

### Independent Auditor's Report

To the Members of  
**GNEX REALTECH PRIVATE LIMITED**

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

We have audited the accompanying financial statements of **GNEX REALTECH PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2017, 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 there under.

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 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 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 March 31, 2017, and its Loss and its Cash Flow 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"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
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 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 written representations received from the directors as on March 31, 2017 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".



## CHARTERED ACCOUNTANTS

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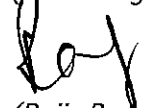
- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. The company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes (SBNs) during the period from 8th November, 2016 to 30th December, 2016 and these disclosures are in accordance with the books of account maintained by the company.

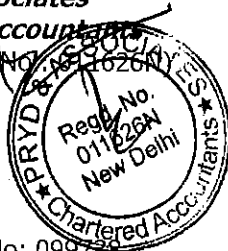
For and on behalf of

**PRYD & Associates**

**Chartered Accountants**

(Firm's Regn. No. 099738)

  
(Rajiv Bansal)  
Partner  
Membership No: 099738



New Delhi

Date: 07/07/ 2017

### **"Annexure A" to the Independent Auditors' Report of even date on the Financial Statements of Gnex Realtech Private Limited**

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended March 31, 2017:

- 1) (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 in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the books records and the physical fixed assets have been noticed.
- (c) The title deeds of immovable properties are held in the name of the company.
- 2) The management has conducted the physical verification of inventory at reasonable intervals. No material discrepancies were noticed on such physical verification.
- 3) The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (c) of the Order are not applicable to the Company and hence not commented upon.
- 4) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of Section 185 and 186 of Companies Act, 2013 with respect to the loans and investments made, guarantees given and security provided.
- 5) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- 6) As informed to us, pursuant to the rules made by the Central Government of India, the Company is not required to maintain cost records as specified under Section 148(1) of the Act.
- 7) a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Service Tax and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2017 for a period of more than six months from the date on when they become payable.
- b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.

## CHARTERED ACCOUNTANTS

- 8) In our opinion and according to the information and explanations given to us, the Company has not taken any loans from banks, financial Institutions or from the Government and has not issued any debentures.
- 9) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- 10) Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- 11) Based upon the audit procedures performed and the information and explanations given by the management, managerial remuneration has been paid or provided, in accordance with the provisions of Section 197 read with Schedule of V of the Act.
- 12) In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.
- 13) In our opinion, the company have not entered in any transactions with the related parties as per section 177 and 188 of Companies Act, 2013 hence this provision is not applicable.
- 14) Based upon the audit procedures performed and the information and explanation given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the order are not applicable to the company and hence not commented upon.
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- 16) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For and on behalf of

**PRYD & Associates**

**Chartered Accountants**

(Firm's Regn. No.: 011826N)

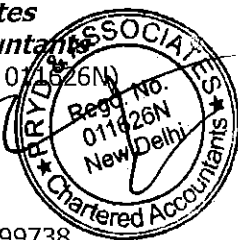
  
(Rajiv Bansal)

Partner

Membership No: 099738

New Delhi

Date : 07/07/ 2017



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**"Annexure B to the Independent Auditor's Report of even date on the Financial Statements of Gnex Realtech Private Limited"**

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

We have audited the internal financial controls over financial reporting of Gnex Realtech Private Limited ("the Company") as of March 31, 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

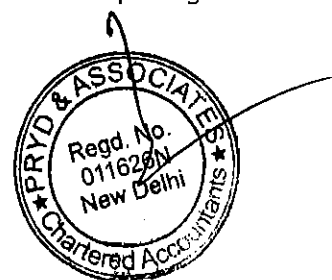
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial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

**Auditors' Responsibility**

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

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

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



### Meaning of Internal Financial Controls Over Financial Reporting

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

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

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

### Opinion


In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For and on behalf of

**PRYD & Associates**

**Chartered Accountants**

(Firm's Regn. No.: 011626N)



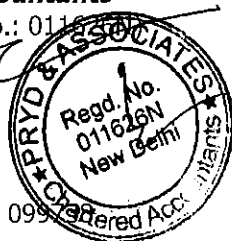
(Rajiv Bansal)

Partner

Membership No: 099798

New Delhi

Date: 07/07/ 2017



**GNEX REALTECH PRIVATE LIMITED**  
**BALANCE SHEET AS AT MARCH 31,2017**

(Amount in INR)

