject to generation of adequate surplus from the Faridabad project only and returns and repayment on the aforesaid debentures was not linked to the profits and /or revenue share arising in any other investment /projects of the Company. There was no obligation on part of the Company to repay the amount due under such NCDs in the event of loss in Faridabad project. These terms were equally applicable for the amount of Rs. 12,100,000/- that formed part of overall amount of Rs. 197,650,000/-.



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**Transactions Investcare Realty LLP**

During the year ending 31st March 2014, the Company had also entered into an agreement with Investcare Realty LLP whereby Investcare Realty LLP contributed an amount aggregating to Rs. 182,000,000 for acquiring proportionate allocable surplus in Panipat and Mysore projects of the Company. As per the terms of agreement, return and repayment of amount received from Investcare Realty LLP was subject to generation of adequate surplus from Panipat and Mysore projects. The agreement did not prescribe for payment of any interest and had no fixed term for repayment of unsecured amount so received. The total outstanding due to Investcare Realty LLP as on 31st March 2015 is Rs. 160,127,701 which was shown in the accounts under the head "Other current liabilities".

Further to both the above agreements, the Company has entered into an MOU dated 29th July 2015 with the Joint Development partner for Faridabad project namely Pyramid Buildtech Private Limited ("Pyramid"), Invest Care Real Estate LLP, and Investcare Realty LLP. As per the MOU, the Faridabad project would be developed by Pyramid and all the assets, income and expenses pertaining to Faridabad Project that were recorded in the books of the Company since inception stand transferred to Pyramid.

Further as per the MOU of 29th July 2015, investment made by Investcare Realty LLP in Panipat and Mysore projects stand appropriated as having been made for Faridabad project. As a result of this appropriation, Investcare Realty LLP acquires rights of sharing allocable surplus in Faridabad project and correspondingly Investcare Realty LLP ceases to hold its rights to receive allocable surplus in Mysore and Panipat project.

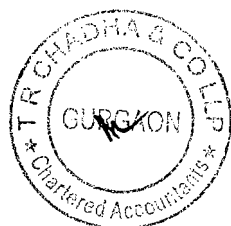
In view of the above, amount received from Investcare Realty LLP to the extent of Rs. 165,582,935/- (including Service Tax adjustment of Rs. 5,455,234/-) for Mysore and Panipat Project stands transferred to Pyramid and such transfer construes a full and final discharge of amount received by the Company and related obligations towards Investcare Realty LLP.

Further an amount of Rs. 197,650,000/- paid by Invest Care Real Estate LLP to the Company for Faridabad project stands transferred to Pyramid and such transfer construes a full and final discharge of amount received by the Company and related obligations towards Invest Care Real Estate LLP.

As a result of the above referred MOU, all expenses of Rs. 1,55,48,914/- (which include expenses of Rs 1,22,08,236/- till March 31,2015), income of Rs. 1,01,69,400/- (which include income of Rs 1,01,61,009/- till March 31,2015), since inception of the Faridabad project, Assets of Rs. 53,99,27,123/- which (includes WIP, fixed assets and other payouts) pertaining to Faridabad project which appeared in the books of Accounts of Company have also been transferred to Pyramid. Similarly all expenses and other payments pertaining to Faridabad project as incurred are also being debited to Pyramid.

The cumulative net effect of the above transaction results in net debit balance of Rs. 18,20,73,702/- recoverable from Pyramid which has been shown under head other loans and advances.

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**3.7 Tangible assets****As at 31 March 2016**

Asset description	Gross block				Depreciation				Net block	
	As at 1 April 2015	Additions	Disposals/ adjustments	As at 31 March 2016	As at 1 April 2015	For the year	Disposals/ adjustments	As at 31 March 2016	As at 31 March 2016	As at 31 March 2015
Buildings	40,267,508	-	35,069	40,232,439	35,418,688	4,814,704	14,509	40,218,883	13,556	4,848,820
Plant and equipment	3,103,744	-	658,000	2,445,744	1,162,901	273,952	65,054	1,371,799	1,073,945	1,940,843
Furniture and fixtures	6,948,414	-	238,264	6,710,150	3,223,755	512,730	13,111	3,723,374	2,986,776	3,724,659
Vehicles	2,434,784	-	-	2,434,784	1,375,319	226,578	-	1,601,897	832,887	1,059,465
Office equipment	5,348,558	-	85,275	5,263,283	3,424,499	1,177,353	7,364	4,594,488	668,795	1,924,059
Computers	1,263,565	-	-	1,263,565	1,143,925	105,836	-	1,249,761	13,804	119,640
<b>Total</b>	<b>59,366,573</b>	<b>-</b>	<b>1,016,608</b>	<b>58,349,965</b>	<b>45,749,087</b>	<b>7,111,153</b>	<b>100,038</b>	<b>52,760,202</b>	<b>5,589,763</b>	<b>13,617,486</b>
<b>Previous year</b>	<b>58,414,396</b>	<b>1,042,177</b>	<b>90,000</b>	<b>59,366,573</b>	<b>32,877,340</b>	<b>12,913,230</b>	<b>41,483</b>	<b>45,749,087</b>	<b>13,617,486</b>	<b>25,537,056</b>

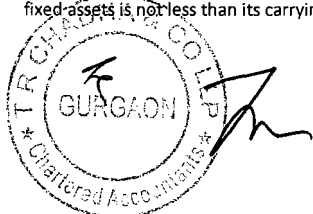
**3.8 Intangible assets****As at 31 March 2016**

Asset description	Gross block				Amortisation				Net block	
	As at 1 April 2015	Additions	Disposals/ adjustments	As at 31 March 2016	As at 1 April 2015	For the year	Disposals/ adjustments	As at 31 March 2016	As at 31 March 2016	As at 31 March 2015
Computer software	1,698,180	-	-	1,698,180	909,305	263,056	-	1,172,361	525,819	788,875
<b>Total</b>	<b>1,698,180</b>	<b>-</b>	<b>-</b>	<b>1,698,180</b>	<b>909,305</b>	<b>263,056</b>	<b>-</b>	<b>1,172,361</b>	<b>525,819</b>	<b>788,875</b>
<b>Previous year</b>	<b>1,698,180</b>	<b>-</b>	<b>-</b>	<b>1,698,180</b>	<b>646,970</b>	<b>262,335</b>	<b>-</b>	<b>909,305</b>	<b>788,875</b>	<b>1,051,210</b>
	61,064,753	-	1,016,608	60,048,145	46,658,392	7,374,209	100,038	53,932,563	6,115,582	

**3.9 Capital work-in-progress****As at 31 March 2016**

Asset description	Gross block				Capitalised				Balance	
	As at 1 April 2015	Additions	Disposals/ adjustments	As at 31 March 2016	As at 1 April 2015	For the year	Disposals/ adjustments	As at 31 March 2016	As at 31 March 2016	As at 31 March 2015
Building	3,330,014	-	-	3,330,014	-	-	(3,330,014)	3,330,014	(0)	3,330,014
<b>Total</b>	<b>3,330,014</b>	<b>-</b>	<b>-</b>	<b>3,330,014</b>	<b>-</b>	<b>-</b>	<b>(3,330,014)</b>	<b>3,330,014</b>	<b>(0)</b>	<b>3,330,014</b>
<b>Previous year</b>		<b>1,851,780</b>	<b>-</b>	<b>3,330,014</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,330,014</b>	<b>1,478,234</b>

Pursuant to "AS28 – Impairment of Assets" issued by the Central Government under the Companies Accounts Rule 2014 for determining impairment in carrying amount of the fixed assets, the Company has concluded that since recoverable amount of fixed assets is not less than its carrying amount, therefore, no provision for impairment is required in respect of fixed assets owned by the Company.