Particulars	Note No.	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
<b>EQUITY &amp; LIABILITIES</b>			
<b>SHAREHOLDERS' FUNDS</b>			
Share Capital	2	281,000,000	281,000,000
Reserves & Surplus	3	(4,896,508)	(4,351,185)
<b>NON CURRENT LIABILITIES</b>			
Long-term Provisions	4	362,630	-
<b>CURRENT LIABILITIES</b>			
Short- term borrowings	5	564,079,415	323,892,852
Trade payables	6	30,422,569	35,033,970
Other Current Liabilities	7	23,736,766	419,185,725
Short-term provisions	8	17,408	-
<b>TOTAL</b>		<b>894,722,280</b>	<b>1,054,761,362</b>
<b>ASSETS</b>			
<b>NON- CURRENT ASSETS</b>			
Fixed Assets	9		
Tangible Assets		5,011	9,123
Deferred Tax Assets(net)	10	57,188	-
<b>CURRENT ASSETS</b>			
Inventories	11	637,199,132	541,258,455
Cash and Cash Equivalents	12	182,813,724	22,389,216
Short Term Loans and Advances	13	74,647,225	491,101,510
Other Current Assets	14	-	3,058
<b>TOTAL</b>		<b>894,722,280</b>	<b>1,054,761,362</b>

Significant Accounting Policies

1

Notes to accounts are an integral part of financial statements

As per our report of even date attached

For and on behalf of the Board of Directors

For PRYD & Associates

Gnex Realtech Private Limited

Chartered Accountants

Firm Registration No. 011826W

CA. Rajiv Bansal  
 Partner  
 (M.No: 099738)



Aditya Bansal  
 Whole-Time Director  
 DIN: 07381561

Ajay Goyal  
 Director  
 DIN: 01820740

Place : Delhi

Date: 07/07/2017

Deepak Kumar Gupta  
 Chief Financial Officer (CFO)

Harpreet Singh  
 Company Secretary  
 Membership No. A48054



## GNEX REALTECH PRIVATE LIMITED

## STATEMENT OF PROFIT &amp; LOSS FOR THE YEAR ENDED MARCH 31, 2017

(Amount in INR)

Particulars	Note No.	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
<b>INCOME</b>			
Revenue from Operations	15	3,776,000	-
Other Income	16	2,812,261	14,936
<b>Total Revenue</b>		<b>6,588,261</b>	<b>14,936</b>
<b>EXPENSES</b>			
Project related costs	17	99,788,177	115,648,777
Change in Inventories of finished goods, work-in-progress, stock in trade: (increase)/decrease	18	(95,940,677)	(115,648,777)
Employees Benefits Expenses	19	1689005	66000
Depreciation and amortization	9	4,112	7,486
Other Expenses	20	1,650,154	113,591
<b>Total Expenses</b>		<b>7,190,771</b>	<b>187,077</b>
<b>Profit before exceptional and extraordinary items and tax</b>		<b>(602,510)</b>	<b>(172,141)</b>
Exceptional Items		-	-
<b>Profit before extraordinary items and tax</b>		<b>(602,510)</b>	<b>(172,141)</b>
Extraordinary Items		-	-
<b>Profit before tax</b>		<b>(602,510)</b>	<b>(172,141)</b>
<b>Tax expense:</b>			
Current tax		-	-
Deferred Tax		57,188	-
<b>Profit/(Loss) for the Year</b>		<b>(545,322)</b>	<b>(172,141)</b>
<b>Earning per equity share of face value of Rs.10/- each</b>	21		
Basic		(0.002)	(0.001)
Diluted		(0.002)	(0.001)

Significant Accounting Policies

1

Notes to accounts are an integral part of financial statements

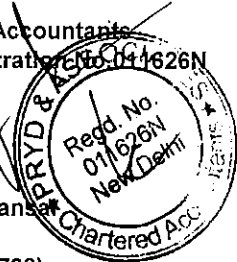
As per our report of even date attached

For PRYD &amp; Associates

Chartered Accountants

Firm Registration No. 011626N

CA. Rajiv Bansal  
Partner  
(M.No: 099738)



For and on behalf of the Board of Directors

Gnex Realtech Private Limited

Aditya Bansal  
Whole-Time Director  
DIN: 07381561

Ajay Goyal  
Director  
DIN: 01820740

Deepak Kumar Gupta  
Chief Financial Officer (CFO)

Harpreet Singh  
Company Secretary  
Membership No. A48054

Place : Delhi

Date : 07/07/2017

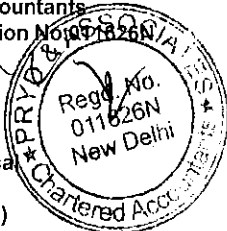
**GNEX REALTECH PRIVATE LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2017**

(Amount in INR)

Particulars	Figures for the Current Reporting Period	Figures for the Previous Reporting Period
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before Tax & Extra-Ordinary Items	(602,510)	(172,141)
Depreciation	4,112	7,486
Non Cash Expenses / Non Operating Expenses	-	-
Operating Profit before Working capital changes	(598,398)	(164,655)
Adjustments for:		
Increase/ (Decrease) in Short-Term Borrowings	240,186,563	(157,600,000)
Increase/ (Decrease) in Trade Payables	(4,611,401)	-
Increase/ (Decrease) in Other Current Liabilities	(395,448,959)	224,225,038
Increase/ (Decrease) in long term Provisions	362,630	-
Increase/ (Decrease) in Short term Provisions	17,408	-
(Increase)/ Decrease in Inventories	(95,940,677)	(115,648,777)
(Increase)/ Decrease in Trade Receivable	-	6,000,000
(Increase)/ Decrease in Other Current assets	3,058	(2)
(Increase)/ Decrease in Short term Loans and advances	416,454,285	39,750,305
Cash Generated from Operations	160,424,508	(3,438,091)
Direct Taxes Paid	0	0
<b>Net Cash flow from Operating Activities</b>	<b>160,424,508</b>	<b>(3,438,091)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Increase/(Decrease) in Investment	-	-
<b>Net Cash from Investing Activities</b>	<b>-</b>	<b>-</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/ (Decrease) of Fixed Assets	-	3,058
Increase/ (Decrease) in share Capital	-	21,000,000
<b>Net Cash from Financing Activities</b>	<b>-</b>	<b>21,003,058</b>
<b>NET INCREASE/ (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>160,424,508</b>	<b>17,564,967</b>
Cash & Cash Equivalents at the Beginning of the year	22,389,216	4,824,249
Cash & Cash Equivalents at the End of the year	<b>182,813,724</b>	<b>22,389,216</b>

As per our report of even date attached  
For PRYD & Associates  
Chartered Accountants  
Firm Registration No. 011826N

CA. Rajiv Bansal  
Partner  
(M.No: 099738)



For and on behalf of the Board of Directors  
Gnex Realtech Private Limited

Aditya Bansal  
Whole-Time Director  
DIN: 07381561

Ajay Goyal  
Director  
DIN: 018207407

Deepak Kumar

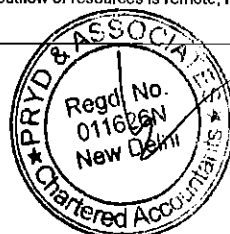
Deepak Kumar Gupta  
Chief Financial Officer (CFO)

Harpreet Singh  
Company Secretary  
Membership No. A48054

Place : Delhi  
Date: 07/07/2017

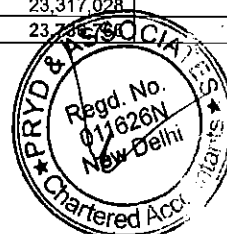
**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2017**

<b>Note no.</b>	<b>ABOUT THE COMPANY</b>
	The Company was incorporated on 8th Nov.2012 under the provisions of the Companies Act 1956 and the main object of the the Company primarily consists of carrying on the business of real estates development .
<b>1</b>	<b>SIGNIFICANT ACCOUNTING POLICIES</b>
	<b>Basis of Accounting and preparation of Financial Statements.</b>
<b>a</b>	<b>Accounting Convention</b> The Financial Statements are prepared under the historical cost convention method , on an accrual basis of accounting and in accordance with the Generally Accepted Accounting Principles (GAAP) in India and comply with Accounting Standards prescribed by the Companies (Accounts) Rules, 2014 (as amended) and in accordance with the provisions of the Companies Act, 2013
<b>b</b>	<b>Use of Estimates</b> The preparation of Financial Statements in conformity with Generally Accepted Accounting Principles requires management to make estimates & assumptions that affect the reported amounts of assets & liabilities, disclosure of contingent liabilities at the date of the Financial Statement and the reported amounts of revenue and expenses during the reporting period. Any revision to the accounting estimates and assumptions are recognized prospectively.
<b>c</b>	<b>Revenue recognition</b> Operating and Other income are accounted on accrual basis
<b>d</b>	<b>Expenditure</b> Expense in general are accounted for on accrual basis. Provisions are made for all known losses and liabilities.  <b>Inventory</b> Inventory is valued at cost
<b>e</b>	<b>Tax on Income</b> Deferred tax is recognized subject to the consideration of prudence in respect of deferred tax assets, on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.
<b>f</b>	<b>Tangible assets, intangible assets and capital work in progress</b> Tangible assets are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses. Revenues earned, if any during trial run of assets is adjusted against cost of the assets. Borrowing costs relating to acquisition / construction / development of tangible assets, intangible assets and capital work in progress which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.
<b>g</b>	<b>Depreciation/amortization</b> <b>Tangible Assets</b> Depreciation is provided from the date the assets are ready to be put to use, on written down value method as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013. Depreciation method, useful life and residual value are reviewed periodically
<b>h</b>	<b>Segment Reporting</b> The Company is primarily engaged in the business of real estate development. As the Company's business activity falls within a single primary business segment, the disclosure requirements of Accounting Standards (AS-17) "Segment Reporting" are not applicable.
<b>i</b>	<b>Earning per share</b> Basic earnings per share is calculated by dividing the net profit / (loss) for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, the net profit / (loss) for the year attributable to equity shareholders and the weighted average numbers of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.
<b>j</b>	<b>Provisions and Contingent Liabilities</b> i) A provision is recognized when (a) The Company has a present obligation as a result of a past event; (b) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) A reliable estimate can be made of the amount of the obligation.  ii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognized because it cannot be measured reliably.  iii) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.