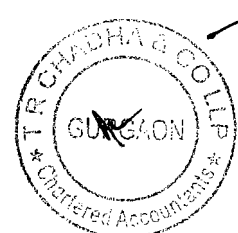


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**Astrum Value Homes Private Limited**
**CIN:U70200HR2009PTC039688**
**Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2016**

(All amounts are in Rupees)

3.10 Long-term loans and advances (Unsecured, considered good unless otherwise stated)	Non-current portion		Current portion	
	As at31 March 2016	As at31 March 2015	As at31 March 2016	As at31 March 2015
<b>To parties other than related parties</b>				
Security deposits	1,906,672	1,740,000	-	297,234
	<b>1,906,672</b>	<b>1,740,000</b>	<b>-</b>	<b>297,234</b>
<b>Other loans and advances</b>				
Project advances	1,366,655	14,043,059	14,710,850	6,926,586
Other recoverables (Refer Note 3.7a and 3.7b)	-	-	182,073,702	-
Advance income tax (net)	6,643,706	5,898,038	-	-
Balances with statutory government authorities	259,285	1,130,626	17,690,131	12,861,926
Prepaid expenses	327,267	217,906	-	-
Loans to employees	-	-	-	-
	<b>8,596,913</b>	<b>21,289,629</b>	<b>214,474,683</b>	<b>19,788,512</b>
	<b>10,503,585</b>	<b>23,029,629</b>	<b>214,474,683</b>	<b>20,085,746</b>
<b>3.11 Other non-current assets</b> (Unsecured, considered good unless otherwise stated)			As at31 March 2016	As at31 March 2015
Bank deposits (due to mature after 12 months from the reporting date) (refer note 3.14)			570,733	29,000,000
			<b>570,733</b>	<b>29,000,000</b>
<b>3.12 Project work in progress</b> (Valued at the lower of cost and net realisable value)			As at31 March 2016	As at31 March 2015
Land (including land development rights)			873,673,409	873,673,409
Stamp duty and registration charges			36,689,202	36,689,202
Construction expenses			711,404,995	572,952,068
External development cost			25,692,222	23,848,754
Architect fees			31,413,035	31,413,035
Other project related expenses			39,652,885	30,118,175
Less:			1,718,525,748	1,568,694,643
- Year to date proportionate construction cost related to sale of residential units transferred to the statement of profit and loss (refer note 3.17 and 3.19)			(662,900,233)	(590,331,078)
- Faridabd project expenses transferred			(535,192,302)	-
<b>Total</b>			<b>520,433,213</b>	<b>978,363,565</b>
<b>3.13</b> (Unsecured, considered good unless otherwise stated)			As at31 March 2016	As at31 March 2015
Receivables outstanding for a period exceeding six months from the date they became due for payment			-	-
Others			65,015,979	47,151,759
			<b>65,015,979</b>	<b>47,151,759</b>





Astrum Value Homes Private Limited

CIN:U70200HR2009PTC039688

Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2016

(All amounts are in Rupees)

**3.14 Cash and bank balances**

As at31 March 2016	As at31 March 2015
-----------------------	-----------------------

**Cash and cash equivalents**

- Cash on hand	1,022,459	2,887,056
- Balances with banks		
On current accounts	4,757,182	23,077,063
On fixed deposit accounts	31,532,930	41,863,455
	<b>37,312,571</b>	<b>67,827,574</b>

As at31 March 2016	As at31 March 2015
-----------------------	-----------------------

**Details of fixed deposits**

Bank balances available on demand/deposits with original maturity of 3 months or less included under 'Cash and cash equivalents'	31,532,930	41,863,455
--	------------	------------

Bank deposits due to mature after 12 months of the reporting date included under 'Other non current assets' (refer note 3.12)	570,733	29,000,000
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<b>32,103,663</b>	<b>70,863,455</b>
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**3.15 Other current assets**

*(Unsecured, considered good unless otherwise stated)*

As at31 March 2016	As at31 March 2015
-----------------------	-----------------------

Interest accrued on fixed deposits	46,196	3,131,303
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<b>46,196</b>	<b>3,131,303</b>
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*[Handwritten signatures]*





**Astrum Value Homes Private Limited**
**CIN:U70200HR2009PTC039688**
**Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2016**

(All amounts are in Rupees)

<b>3.16 Revenue from operations</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Sale of residential units (refer note 12)	93,777,017	299,209,247
	<b>93,777,017</b>	<b>299,209,247</b>
<b>3.17 Other income</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Interest income on fixed deposits with banks	4,101,603	3,161,109
Interest received on delayed payments	766,854	2,896,640
Other income	61,055	1,649,821
Expenses recovered (refer note 3.6a)	12,208,236	
	<b>17,137,748</b>	<b>7,707,570</b>
<b>3.18 Cost of construction</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Cost of construction	91,882,269	264,598,376
	<b>91,882,269</b>	<b>264,598,376</b>
<b>3.19 Employee benefits expense</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Salaries, wages and bonus	19,755,152	21,615,323
Contribution to provident and other funds	268,350	175,291
Gratuity expense and compensated absences (refer note 11)	2,131,244	419,708
Staff welfare expenses	602,210	438,152
	<b>22,756,956</b>	<b>22,648,474</b>
<b>3.20 Finance costs</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Interest - on statutory dues	11,593	62,173
Interest - others	69,054	1,431,192
	<b>80,647</b>	<b>1,493,365</b>
<b>3.21 Other expenses</b>	<b>For the year ended 31 March 2016</b>	<b>For the year ended 31 March 2015</b>
Rent (refer note 4)	2,396,534	3,062,933
Electricity expenses	4,233,270	2,443,556
Communication expenses	448,941	621,873
Legal and professional	9,530,130	4,423,190
Director fee	-	950,000
Payment to auditors		
Statutory audit	500,000	500,000
Reimbursement of expenses	25,922	-
Rates and taxes	200	609,275
Travelling and conveyance	1,599,524	3,316,031
Office expenses	6,597,770	6,037,384
Advertisement and business promotion	1,035,440	4,090,508
Brokerage	2,760,884	4,112,894
Repair and maintenance	1,277,792	750,596
Printing and stationery	294,967	269,800
Recruitment charges	73,090	254,976
Miscellaneous expenses	1,292,259	1,679,199
Income transferred and reversed (refer note 3.6a)	10,339,830	-
	<b>42,406,553</b>	<b>33,122,215</b>



**4 Operating Lease**

The Company has operating cancellable lease agreements for the use of office premises. The lease rental expense recognized for operating lease arrangement for the year is Rs. 2,047,500 (previous year Rs. 3,062,933).

The new lease agreement is for 11 months and is valid upto 30th November 2016. Therefore there is no future commitment for minimum lease payment as on 31st March 2016.

**5 Expenditure in foreign currency**

Particulars	As at	As at
	31-Mar-16	31-Mar-15
Travelling expenses	-	398,311
<b>Total</b>	-	<b>398,311</b>

**6 Related party disclosures****a) Related party and nature of relationship where control exists:**

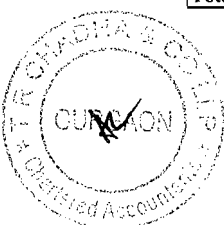
Name	Relation
Astrum India Investments Ltd., Mauritius	Ultimate holding company
Astrum India Investments Holding Pvt. Ltd., Mauritius	Holding company
Om Chaudhry	Key management personnel-Director
Surinder Sachdev	Key management personnel-Director
Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	Enterprises where director is interested

Transactions during the year	Name of related party	Year ended	Year ended
		31-Mar-16	31-Mar-15
<b>Equity (from holding company)</b>			
Equity shares issued	Astrum India Investments Holding Pvt. Ltd., Mauritius	9,488,976	161,179,452
<b>Expenses paid to key managerial personnel</b>			
Travel and other expenses paid	Om Chaudhry	-	89,381
Reimbursement of expenses incurred	Om Chaudhry	176,885	986,712
Travel and other expenses paid	Surinder Sachdev	11,468	5,590
Professional fee paid	Surinder Sachdev	5,000,000	2,350,000
<b>Enterprises where director is interested</b>			
Rent, maintenance and electricity expenses	Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	2,670,892	-

<b>c) Balances as at March 31, 2016</b>			
<b>Receivable</b>			
Other loans and advances	Om Chaudhry	-	5,032
<b>Payables</b>			
Trade payable	Surinder Sachdev	602,500	-
Trade payable	Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	806,070	-

**7 The Company's exposure in respect of foreign currency denominated liabilities not hedged by derivative instruments or otherwise as follows :**

Particulars	Amount in foreign Currency	As at	As at
		31-Mar-16	31-Mar-15
<b>Payable to</b>			
Arquitectonica International Corporation	\$28,750	1,907,071	1,799,463
DBI Design Pty. Ltd.	\$60,000	3,979,974	3,755,400
<b>Total</b>	<b>\$88,750</b>	<b>5,887,045</b>	<b>5,554,863</b>



Om Chaudhry

(All amounts are in Rupees)

- 8 The Ministry of Micro Small and Medium Enterprises has issued an Office Memorandum dated 26th August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneur Memorandum Number as allocated after filing of Memorandum. The company has not received intimation from suppliers regarding the status under Micro, Small and Medium Enterprises Development Act, 2006, and based on the information available with the company there are no dues to Micro, Small and Medium Enterprises
- 9 The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 1956 ("The Act") read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act, 2013. Accordingly, the company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

**10 Deferred tax**

The major components of deferred tax assets and liabilities are as follows:

	As at 31-Mar-16	As at 31-Mar-15
<b>Deferred tax liabilities</b>		
Excess of depreciation on fixed assets under Income-tax law over depreciation provided in accounts	(1,639,383)	922,467
<b>Total</b>	<b>(1,639,383)</b>	<b>922,467</b>
<b>Deferred tax asset</b>		
- Provision for compensated absences	1,561,527	35,614
- Provision for gratuity	569,717	392,894
- Provision for Bonus	31,194	-
- Lease equalization reserve		
- Carried forward tax depreciation and losses	61,472,720	53,604,130
<b>Total</b>	<b>63,635,158</b>	<b>54,032,638</b>
<b>Net deferred tax asset recognized</b>	<b>-</b>	<b>-</b>

The Company estimates the deferred tax charge/credit using the applicable rate of taxation based on the impact of timing differences between financial statements and estimated taxable income for the current year. As at year-end, the Company has assessed the realisability of deferred tax assets based on criterion of virtual certainty. As there are significant carry forward losses, the Company has determined that there is no virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realized. Therefore, deferred tax asset has not been recognized.

**11 Employee benefits:****Defined contributions plans**

A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions to a separate entity and has no obligation to pay any further amounts. The Company makes specified monthly contributions towards employee provident fund to Government administered provident fund scheme which is a defined contribution plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

**Principal actuarial assumptions used for gratuity and compensated absences****Economic assumptions**

The following are the principal actuarial assumptions at the reporting date (expressed as weighted averages):

	31-Mar-16	31-Mar-15
Discount rate as at 31 March	8.00%	8.00%
Future salary increases	10.00%	10.00%

Actuarial method used is 'Projected unit cost method'. The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market. Assumptions regarding future mortality are based on the published statistics and mortality tables. The calculation of the defined benefit obligation is sensitive to the mortality assumptions. The discount rate is generally based upon the market yield available on the Government bonds at the accounting date with a term that matches that of the liabilities.

**Demographic assumptions**

	31-Mar-16	31-Mar-15
Retirement age	65 years	65 years
Mortality table	LIC (1994-96) duly modified	LIC (1994-96) duly modified
Withdrawal rates - Past Service (PS)		
PS: 0 to 5	20.00%	20.00%
PS: 5 to 10	25.00%	25.00%
PS: 10 to 20	10.00%	10.00%
PS: 20 to 47	0.00%	0.00%



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**12 Disclosure pursuant to Accounting Standard (AS) 7 "Construction Contract" are given below:-**

Particulars	As at	As at
	31-Mar-16	31-Mar-15
Contract revenue recognized as revenue in the current year	93,777,017	299,209,247
Contract cost incurred and recognized profits (less recognized losses) up to the reporting date	1,943,429,589	1,762,299,950
Amount of advances received till date	1,038,334,526	868,389,381
Gross amount due from customer for contract work	65,015,979	47,151,759
Gross amount due to customer for contract work	227,703,328	169,930,934

**13 Contingent Liability**

a) Disputed income tax demands of Rs 35,30,460/- (previous year Rs. 35,30,460/-) for one of the assessment years which is pending before the first Appellate Authority.

b) Disputed VAT demands of Rs 1,03,10,979/- including interest of Rs 45,43,026/- (previous year Rs. 1,00,63,320/- lacs including interest of Rs 45,91,191/-) for the Project undertaken in Haryana for three assessment years with similar grounds of appeal which are pending before the first Appellate Authority. An amount of Rs 20,00,000/- has been deposited under protest in the subsequent year and balance amount has been secured by way of surety. The company has right to collect VAT amount from customers as per terms of House Buyers Agreements

**14 Legal Cases**

The company has one civil suits pending filed by one party. The company does not expect any liability in above case and accordingly no provision has been made in these regards.

**15 Earning Per share**

Particulars	Reference	Year Ended	Year Ended
		FY-15-16	FY-14-15
A Net profit/ (Loss) attributable to equity shareholders (Rs.)	A	-53,585,869	-28,121,178
B Weighted Average Number of Equity Shares outstanding during the period	B	58,476,643	56,093,142
C Face Value per Share (Rs.)	C	10	10
D Basic Earnings/(Loss) per equity shares (Rs.)	D= A/B	-0.92	-0.5
E Diluted Earnings/ (loss) per equity shares (Rs.)	E=A/B	-0.92	-0.5

**16 Capital Commitment**

Particulars	As at	As at
	31-Mar-16	31-Mar-15
Estimated amount of contracts remaining to be executed on capital account and not provided for	-	309,343

17 The balance of Trade Receivables including balance with holding company, Other current liabilities, long term loans & advances, short term loans and advances are subject to confirmation & consequential adjustments, if any.

18 In the opinion of the Management, current assets are realisable for at least of the same value as stated in the Balance Sheet, if realised in the ordinary course of business. There are outstanding in some of the suppliers' accounts, and Trade receivables, which in the opinion of the management are good and recoverable.

19 A second addendum to the JDA has been signed between the company and the landowner in case of Panipat project on March 15, 2016 as per which there have been some changes in the roles, responsibilities and methodology in sharing of surpluses from the project. Based on the legal opinion, the Company believes that despite the changes in JDA, the revenues and expenses should continue to be accounted for in the books of accounts as was being done hitherto since inception of the project.

20 Previous Years figures are regrouped/reclassified wherever considered necessary, to make them comparable with current year figures.

For and on behalf of the Board of Directors of  
Astrum Value Homes Private Limited



Surinder Sachdev Om Chaudhry Manoj Dassani Arun Batra  
Director Director Director Company Secretary  
DIN NO. 02767621 00023773 00436206 A36720

Place: Gurgaon  
Date: 1st September 2016

# T R Chadha & Co LLP

Chartered Accountants



## INDEPENDENT AUDITOR'S REPORT

**To the Members of Astrum Value Homes Private Limited**

### Report on the Financial Statements

We have audited the accompanying financial statements of Astrum Value Homes Private Limited ("the Company") which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP  
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28<sup>th</sup> December, 2015

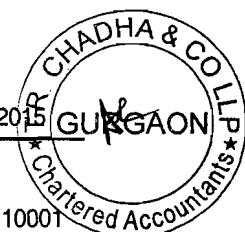
**Gurgaon Office :** 359, Ground Floor, Udyog Vihar, Phase-II, Gurgaon-122016 (Haryana)

Phone : 0124-4129900, Fax : 0124-4114935, E-mail : gurgaon@trchadha.com

**Regd. Office :** Suite No. 11A, 2<sup>nd</sup> Floor, Gobind Mansion, H-Block, Connaught Circus, New Delhi - 110001

Phone : 011 41513059 / 41513169, E-mail : delhi@trchadha.com

**Corporate Office :** New Delhi **Branches :** Mumbai, Pune, Ahmedabad, Hyderabad, Chennai, Bengaluru



## Opinion

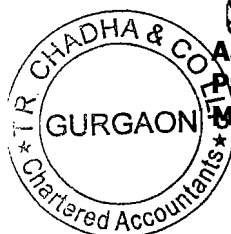
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view, of the state of affairs of the Company, as at March 31, 2017, and its losses and its cash flows for the year ended on that date.

## 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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 & 4 of the Order.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid financial statements.
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
  - 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 relevant books of account maintained for the purpose of preparation of the financial statements.
  - d) In our opinion, the aforesaid financial statements complies with the Accounting Standards specified under Section 133 of the Act read with the rule 7 of the Companies (Accounts) Rules, 2014.
  - e) On the basis of the written representations received from the directors as on 31st March, 2017, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - 1) The Company has disclosed impact of pending litigations on its financial position in its financial statement – Refer Note No – 12 and 13 to financial statement.
    - 2) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - 3) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
    - 4) The Company had provided the disclosure in Note No. 3.13 of its financial statements as to holdings as well as dealings in the Specified Bank Notes during the period from 8<sup>th</sup> November 2016 to 30<sup>th</sup> December 2016 and in our opinion, the same are in accordance with the books of accounts maintained by the Company.

For T R Chadha & Co LLP  
Chartered Accountants  
FRN: 006711N/N500028

Place: Gurgaon  
Date : 25/09/2017



*Aashish*  
Aashish Gupta  
Partner  
Membership No-097343

## ANNEXURE A

### Astrum Value Homes Private Limited

**Annexure to Independent Auditors' Report for the period ended March 31, 2017  
(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)**

#### **(i) Fixed Assets**

- a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
- b) The fixed assets have been physically verified by the management during the year, which in our opinion is reasonable having regard to the size & nature of the company. No material discrepancies were noted on such verification.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence clause C of paragraph 3 (i) of the order is not applicable to the Company.