**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2017**

(Amount in INR)					
Note No	Particulars	Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
2	<b>SHARE CAPITAL</b>				
	<b>Authorized</b>				
	31000000 Equity Shares of Rs 10/- each(PY.31000000 Equity shares of Rs.10/-each)	310,000,000		310,000,000	
	<b>Issued, Subscribed &amp; Paid up</b>				
	28100000 Equity Shares of Rs 10 each fully paid up (PY.28100000 Equity shares of Rs.10/-each fully paid up)	281,000,000		281,000,000	
	<b>Reconciliation of number of shares outstanding</b>	No of shares		No of shares	
	Shares outstanding at the beginning of the year	281,000,000		260,000,000	
	Add: shares issued during the year	-		21,000,000	
	Shares outstanding at the end of the year	281,000,000		281,000,000	
	<b>Terms/rights attached to equity shares</b>				
	The Company has just one class of equity shares having face value of Rs.10/- each. Each shareholder of equity shares is entitled to one vote per share. In the event of liquidation of the company the holder of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts if any. The distribution will be in proportion to number of equity shares held by each shareholder.				
	<b>Shares held by holding company</b>	No of shares		No of shares	
	Essel Home Private Limited	15100050		NIL	
	<b>Detail of shareholders holding more than 5% shares of the Company</b>				
		FY 2016-17		FY 2015-16	
	<b>Name of Shareholders</b>	<b>No of shares</b>	<b>% held</b>	<b>No of shares</b>	<b>% held</b>
	Ruhil Promoters Pvt Limited	12994950	46.25	12994950	46.25
	Rajesh Gupta	-	-	2100000	7.47
	BDR Finvest Private Limited	-	-	12999950	46.26
	Essel Home Pvt Ltd	15100050	53.74	-	-
3	<b>RESERVE &amp; SURPLUS</b>			(Amount in INR)	
	<b>Surplus as per statement of Profit &amp; Loss</b>				
	Opening Balance	(4,351,185)		(4,179,044)	
4	Add: Net Profit/( Loss) for the year	(545,322)		(172,141)	
	Closing Balance	(4,896,508)		(4,351,185)	
	<b>Long term Provisions</b>				
5	<b>Provision for employees benefits</b>				
	Gratuity	129,390		0	
	Leave encashment	233,240		0	
6	<b>Short Term Borrowing (Unsecured)</b>	362,630			
	<b>Loans repayable on demand</b>				
	From others	47,860,000		181,201,459	
7	<b>Loans and advances</b>				
	From related parties	493,862,315		142,691,393	
	From others	22,357,100			
8		564,079,415		323,892,852	
	<b>Trade Payables</b>				
	Others	30,422,569		35,033,970	
9		30,422,569		35,033,970	
	<b>OTHER CURRENT LIABILITIES</b>				
	<b>Others Payable</b>				
10	Statutory dues payable	419,738		600,000	
	Other liabilities	23,317,028		418,585,725	
		23,736,766		419,185,725	



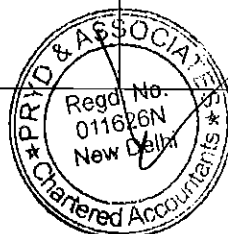
**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2017**

<b>8</b>	<b>Short - term Provisions</b>		
	Provision for employees benefits		
	Gratuity	391	-
	Leave encashment	17,017	-
		<b>17,408</b>	-
<b>10</b>	<b>DEFERRED TAX ASSETS / (LIABILITY) (AS - 22)</b>		
	Item of Timing Difference		
	Deferred Tax Assets/(Liability)	57,188	-
		<b>57,188</b>	-
<b>11</b>	<b>Inventories</b>		
	Valued at Cost		
	Inventory	637,199,132	541,258,455
		<b>637,199,132</b>	<b>541,258,455</b>
<b>12</b>	<b>Cash and Cash Equivalents</b>		
	Balance With Banks in Current Account	5,681,429	17,751,866
	Cash on Hand	182,295	4,637,350
	Other Bank Balances	176,950,000	-
	Fixed Deposits with Bank( Under lein/earmarked in favour of DTCP )		
		<b>182,813,724</b>	<b>22,389,216</b>
<b>13</b>	<b>Short-term Loans and advances</b>		
	(Unsecured and considered good)		
	Loans and Advances to related parties	14,847,733	-
	Loans and Advances to others	51,798,385	489,601,510
	Advance to contractor/suppliers	3,135,089	-
	Security deposits	1,580,000	1,500,000
	Interest Receivable	2,514,838	-
	Prepaid Expenses	298	-
	Input Credits	491,456	-
	Tds Receivable	279,426	-
		<b>74,647,225</b>	<b>491,101,510</b>
<b>14</b>	<b>Other Current Assets</b>		
	Preliminary Expenses(to the extent not written off)	-	3,058
		-	<b>3,058</b>
<b>15</b>	<b>Revenue from operations</b>		
	Sales	3,776,000	-
		<b>3,776,000</b>	-
<b>16</b>	<b>Other Income</b>		
	Interest Income	2,794,265	226
	Misc. Receipts	17,996	14,710
		<b>2,812,261</b>	<b>14,936</b>
<b>17</b>	<b>Project related Costs</b>		
	Purchases	99,788,177	115,648,777
		<b>99,788,177</b>	<b>115,648,777</b>
<b>18</b>	<b>Change in the Inventories of Finished goods, Work in Progress and Stock in Trade</b>		
	Opening balance	541,258,455	425,609,678
	Closing balance	637,199,132	541,258,455
		<b>- 95,940,677</b>	<b>- 115,648,777</b>
<b>19</b>	<b>Employess Benefits Expenses</b>		
	Salaries	1,108,321	66,000
	Staff welfare Expenses	24,425	-
	Employer' contribution to PF	127,218	-
	Leave travel allowance	31,503	-
	Medical reimbursement	17,500	-
	Leave encashment	250,257	-
	Gratuity	129,781	-
		<b>1,689,005</b>	<b>66,000</b>



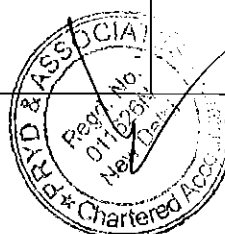
**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2017**

<b>20</b>	<b>OTHER EXPENSES</b>		
	Advertisement Expenses	19,000	-
	Audit Fees	29,500	28,625
	Conveyance charges	329,894	-
	Printing and stationary	610	-
	demat Charges	17,175	-
	Depository Expenses	34,350	-
	Salaries	-	-
	Interest Paid on TDS	10,081	16,612
	Bank Guarantee Charges	613,151	-
	Tour and travelling	30,165	-
	Professional Fees	27,653	5,000
	Swatch Bharat Cass	16,462	-
	Filing Fees	21,200	9,000
	Prior Period expenses	17,458	-
	Misc. Expenses	6223	19,122
	Bank Charges	575	2,054
	Rent	-	10,000
	Repairs and Maintenance	21,192	-
	Balance written off	2	23,178
	Marketing and business promotion	52,405	-
	Stamp duty	200,000	-
	Preliminary exp. Written off	3,058	-
		<b>1,650,154</b>	<b>113,591</b>
<b>21</b>	<b>EARNING PER SHARE ( AS - 20 )</b>		
	Net Profit available for Equity Shareholders	(545,322)	(172,141)
	Weighted Average No. of Shares	281,000,000	281,000,000
	Nominal Value of Equity shares	INR 10/- each	INR 10/- each
	Basic & Diluted earning per share	(0.002)	(0.001)
<b>22</b>	<b>CONTINGENT LIABILITIES &amp; COMMITMENTS (to the extent non provided for)</b>		
	Contingent liabilities	7,009,500,000	NIL
<b>23</b>	<b>RELATED PARTY DISCLOSURE (AS-18)</b>		
<b>a</b>	<u>List of Related parties where control exists</u>		
	Ultimate Holding Company		
	Rama Associates Limited		
	Holding Company		
	Essel Home Private Limited		
	Fellow Subsidiaries		
	Gnex Buildtech Private Limited		
	Renu Realtech Private Limited		
	Vivek Infracon Private Limited		
	Gnex Infrabuild Private Limited		
	CFG International Private Limited		
	Gnex Projects Private Limited		
	Rama Infratech Housing Private Limited		
	Essel Housing and Infrastructure Development Private Limited		
	Leopard Infratech Private Limited		
	Konark Rajhans Estates Private Limited		
	Essel Realty Private Limited		
	Associate Company		
	Ruhil Promoters Private Limited (formerly known as Kashi Promoters Private Limited)		
	Enterprises having significant influence or control		
	Ruhil Developers Private Limited		
	Key Managerial Personnel		
	<u>Directors</u>		
	Aditya Bansal		
	Ajay Goyal		
	Shashank Gupta		
	Kusum Lala		
	Krishan Chandra Gupta		
	<u>Company Secretary</u>		
	Richa Arya		
	Manpreet Kaur		
	Relative of Directors/Key Managerial Personnel		
	Rajesh Gupta		