#### **(ii) Inventories**

As per information and explanation given to us the Company is primarily engaged in the business of construction, development and sale of residential, commercial and industrial projects and accordingly, cost directly attributable to the project until completion are accumulated as project in progress. During the year, project in progress includes cost of land, cost of development right of land, construction/development cost and other related expenses directly attributable to the construction/development of the project. The Company doesn't hold any physical inventory, thus paragraph 3 (ii) of the order is not applicable.

#### **(iii) Loans given**

The Company has not granted any Secured or unsecured loan to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013. Hence reporting under clause 3 (iii) (a), (b) and (c) does not arise.

#### **(iv) Compliance of Sec. 185 & 186**

The Company has not entered into any transaction in respect of loans, investments, guarantee and security which attracts compliance to provisions of section 185 & 186 of the Companies Act, 2013, therefore, paragraph 3 (iv) of the order is not applicable to the company.

#### **(v) Public Deposit**

During the year, the company has not accepted any deposits from the public, therefore, paragraph 3 (v) of the order is not applicable.

#### **(vi) Cost Records**

In our opinion and according to information and explanations given to us, maintenance of cost records has not been prescribed by the Central Government under Section 148(1) of the Companies Act, for the services provided by the company.



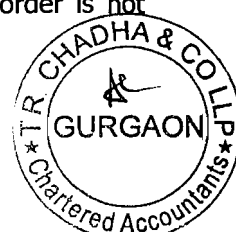


**(vii) Statutory Dues**

- a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has generally been regular in depositing its undisputed statutory dues including income-tax, Service tax, provident fund, employee state insurance, value added tax and cess etc. There are no undisputed dues payable, outstanding as on 31<sup>st</sup> March, 2017 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no other amounts in respect of income tax, service tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

Year	Under Law	Amount of Demand Notice	Forum where dispute is pending
FY-2011-12	Sales Tax	8,48,905	Excise and Taxation Officer – Join Commissioner Appeal
FY-2012-13	Sales Tax	77,30,014	Excise and Taxation Officer – Join Commissioner Appeal
FY-2013-14	Sales Tax	17,32,060	Excise and Taxation Officer – Join Commissioner Appeal
AY-2012-13	Income Tax	35,30,460	Income Tax- Commissioner Appeal

- (viii)** According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not taken any loans or borrowings from any financial institutions & banks.
- (ix)** According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) any term loans during the period under audit therefore, paragraph 3 (ix) of the order is not applicable to the company.
- (x)** Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud by the Company or any fraud on the company by its officers or employees has been noticed or reported during the year.
- (xi)** Company is not a public limited company, hence clause 3 (xi) of the order is not applicable to the Company.
- (xii)** As explained, the company is not a Nidhi Company. Therefore paragraph 3 (xii) of the order is not applicable to the company.
- (xiii)** As per the information and explanations given by the management, all the transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
- (xiv)** As per the information and explanations given by the management, company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore paragraph 3 (xiv) of the order is not applicable to the company.

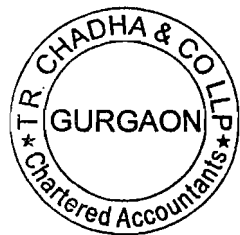


- (xv) As per the information and explanations given by the management, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

**Place: Gurgaon**  
**Date : 25/09/2017**

*Aashish*  
**Aashish Gupta**  
**Partner**  
**Membership No. 097343**



**ASTRUM VALUE HOMES PRIVATE LIMITED**

**CIN: U70200HR2009PTC039688**

**Balance Sheet as at 31 March 2017**

(All Amount are in Rupees)

	Notes	As at 31 March 2017	As at 31 March 2016
<b><u>EQUITY AND LIABILITIES</u></b>			
<b>Shareholders' funds</b>			
Share capital	3.1	586,057,010	586,057,010
Reserve and surplus	3.2	(15,557,138)	70,077
		<b>570,499,872</b>	<b>586,127,087</b>
<b>Non-current liabilities</b>			
Other long term liabilities	3.3	4,004,199	18,142,479
Long term provisions	3.4	2,198,097	2,641,011
		<b>6,202,296</b>	<b>20,783,490</b>
<b>Current liabilities</b>			
Short term borrowings	3.5	547,896	-
Trade payables	3.6	-	-
MSME		-	-
Others		34,176,705	14,851,069
Other current liabilities	3.7	262,439,706	229,148,626
Short term provision	3.4	3,642,138	3,562,270
		<b>300,806,445</b>	<b>247,561,965</b>
<b>Total</b>		<b>877,508,613</b>	<b>854,472,542</b>
<b><u>ASSETS</u></b>			
<b>Non-current assets</b>			
Fixed assets			
Tangible fixed assets	3.8	4,053,292	5,589,763
Intangible fixed assets	3.9	267,454	525,819
Long term loans and advances	3.10	194,675,865	192,577,287
Other non-current assets	3.11	2,145,714	570,733
		<b>201,142,325</b>	<b>199,263,602</b>
<b>Current assets</b>			
Project work in progress	3.12	509,141,933	520,433,213
Cash and bank balances	3.13	6,421,072	37,312,571
Short term loan and advances	3.10	74,467,283	32,400,981
Other current assets	3.14	13,150	46,196
Trade receivables	3.15	86,322,849	65,015,979
		<b>676,366,288</b>	<b>655,208,940</b>
<b>Total</b>		<b>877,508,613</b>	<b>854,472,542</b>

Summary of significant accounting policies

2

**The notes referred to above form an integral part of the financial statements.**

**For T R Chadha & Co LLP**

Firm Registration Number: 006711N/N500028

Chartered Accountants

*Aashish Gupta*

**Aashish Gupta**

Partner

Membership No: 097343



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

**Astrum Value Homes Private Limited**

*Om Chaudhry*  
Om Chaudhry  
Director  
DIN : 00023773

*Manoj Dassani*  
Manoj Dassani  
Director  
DIN: 00436206

Place: Gurgaon

Date: 25th September 2017

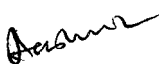
**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Statement of profit and loss for the year ended 31 March 2017**  
(All Amount are in Rupees)

	Notes	For the year ended 31 March 2017	For the year ended 31 March 2016
<b>Income</b>			
Revenue from Operations	3.16	160,374,284	93,777,017
Other income	3.17	12,578,849	17,137,748
<b>Total revenue</b>		<b>172,953,133</b>	<b>110,914,765</b>
<b>Expenses</b>			
Construction Cost	3.18	126,347,417	91,882,269
Maintenance Expenses	3.19	9,079,640	-
Employee benefit expense	3.20	19,724,547	22,756,956
Depreciation and amortization expense	3.8, 3.9	1,805,363	7,374,209
Other expense	3.21	31,623,382	42,487,200
<b>Total expenses</b>		<b>188,580,348</b>	<b>164,500,634</b>
<b>Profit / (Loss) for the year carried forward to the balance sheet</b>		<b>(15,627,215)</b>	<b>(53,585,869)</b>
<b>Profit / (Loss) for the year</b>		(15,627,215)	(53,585,869)
Loss for the year		(15,627,215)	(53,585,869)
Prior period adjustment		-	-
<b>Balance carried forward to Balance Sheet</b>		<b>(15,627,215)</b>	<b>(53,585,869)</b>
Weighted average number of shares used to compute basic loss per equity share		58,605,701	58,476,643
Nominal Value per share		10.00	10.00
Basic and diluted earnings per equity share		(0.27)	(0.92)

**For T R Chadha & Co LLP**

Firm Registration Number: 006711N/N500028

Chartered Accountants

  
Aashish Gupta

Partner

Membership No: 097343

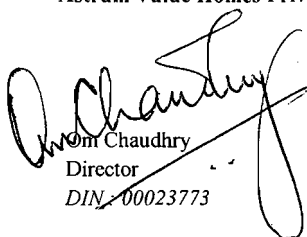
Place: Gurgaon

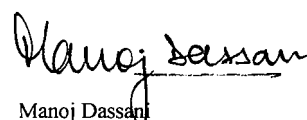
Date: 25th September 2017



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

**Astrum Value Homes Private Limited**

  
Anil Chaudhry  
Director  
DIN: 00023773

  
Manoj Dassan  
Director  
DIN: 00436206

Astrum Value Homes Pvt. Ltd.  
CIN:U70200HR2009PTC039688  
**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2017**  
(All amounts are in Rupees)

	Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
<b>A</b>	<b>Cash Flow from operating activities</b>		
	Profit before tax	(15,627,215)	(53,585,869)
	Adjustments for:		
	Prior Period Items		(1,868,406)
	Depreciation and amortisation expense	1,805,363	7,374,209
	Amount written off	-	2,685,280
	Foreign exchange loss	-	104,499
	Interest income	989,713	(4,101,603)
	Provision for Leave encashment & gratuity	(363,046)	2,131,244
	<b>Operating profit before working capital changes</b>	<b>(13,195,186)</b>	<b>(47,260,646)</b>
	Adjustments for:		
	(Increase) / decrease in loans and advances	(44,164,880)	(175,747,903)
	(Increase) / decrease in other current assets	(1,541,935)	31,514,374
	(Increase) / decrease in Trade Receivables	(21,306,870)	(17,864,220)
	(Increase) / decrease in inventories	11,291,280	457,930,352
	Increase / (decrease) in trade and other payables	39,026,332	(292,677,539)
	<b>Cash generated from / (used in ) operations</b>	<b>(29,891,259)</b>	<b>(44,105,582)</b>
	Direct taxes refund /(paid) (net)		
	<b>Net cash from/(used in) operating activities (A)</b>	<b>(29,891,259)</b>	<b>(44,105,582)</b>
<b>B</b>	<b>Cash flow from investing activities :</b>		
	Purchase of Fixed assets	(10,527)	
	Interest received	(989,713)	4,101,603
	<b>Net cash from/(used in) investing activities (B)</b>	<b>(1,000,240)</b>	<b>4,101,603</b>
<b>C</b>	<b>Cash flow from financing activities</b>		
	Proceeds from issue of shares (including application money received pending allotment of shares)	-	9,488,976
	<b>Net cash from/(used in) financing activities (C)</b>	<b>-</b>	<b>9,488,976</b>
	Net increase in cash and cash equivalents (A+B+C)	(30,891,499)	(30,515,003)
	Cash and Cash equivalents as at the beginning of the year	37,312,571	67,827,574
	<b>Cash and Cash equivalents as at the end of the year</b>	<b>6,421,072</b>	<b>37,312,571</b>

**Notes:**

- Cash flow statement has been prepared under the Indirect Method as set out in the Accounting Standard (AS) 3: "Cash Flow Statements" as specified in section 133 of the Companies Act, 2013 read with Rule 7 of Companies (Accounts) Rules, 2014.
- Refer Note 11(i) for components of cash and cash equivalents at the beginning and at the end of the year.
- Purchase of fixed assets includes movement of capital work-in-progress during the year.
- Figures for the previous year have been regrouped / reclassified, wherever necessary.

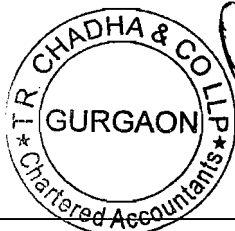
**For T R Chadha & Co LLP**

Firm Registration Number: 006711N/N500028

Chartered Accountants

*Aashish Gupta*  
Aashish Gupta  
Partner  
Membership No: 097343

Place: Gurgaon  
Date: 25th September 2017



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

**Astrum Value Homes Private Limited**

*Anil Chaudhry*  
Anil Chaudhry  
Director  
DIN : 00023773

*Manoj Dassani*  
Manoj Dassani  
Director  
DIN: 00436206

Astrum Value Homes Private Limited

CIN:U70200HR2009PTC039688

Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2017

(All amounts are in Rupees)

## 1 Company overview

Astrum Value Homes Private Limited (the Company) is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in the business of development, construction and sale of real estate projects in India.

## 2 Significant Accounting Policies

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

### a) System of Accounting:

#### Accounting

The company follows the accrual system of accounting and recognises income and expenditure on accrual basis except in case of significant uncertainties

#### Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"). The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use

#### Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the results of operations during the reporting period which may differ from actual results at a subsequent date. Examples of such estimates include employment retirement benefit plans and estimated useful life of fixed assets. Actual results could differ from these estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

### b) Tangible fixed assets

Fixed assets, are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

### c) Depreciation on tangible fixed assets

Depreciation has been provided on the Straight Line Method on Pro-rata basis as per the useful life prescribed in Schedule II to the Companies Act, 2013. Depreciation is charged on a pro-rata basis for assets purchased/sold during the year.

### d) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses. Subsequent expenditure is capitalized only when it increases the future economic benefits from the specific assets to which it relates.

A summary of amortization policies applied to the company's intangible assets is as below:

Asset category	Life
Computer software	3 Year



**e) Operating Leases**

Lease payments under operating lease arrangements are recognized as an expense in Statement of Profit and Loss on a straight line basis over the lease term.

**f) Impairment of tangible and intangible assets**

Management periodically assesses using external and internal sources whether there is an indication that an asset may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the asset and its eventual disposal. The impairment loss to be expensed is determined as the excess of the carrying amount over the higher of the asset's net sales price or present value as determined above. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is recorded only to the extent that the assets carrying amount does not exceed the carrying amount that would have been determined net of depreciation or amortization, if no impairment loss has been recognized.

**g) Project in progress and cost of construction**

Project-in-progress is valued at lower of cost and net realizable value.

Project in progress includes cost of land, cost of development right of land, construction/ development cost and other related expenses directly attributable to the construction/ development of the project.

Actual construction cost incurred in relation to sold area is charged to the statement of profit and loss in proportion of actual area sold to total area under construction, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of project. Expenses are accounted for on the accrual basis and provisions are made for all known losses and liabilities.

**h) Revenue recognition**

Revenue from real estate projects is recognized on the basis of 'Percentage of Completion method' (POC) of accounting.

Revenues under the POC method is recognized on the basis of percentage of actual costs incurred, including land cost, cost of development rights, construction and development cost of projects under execution, subject to such actual cost being 25 percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost bears to the total estimated cost of the project. The estimates of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined.

Interest income from banks is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

**i) Foreign currency translation**

Foreign currency transactions and balances

**Initial Recognition**

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

**Conversion**

Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

**Exchange Differences**

Exchange differences arising on the settlement of monetary items or on reporting monetary items of company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.



**j) Retirement and other employee benefits**  
**Short term employee benefits**

All employee benefits payable within twelve months of rendering the service are classified as short-term employee benefits. Benefits such as salaries, wages and bonus etc., are recognised in the statement of profit and loss in the period in which the employee renders the related service.

**Post employment benefits**

**Provident fund**

Provident fund is a defined contribution scheme. Contributions payable to the provident fund are charged to the Profit and Loss Account.

**Gratuity**

Gratuity costs are defined benefits plans. The present value of obligations under such defined benefit plan is determined based on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the Profit and Loss Account. Gains or losses on the curtailment or settlement of any defined benefit plan are recognised when the curtailment or settlement occurs.

**Leave encashment**

Benefits under the Company's leave encashment scheme constitute other long term employee benefits. The obligation in respect of leave encashment is provided on the basis on actuarial valuation carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations.

Actuarial gains and losses are recognised immediately in the profit and loss account.

**k) Income taxes**

Income taxes are accrued in the same period the related revenue and expense rise. The differences that result between the taxable profit and the profit as per the financial statements are identified and thereafter deferred tax assets / liabilities are recorded as timing difference; namely the difference that originate in one accounting period and reverse in another, based on the tax effect of the aggregate amount being considered. The tax effect is calculated on accumulated timing differences at the end of an accounting period based on tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are reviewed at each Balance Sheet date and written down or written up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised. Deferred tax assets in respect of unabsorbed depreciation or carried forward loss under taxation laws, are recognised to the extent there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

**l) Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

**m) Earnings per share**

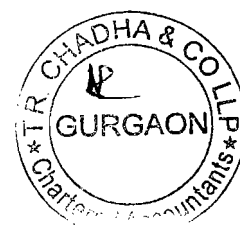
Basic earnings per share is calculated by dividing the net profit or loss for the year/ period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

**n) Provisions and contingent liabilities.**

A provision is recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation and in respect of which reliable estimate can be made. A disclosure of a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

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**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Notes to the financial statements for the year ended 31 March 2017**  
**(All Amount are in Rupees)**

**3.1 Share Capital**

**Authorised Shares**

587,00,000 ( Previous year: 587,00,000) equity shares of Rs. 10 each

As at 31 March 2017	As at 31 March 2016
587,000,000	587,000,000

**Issued, subscribed and fully paid-up shares**

58,605,701 (Previous year: 58,605,701) equity shares of Rs.10 each fully paid up

586,057,010	586,057,010
586,057,010	586,057,010

**Total Issued, subscribed and fully paid-up share capital**

**a.) Reconciliation of shares outstanding at the beginning and at the end of reporting period**

**Equity Shares**

	As at 31 March 2017		As at 31 March 2016	
	Number	Amount	Number	Amount
At the beginning of the period	58,605,701	586,057,010	58,266,809	582,668,090
Issued during the year	-	-	338,892	3,388,920
Outstanding at the end of the period	58,605,701	586,057,010	58,605,701	586,057,010

**b.) Rights, preferences and restrictions attached to equity shares**

The Company has only one class of equity shares having par value of Rs. 10 per share. Accordingly, all equity shares rank equally with regard to dividends and share in the company's residual assets. Each shareholder is eligible to one vote per share held. The dividend proposed, if any, by the Board of Directors is subject to approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. The repayment of equity share capital in the event of liquidation and buyback of shares are possible subject to prevalent regulations. In the event of liquidation, normally the equity share holder are eligible to receive the remaining assets of the company after distribution of all preferential amounts in proportion to their shareholding.