**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2017**

<b>b</b>	<b>Transactions that have taken place during the year with related parties</b>		
	<i>Transactions with related parties:</i>		
	<b>Particulars</b>	<b>01-April-2016 to 31-March-2017</b>	<b>01-April-2015 to 31-March-2016</b>
	<b>Loans and advances given</b>		
	Gnex Buildtech Private Limited	200,000	-
	Gnex Infrabuild Private Limited	223,800	-
	Konark Rajhans Estates Private Limited	38,750	-
	Rajesh Gupta	-	6,000,000
	Shashank Gupta	-	760,000
	Ruhil Developers Private Limited	7,473,312	-
	<b>Loans and advances Taken</b>		
	Essel Home Private Limited	249,773,804	-
	Renu Realtech Private Limited	892,150	-
	<b>Repayment/ Refund of Loans and advances given</b>		
	Rajesh Gupta	-	6,000,000
	Shashank Gupta	-	760,000
	Ruhil Developers Private Limited	4,050,000	-
	<b>Repayment/Refund of Loans and advances Taken</b>		
	Rama Associates Limited	10,000,000	-
	Essel Home Private Limited	38,900,000	-
	Vivek Infracon Private Limited	100,000	-
	Ruhil Promoters Private Limited (formerly known as Kashi Promoters Private Limited)	26,590,000	47,600,000
	<b>Issue of Shares</b>		
	Rajesh Gupta	-	21,000,000
	<b>Bank Guarantee</b>		
	Shashank Gupta	-	140,240,000
	<b>Withdrawal of Bank Guarantee</b>		
	Shashank Gupta	140,240,000	-
	<b>Remuneration paid</b>		
	Manpreet Kaur	-	66,000
	Richa Arya	200,000	-
	Aditya Bansal	609,007	-
	<b>Balances with related parties:</b>		
	<b>Particulars</b>	<b>01-April-2016 to 31-March-2017</b>	<b>01-April-2015 to 31-March-2016</b>
	<b>Loans and advances given</b>		
	Gnex Buildtech Private Limited	4,000,000	-
	Gnex Infrabuild Private Limited	223,800	-
	CFG International Private Limited	7,161,871	-
	Konark Rajhans Estates Private Limited	38,750	-
	Ruhil Developers Private Limited	3,423,312	-
	<b>Loans and advances taken</b>		
	Rama Associates Limited	104,500,000	-
	Essel Home Private Limited	272,228,772	-
	Renu Realtech Private Limited	892,150	-
	Vivek Infracon Private Limited	140,000	-
	Ruhil Promoters Private Limited (formerly known as Kashi Promoters Private Limited)	116,101,393	142,691,393
	<b>Bank Guarantee</b>		
	Shashank Gupta		140,240,000



**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2017**

**24 DISCLOURE ON SPECIFIED BANK NOTES**

In accordance with the Notification no. G.S.R. 308( E) issued by Ministry of Corporate Affairs dated 30th March, 2017 the details of the specified Bank Notes (SBNs) and other denomination notes and transacted notes held and transacted during the period from 8th November, 2016 to 30th December 2016 are as follows :

(Amount in INR.)			
Particulars	Specified Bank Notes	Other denomination notes	Total
Closing cash in hand as on 08th November,	4,498,000	23,827	4,521,827
(+) Permitted receipts	-	13,000	13,000
(-) Permitted payments	-	24,000	24,000
(-) Amount deposited in bank	4,498,000	-	4,498,000
Closing cash in hand as on 30th December,	-	12,827	12,827

**25 Previous Years figures have been regrouped, rearranged and reclassified wherever considered necessary to confirm to the current year figures**

As per our report of even date attached  
For PRYD & Associates  
Chartered Accountants  
Firm Registration No. 4116/2017

CA. Rajiv Bansal  
Partner  
(M.No: 099738)

Place : Delhi  
Date : 07/07/2017

For and on behalf of the Board of Directors  
Gnex Realtech Private Limited

Aditya Bansal  
Whole-Time Director  
DIN: 07381561

Deepak Kumar Gupta  
Chief Financial Officer (CFO)