**c.) Shares held by holding / ultimate holding company and/or their subsidiaries / associates**

Out of shares issued by the company, shares held by its holding company, ultimate holding company and their subsidiaries/ associates are as below:

**Particulars**

**Equity Shares**

Astrum India Investment Holding Pvt. Ltd., Mauritius, the holding company paid  
(Ultimate holding company is Astrum India Investment Limited)

As at 31 March 2017	As at 31 March 2016
58,605,700	58,605,700
58,605,700	58,605,700

**d. Details of Shareholders holding more than 5% share in the Company**

	As at 31 March 2017		As at 31 March 2016	
Equity shares of Rs. 10/- each fully paid	Number	% holding	Number	% holding
Astrum India Investment Holding Pvt. Ltd., the holding company	58,605,700	99.99%	58,605,700	99.99%

As per records of the Company, including its register of shareholders / members and other declarations received from shareholders regarding beneficial interest, shareholding represents both legal and beneficial ownership of shares.

**3.2. Reserves and surplus**

**Securities Premium Account**

Balance brought forward from previous year

As at 31 March 2017	As at 31 March 2016
224,973,918	218,873,862

Add: premium on issue of equity shares

(previous year 5,756,409 shares issued at premium of Rs. 18/- per share)

-	6,100,056
---	-----------

**Closing Balance**

224,973,918	224,973,918
-------------	-------------

**Surplus / (deficit) in the statement of profit and loss**

Opening balance

(224,903,841)	(171,317,972)
---------------	---------------

Add: Profit / (Loss) for the year

(15,627,215)	(53,585,869)
--------------	--------------

Net (deficit) in the statement of profit and loss

(240,531,056)	(224,903,841)
---------------	---------------

**Total reserves and surplus**

(15,557,138)	70,077
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**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Notes to the financial statements for the year ended 31 March 2017**  
(All Amount are in Rupees)

	As at 31 March 2017	As at 31 March 2016
<b>3.3 Other long-term liabilities</b>		
- Dues to micro and small enterprises	-	-
- Others	4,004,199	18,142,479
	<u>4,004,199</u>	<u>18,142,479</u>

The Ministry of Micro Small and Medium Enterprises has issued an Office Memorandum dated 26th August 2008 which recommends that the Micro and Small Enterprises should mention in thier corresspondance with its customers the Enterpreneur Memorandum Number as allocated after filing of Memorandum. The company has not received intimation from suppliers regarding the status under Micro, Small and Medium Enterprises Development Act, 2006, and based on the information available with the company there are no dues to Micro, Small and Medium Enterprises

**3.4 Provisions**

	<b>Non-current portion</b>		<b>Current portion</b>	
	As at 31 March 2017	As at 31 March 2016	As at 31 March 2017	As at 31 March 2016
<b>Provision for employee benefits</b>				
Gratuity#	1,764,652	1,444,366	357,705	396,852
Compensated absences #	433,445	1,196,645	599,153	480,138
Provision for anticipated losses	-	-	2,685,280	2,685,280
	<u>2,198,097</u>	<u>2,641,011</u>	<u>3,642,138</u>	<u>3,562,270</u>

# Refer note 10

**3.5 Short Term Borrowings**

Bank Overdraft	547,896	-
	<u>547,896</u>	<u>-</u>

**3.6 Trade payables**

-Dues to micro and small enterprises	-	-
- Others	34,176,705	14,851,069
	<u>34,176,705</u>	<u>14,851,069</u>

The Ministry of Micro Small and Medium Enterprises has issued an Office Memorandum dated 26th August 2008 which recommends that the Micro and Small Enterprises should mention in thier corresspondance with its customers the Enterpreneur Memorandum Number as allocated after filing of Memorandum. The company has not received intimation from suppliers regarding the status under Micro, Small and Medium Enterprises Development Act, 2006, and based on the information available with the compay there are no dues to Micro, Small and Medium Enterprises

**3.7 Others current liabilities**

Advance payments from customers	217,764,402	227,703,328
Satutory Dues Payable	32,540,430	1,445,052
Other Liabilities	11,353,195	-
Salaries payable	781,679	246
	<u>262,439,706</u>	<u>229,148,626</u>

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**Astrum Value Homes Private Limited**  
**Notes to the financial statements for the year ended 31 March 2017**  
*(All amounts in Rupees)*

**3.8 Tangible assets**

**As at 31 March 2017**

Asset description	Gross block				Depreciation				Net block	
	As at 1 April 2016	Additions	Disposals/ adjustments	As at 31 March 2017	As at 1 April 2016	For the year	In respect of disposals/adjust ments	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Building *	40,232,439	-	-	40,232,439	40,218,883	13,556		40,232,439	0	13,556
Plant and equipment	2,445,744	-	-	2,445,744	1,371,799	247,408		1,619,207	826,537	1,073,945
Furniture and fixtures	6,710,150	10,525	-	6,720,675	3,723,374	511,855		4,235,229	2,485,446	2,986,776
Vehicles	2,434,784	-	-	2,434,784	1,601,897	235,645		1,837,542	597,242	832,887
Office equipment	5,263,283	-	-	5,263,283	4,594,488	524,730		5,119,218	144,065	668,795
Computers	1,263,565	-	-	1,263,565	1,249,761	13,804		1,263,565	-	13,804
Total	58,349,965	10,525	-	58,360,490	52,760,202	1,546,998	-	54,307,200	4,053,290	5,589,763

**As at 31 March 2016**

Asset description	Gross block				Depreciation				Net block	
	As at 1 April 2015	Additions	Disposals/ adjustments	As at 31 March 2016	As at 1 April 2015	For the year	Disposals/ adjustments	As at 31 March 2016	As at 31 March 2016	As at 31 March 2015
Building *	40,267,508	-	35,069	40,232,439	35,418,688	4,814,704	14,509	40,218,883	13,556	4,848,820
Plant and equipment	3,103,744	-	658,000	2,445,744	1,162,901	273,952	65,054	1,371,799	1,073,945	1,940,843
Furniture and fixtures	6,948,414	-	238,264	6,710,150	3,223,755	512,730	13,111	3,723,374	2,986,776	3,724,659
Vehicles	2,434,784	-	-	2,434,784	1,375,319	226,578		1,601,897	832,887	1,059,465
Office equipment	5,348,558	-	85,275	5,263,283	3,424,499	1,177,353	7,364	4,594,488	668,795	1,924,059
Computers	1,263,565	-	-	1,263,565	1,143,925	105,836		1,249,761	13,804	119,640
Total	59,366,573	-	1,016,608	58,349,965	45,749,087	7,111,153	100,038	52,760,202	5,589,763	13,617,486

\* Building represents the marketing and site office constructed at project sites.