Ajay Goyal  
Director  
DIN: 01820740

Harpreet Singh  
Company Secretary  
Membership No. A48054



**GNEX REALTECH PRIVATE LIMITED**  
For the Financial Year Ending March 2017  
**Note.no-9 Fixed Assets**

Particulars	Gross Block (at Cost)				Depreciation/Impairment			Net Block		
	As at 1 april 2016	Addition During The Year	Disposal During the Year	As at 31 March 2017	upto 31 March 2016	For the year 2016- 17	Disposal/ Adj.	Total up to 31 march 2017	WDV as on 31 March 2017	WDV as on 31 March 2016
Tangible Assets										
Computer	23500	0	0	23500	14377	4112	0	18489	5011	9123
Total Tangible Assets	23500	0	0	23500	14377	4112	0	18489	5011	9123
Previous Year	23500	0	0	23500	6891	7486	0	14377	9123	16609



### Independent Auditor's Report

To the Members of  
**GNEX REALTECH PRIVATE LIMITED**

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

We have audited the accompanying financial statements of **GNEX REALTECH PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2018, 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 there under.

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 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 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 March 31, 2018, and its Loss and its Cash Flow 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"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.
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 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 written representations received from the directors as on March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164 (2) of the Act.
  - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".




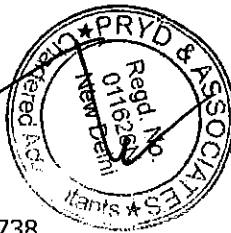
## CHARTERED ACCOUNTANTS

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- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For and on behalf of  
**PRYD & Associates**  
**Chartered Accountants**  
(Firm's Regn. No.: 011626N)

  
(Rajiv Bansal)  
Partner  
Membership No: 099738



Place: Delhi  
Date: 01/09/2018

### **"Annexure A" to the Independent Auditors' Report of even date on the Financial Statements of Gnex Realtech Private Limited**

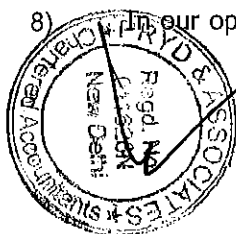
Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended March 31, 2018:

- 1) (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 in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the books records and the physical fixed assets have been noticed.  
(c) The title deeds of immovable properties are held in the name of the company.
- 2) The management has conducted the physical verification of inventory at reasonable intervals. No material discrepancies were noticed on such physical verification.
- 3) The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (c) of the Order are not applicable to the Company and hence not commented upon.
- 4) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect to the loans and investments made, guarantees given and security provided.
- 5) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- 6) As informed to us, pursuant to the rules made by the Central Government of India, the Company is not required to maintain cost records as specified under Section 148(1) of the Act.
- 7) a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Income-Tax, Service Tax and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2018 for a period of more than six months from the date on when they become payable.  
b) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.

- 8) In our opinion and according to the information and explanations given to us, the Company has

A - 308, LGF, Defence Colony, New Delhi 110024

Ph. 9811185535, 011-42778958, Email : rbansal76@gmail.com



## CHARTERED ACCOUNTANTS

not taken any loans from banks, financial Institutions or from the Government and has not issued any debentures.

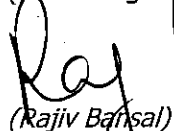
- 9) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- 10) Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- 11) Based upon the audit procedures performed and the information and explanations given by the management, managerial remuneration has been paid or provided, in accordance with the provisions of Section 197 read with Schedule of V of the Act.
- 12) In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.
- 13) In our opinion, all 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 as required by the applicable accounting standards.
- 14) Based upon the audit procedures performed and the information and explanation given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the order are not applicable to the company and hence not commented upon.
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- 16) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

For and on behalf of

**PRYD & Associates**

**Chartered Accountants**

(Firm's Regn. No.: 011626N)

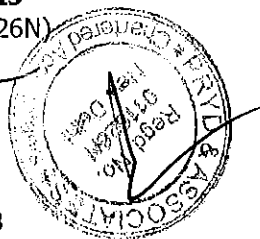
  
(Rajiv Bansal)

Partner

Membership No: 099738

Place: Delhi

Date: 01/09/2018



**"Annexure B to the Independent Auditor's Report of even date on the Financial Statements of Gnex Realtech Private Limited"****Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of Gnex Realtech Private Limited ("the Company") as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

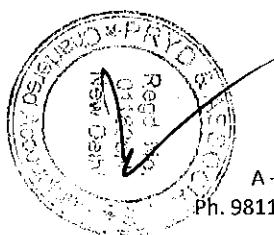
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial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

**Auditors' Responsibility**

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

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

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



### Meaning of Internal Financial Controls Over Financial Reporting

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

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

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

### Opinion

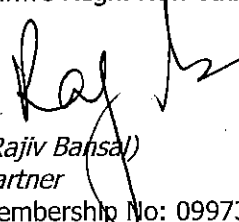
In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