**3.9 Intangible assets**

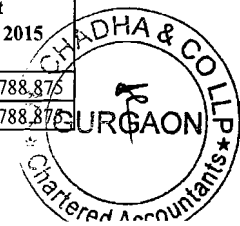
**As at 31 March 2017**

Asset description	Gross block				Amortisation				Net block	
	As at 1 April 2016	Additions	Disposals/ adjustments	As at 31 March 2017	As at 1 April 2016	For the year	In respect of disposals/adjust ments	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Computer software	1,698,180	-	-	1,698,180	1,172,361	258,365	-	1,430,726	267,454	525,819
Total	1,698,180	-	-	1,698,180	1,172,361	258,365	-	1,430,726	267,454	525,819
	60,048,145			60,058,670	53,932,563	1,805,363		55,737,926	4,320,744	

**As at 31 March 2016**

Asset description	Gross block				Amortisation				Net block	
	As at 1 April 2015	Additions	Disposals/ adjustments	As at 31 March 2016	As at 1 April 2015	For the year	In respect of disposals/adjust ments	As at 31 March 2016	As at 31 March 2016	As at 31 March 2015
Computer software	1,698,180	-	-	1,698,180	909,305	263,056	-	1,172,361	525,819	788,875
<b>Total</b>	<b>1,698,180</b>	<b>-</b>	<b>-</b>	<b>1,698,180</b>	<b>909,305</b>	<b>263,056</b>	<b>-</b>	<b>1,172,361</b>	<b>525,819</b>	<b>788,875</b>

Note: Pursuant to "AS28" all the Assets Tangible and Intangible are tested for impairment whenever there is objective evidence or indication that these assets may be impaired.



**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Notes to the financial statements for the year ended 31 March 2017**  
(All Amount are in Rupees)

**3.10 Loans and advances**

(Unsecured, considered good, unless stated otherwise)

	Non-current		Current	
	As at 31 March 2017	As at 31 March 2016	As at 31 March 2017	As at 31 March 2016
Security deposits	4,541,252	1,906,672	-	-
(A)	4,541,252	1,906,672	-	-
<b>Other Loans and Advances</b>				
Project advances	184,785,131	183,440,357	73,839,058	14,710,850
Advance Income Tax (net of provision for taxation: Rs. Nil (Previous year: Rs. Nil))	5,349,482	6,902,991	-	17,690,131
Other recoverables	-	-	-	-
Prepaid expenses	-	327,267	628,224	-
(B)	190,134,613	190,670,615	74,467,282	32,400,981
<b>Total (A+B)</b>	<b>194,675,865</b>	<b>192,577,287</b>	<b>74,467,282</b>	<b>32,400,981</b>

Note:

The Company has entered into an MOU dated 29th July 2015 with the Joint Development partner for Faridabad project namely Pyramid Buildtech Private Limited ("Pyramid"), Invest Care Real Estate LLP, and Investcare Realty LLP. As per the MOU, the Faridabad project would be developed by Pyramid and all the assets, income and expenses pertaining to Faridabad Project that were recorded in the books of the Company since inception stand transferred to Pyramid.

As a result of the above referred MOU, all expenses of Rs. 1,55,48,914/- (which include expenses of Rs 1,22,08,236/- till March 31, 2015), income of Rs. 1,01,69,400/- (which include income of Rs 1,01,61,009/- till March 31, 2015), since inception of the Faridabad project, Assets of Rs. 53,99,27,123/- which (includes WIP, fixed assets and other payouts) pertaining to Faridabad project which appeared in the books of Accounts of Company have also been transferred to Pyramid. Similarly all expenses and other payments pertaining to Faridabad project as incurred are also being debited to Pyramid.

The cumulative net effect of the above transaction results in net debit balance of Rs. 18,25,73,702/- (previous year 18,20,73,702/-) recoverable from Pyramid which has been shown under head Non Current loans and advances.

**3.11 Other non-current assets**

(Unsecured, considered good unless stated otherwise)

	As at 31 March 2017	As at 31 March 2016
Margin money deposits (due to mature after 12 months from the reporting date)	2,145,714	570,733
<b>Total</b>	<b>2,145,714</b>	<b>570,733</b>

**3.12 Project work in progress (valued at lower of cost and net realizable value)**

	As at 31 March 2017	As at 31 March 2016
Land (including land development rights)	868,127,550	867,934,490
Stamp duty and registration charges	24,926,784	24,926,684
Construction expenses	766,353,640	663,934,753
External development cost	21,291,481	21,288,711
Architect fees	20,998,315	20,998,315
Other project related expenses	51,643,376	39,202,056
Less:	<b>1,753,341,145</b>	<b>1,638,285,008</b>
Year to date proportionate construction cost related to sale of residential units transferred to the statement of profit and loss	(709,006,910)	(582,659,493)
Faridabad project expenses transferred	(535,192,302)	(535,192,302)
<b>Total</b>	<b>509,141,933</b>	<b>520,433,213</b>



**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Notes to the financial statements for the year ended 31 March 2017**  
(All Amount are in Rupees)

**3.13 Cash and bank balances**

	As at 31 March 2017	As at 31 March 2016
<b>Cash and Cash Equivalents</b>		
-Cash on hand	240,139	1,022,459
-Balance with banks:		
On current accounts	1,683,481	4,757,182
On deposit accounts (with original maturity of 3 months or less)	4,497,452	31,532,930
	<u>6,421,072</u>	<u>48,266,743</u>
<b>Details of bank balances/deposits</b>		
Bank balances available on demand/deposits with original maturity of 3 months or less	4,497,452	31,532,930
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	-	-
Bank deposits due to mature after 12 months of the reporting date included under 'Other non current assets' (also refer note 3.11)	2,145,714	570,733
	<u>6,643,166</u>	<u>32,103,663</u>

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308(E) dated 31 March 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from 08 November 2016 to 30 December 2016 the denomination wise SBNs and other notes as per the notification is given below:

Particulars	Denomination	SBNs* (Rupees)	Other denomination notes (Rupees)	Total (Rupees)
Closing cash in hand as on 08 November 2016	1000*171 + 500*408	375,000	128,670	503,670
(+) Permitted receipts		-	223,551	223,551
(-) Permitted payments		-	146,325	146,325
(-) Amount deposited in Banks	1000*171 + 500*408	375,000	-	375,000
Closing cash in hand as on 30 December 2016		<u>-</u>	<u>205,896</u>	<u>205,896</u>

\* For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 08 November 2016.

**3.14 Other current assets**

(Unsecured, considered good unless otherwise stated)

Interest accrued on fixed deposits	13,150	46,196
	<u>13,150</u>	<u>46,196</u>

**3.15 Trade Receivables**

(Unsecured, considered good unless otherwise stated)

Receivables outstanding for a period of exceeding six months	51,595,382	-
Others	34,727,467	65,015,979
	<u>86,322,849</u>	<u>65,015,979</u>

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**ASTRUM VALUE HOMES PRIVATE LIMITED**  
**Notes to the financial statements for the year ended 31 March 2017**  
(All Amount are in Rupees)

**3.16 Income From Operations**

	For the year ended 31 March 2017	For the year ended 31 March 2016
Income From Operations	160,374,284	93,777,017
	<u>160,374,284</u>	<u>93,777,017</u>

**3.17 Other income**

	For the year ended 31 March 2017	For the year ended 31 March 2016
Interest income	989,713	4,868,457
Maintenance Revenue	7,736,188	-
Provision Written Back	644,185	-
Other Income	3,208,764	12,269,291
	<u>12,578,849</u>	<u>17,137,748</u>

**3.18 Construction Cost**

Construction Cost	126,347,417	91,882,269
	<u>126,347,417</u>	<u>91,882,269</u>

**3.19 Maintenance Expenses**

Maintenance Charges	9,079,640	-
	<u>9,079,640</u>	<u>-</u>

**3.20 Employee benefit expense**

Salaries, wages and bonus	18,165,410	19,755,152
Contribution to provident fund and other fund	293,138	268,350
Gratuity and leave encashment expenses (Refer Note 10)	694,792	2,131,244
Staff welfare expenses	571,207	602,210
	<u>19,724,547</u>	<u>22,756,956</u>

**3.21 Other Expenses**

Rent (Refer note 4)	2,747,079	2,047,500
Electricity	1,306,337	4,233,270
Communication expenses	343,387	448,941
Legal and professional	15,200,619	9,530,130
Rates and taxes	-	200
Travelling and conveyance	1,621,655	1,599,524
Office expenses	4,664,498	6,597,770
Recruitment & Training Charges	-	73,090
Advertisement and business promotion	941,820	1,035,440
Brokerage	1,644,458	2,760,884
Repair and maintenance	1,732,174	1,626,826
Payment to auditors - As Statutory Audit Fee	200,000	525,922
Printing and stationery	149,594	294,967
Bank & finance charges	83,347	80,647
Miscellaneous expenses	988,413	11,632,089
	<u>31,623,382</u>	<u>42,487,200</u>



**Astrum Value Homes Private Limited**
**CIN:U70200HR2009PTC039688**
**Significant Accounting Policies and Notes forming part of the financial statements for the year ended 31 March 2017**

(All amounts are in Rupees)

**4 Operating Lease**

The Company has operating cancellable lease agreements for the use of office premises. The lease rental expense recognized for operating lease arrangement for the year is Rs. 2,747,079 (previous year Rs. 2,047,500).

The new lease agreement is for 11 months and is valid upto 31st October 2017. Therefore there is no future commitment for minimum lease payment as on 31st March 2017.

**5 Expenditure in foreign currency**

Particulars	As at	As at
	31-Mar-17	31-Mar-16
Travelling expenses	251,544	-
<b>Total</b>	<b>251,544</b>	<b>-</b>

**6 Related party disclosures**
**a) Related party and nature of relationship where control exists:**

Name	Relation
Astrum India Investments Ltd., Mauritius	Ultimate holding company
Astrum India Investments Holding Pvt. Ltd., Mauritius	Holding company
Om Chaudhry	Key management personnel-Director
Surinder Sachdev	Key management personnel-Director
Manoj Dassani	Key management personnel-Director
Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	Enterprises where director is interested

Transactions during the year	Name of related party	Year ended	Year ended
		31-Mar-17	31-Mar-16
<b>Equity (from holding company)</b>			
Equity shares issued	Astrum India Investments Holding Pvt. Ltd., Mauritius	-	9,488,976
<b>Expenses paid to key managerial personnel</b>			
Director Fees	Om Chaudhry	900,000	-
Reimbursement of expenses incurred	Om Chaudhry	404,958	176,885
Travel and other expenses paid	Surinder Sachdev	6,332	11,468
Professional fee paid	Surinder Sachdev	3,345,000	5,000,000
Director Fees	Manoj Dassani	750,000	-
Reimbursement of expenses incurred	Manoj Dassani	1,500	-
<b>Enterprises where director is interested</b>			
Rent, maintenance and electricity expenses	Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	3,565,950	2,670,892

<b>c) Balances as at March 31, 2017</b>			
<b>Receivables</b>			
Loans & Advances	Surinder Sachdev	4,975	(602,500)
Loans & Advances	Fire Infotech LLP (erstwhile Fire Infotech P Ltd.)	118,252	(806,070)
<b>Payables</b>			
Trade Payables	Om Chaudhry	405,040	-
Trade Payables	Manoj Dassani	675,489	-



- 7 The Company's exposure in respect of foreign currency denominated liabilities not hedged by derivative instruments or otherwise as follows :

Particulars	Amount in foreign Currency	As at	As at
		31-Mar-17	31-Mar-16
<b>Payable to</b>			
Arquitectonica International Corporation	\$28,750	1,864,110	1,907,071
DBI Design Pty. Ltd.	\$60,000	3,890,316	3,979,974
<b>Total</b>	<b>\$88,750</b>	<b>5,754,426</b>	<b>5,887,045</b>

- 8 The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 1956 ("The Act") read with the General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs in respect of Section 133 of the Companies Act, 2013. Accordingly, the company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

#### 9 Deferred tax

The major components of deferred tax assets and liabilities are as follows:

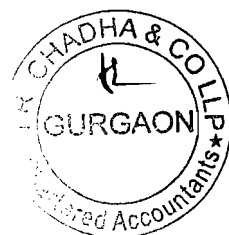
	As at	As at
	31-Mar-17	31-Mar-16
<b>Deferred tax liabilities</b>		
Excess of depreciation on fixed assets under Income-tax law over depreciation provided in accounts	169,555	(1,639,383)
<b>Total</b>	<b>169,555</b>	<b>(1,639,383)</b>
<b>Deferred tax asset</b>		
- Provision for compensated absences	308,548	1,561,527
- Provision for gratuity	655,808	569,717
- Provision for Bonus	27,095	31,194
- Lease equalization reserve	-	-
- Carried forward tax depreciation and losses	66,301,529	61,472,720
<b>Total</b>	<b>67,292,981</b>	<b>63,635,158</b>
<b>Net deferred tax asset recognized</b>	<b>-</b>	<b>-</b>

The Company estimates the deferred tax charge/credit using the applicable rate of taxation based on the impact of timing differences between financial statements and estimated taxable income for the current year. As at year-end, the Company has assessed the realisability of deferred tax assets based on criterion of virtual certainty. As there are significant carry forward losses, the Company has determined that there is no virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realized. Therefore, deferred tax asset has not been recognized.

#### 10 Employee benefits:

##### Defined contributions plans

A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions to a separate entity and has no obligation to pay any further amounts. The Company makes specified monthly contributions towards employee provident fund to Government administered provident fund scheme which is a defined contribution plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.





**Principal actuarial assumptions used for gratuity and compensated absences**  
**Economic assumptions**

The following are the principal actuarial assumptions at the reporting date (expressed as weighted averages):

	31-Mar-17	31-Mar-16
Discount rate as at 31 March	7.00%	8.00%
Future salary increases	10.00%	10.00%

Actuarial method used is 'Projected unit cost method'. The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market. Assumptions regarding future mortality are based on the published statistics and mortality tables. The calculation of the defined benefit obligation is sensitive to the mortality assumptions. The discount rate is generally based upon the market yield available on the Government bonds at the accounting date with a term that matches that of the liabilities.

**Demographic assumptions**

	31-Mar-17	31-Mar-16
Retirement age	65 years	65 years
Mortality table	IALM 2006-08	LIC (1994-96) duly modified
Withdrawal rates - Past Service (PS)		
PS: 0 to 5	20.00%	20.00%
PS: 6 to 10	25.00%	25.00%
PS: 11 to 20	10.00%	10.00%
PS: 21 to 47	0.00%	0.00%

**11 Disclosure pursuant to Accounting Standard (AS) 7 "Construction Contract" are given below:-**

Particulars	As at	As at
	31-Mar-17	31-Mar-16
Contract revenue recognized as revenue in the current year	160,374,284	93,777,017
Contract cost incurred and recognized profits (less recognized losses) up to the reporting date	126,347,417	1,943,429,589
Amount of advances received till date	1,172,437,922	1,038,334,526
Gross amount due from customer for contract work	86,322,849	65,015,979
Gross amount due to customer for contract work	217,764,402	227,703,328

**12 Contingent Liability**

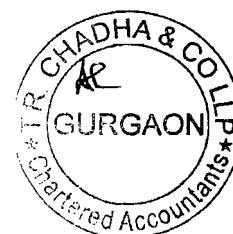
Disputed income tax demands of Rs 35,30,460/- (previous year Rs. 35,30,460/-) for one of the assessment years which is pending before the first Appellate Authority.

**13 Legal Cases**

The company has one civil suits pending filed by one party. The company does not expect any liability in above case and accordingly no provision has been made in these regards.

**14 Earning per share**

Particulars	Reference	Year Ended	Year Ended
		FY-16-17	FY-15-16
A Net profit/ (Loss) attributable to equity shareholders (Rs.)	A	(15,627,215.18)	(53,585,869.20)
B Weighted Average Number of Equity Shares outstanding during the period	B	58,476,643	58,476,643
C Face Value per Share (Rs.)	C	10	10.00
D Basic Earnings/(Loss) per equity shares (Rs.)	D= A/B	(0.27)	(0.92)
E Diluted Earnings/ (loss) per equity shares (Rs.)	E=A/B	(0.27)	(0.92)

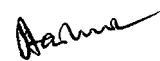


- 15 In the opinion of the Management, current assets are realisable for at least of the same value as stated in the Balance Sheet, if realised in the ordinary course of business. There are outstanding in some of the suppliers' accounts, and Trade receivables, which in the opinion of the management are good and recoverable.
- 16 A second addendum to the JDA has been signed between the company and the landowner in case of Panipat project on March 15, 2016 as per which there have been some changes in the roles, responsibilities and methodology in sharing of surpluses from the project. Based on the legal opinion, the Company believes that despite the changes in JDA, the revenues and expenses should continue to be accounted for in the books of accounts as was being done hitherto since inception of the project.
- 17 Previous Years figures are regrouped/reclassified wherever considered necessary, to make them comparable with current year figures.
- 

**For T R Chadha & Co LLP**

Firm Registration Number: 006711N/N500028

Chartered Accountants



**Aashish Gupta**

Partner

Membership No: 097343

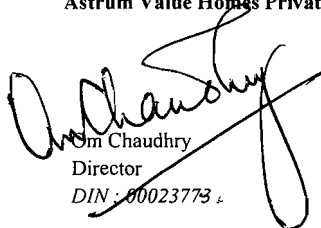
Place: Gurgaon

Date: 25th September 2017



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

**Astrum Value Homes Private Limited**

  
Anil Chaudhry  
Director  
DIN : 00023773

  
Manoj Dassahi  
Director  
DIN: 00436206