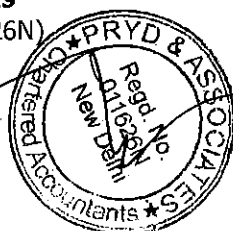
For and on behalf of

**PRYD & Associates**

**Chartered Accountants**

(Firm's Regn. No.: 011626N)



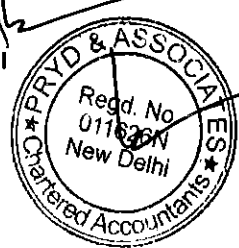

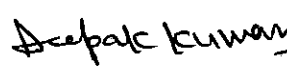

  
(Rajiv Bansal)  
Partner  
Membership No: 099738



Place: Delhi

Date: 01/09/2018



GNEX REALTECH PRIVATE LIMITED			
BALANCE SHEET AS AT MARCH 31, 2018		(Amount in INR)	
Particulars	Note No.	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
<b>EQUITY &amp; LIABILITIES</b>			
<b>SHAREHOLDERS' FUNDS</b>			
Share Capital	2	28,10,00,000	28,10,00,000
Reserves & Surplus	3	(52,20,974)	(48,96,508)
<b>NON CURRENT LIABILITIES</b>			
Long-term Provisions	4	95,996	3,62,630
<b>CURRENT LIABILITIES</b>			
Short- term borrowings	5	51,50,06,673	54,07,18,101
Trade payables	6	24,36,272	3,03,34,426
Other Current Liabilities	7	17,15,93,724	4,71,86,223
Short-term provisions	8	84,959	17,408
<b>TOTAL</b>		<b>96,49,96,650</b>	<b>89,47,22,280</b>
<b>ASSETS</b>			
<b>NON- CURRENT ASSETS</b>			
<b>Fixed Assets</b>	9		
Tangible Assets		2,06,038	5,011
Deferred Tax Assets(net)	10	1,43,501	57,188
<b>CURRENT ASSETS</b>			
Trade Receivables	11	2,64,30,858	
Inventories	12	71,63,48,399	63,83,18,282
Cash and Cash Equivalents	13	9,49,78,339	18,28,13,724
Short Term Loans and Advances	14	12,68,58,490	7,34,99,050
Other Current Assets	15	31,025	29,025
<b>TOTAL</b>		<b>96,49,96,650</b>	<b>89,47,22,280</b>
Significant Accounting Policies and Notes on financial statements 1-27			
As per our report of even date attached		For and on behalf of the Board of Directors	
For PRYD & Associates		Gnex Realtech Private Limited	
Chartered Accountants			
Firm Registration No.011626N			
 CA. Rajiv Bansal Partner (M. No: 099738)		 Aditya Bansal Whole-Time Director DIN: 07381561	
		 Manvinder Singh Alag Director DIN:08066456	
Place : Delhi Date: 01/09/2018		 Deepak Kumar Gupta Chief Financial Officer (CFO)	
		 Kritika Sethi Company Secretary Membership No. A31088	

**GNEX REALTECH PRIVATE LIMITED**  
**STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED MARCH 31, 2018**

(Amount in INR)

Particulars	Note No.	Figures as at the end of Current Reporting Period	Figures as at the end of Previous Reporting Period
<b>INCOME</b>			
Revenue from Operations	16	32,00,000	37,76,000
Other Income	17	82,88,896	28,12,261
<b>Total Revenue</b>		<b>1,14,88,896</b>	<b>65,88,261</b>
<b>EXPENSES</b>			
Project related costs	18	8,12,62,285	10,09,07,327
Change in Inventories of finished goods, work-in-progress, stock in trade:(increase)/decrease	19	(7,80,30,117)	(9,70,59,827)
Employees Benefits Expenses	20	34,90,156	16,89,005
Depreciation and amortization	9	33,009	4,112
Other Expenses	21	51,44,342	16,50,154
<b>Total Expenses</b>		<b>1,18,99,675</b>	<b>71,90,771</b>
<b>Profit before exceptional and extraordinary items and tax</b>		<b>(4,10,779)</b>	<b>(6,02,510)</b>
Exceptional Items		-	-
<b>Profit before extraordinary items and tax</b>		<b>(4,10,779)</b>	<b>(6,02,510)</b>
Extraordinary Items		-	-
<b>Profit before tax</b>		<b>(4,10,779)</b>	<b>(6,02,510)</b>
<b>Tax expense:</b>		-	-
Current tax		-	-
Deferred Tax		86,313	57,188
<b>Profit/(Loss) for the Year</b>		<b>(3,24,466)</b>	<b>(5,45,322)</b>
<b>Earning per equity share of face value of Rs.10/- each</b>	22		
Basic		(0.001)	(0.002)
Diluted		(0.001)	(0.002)

Significant Accounting Policies and Notes on financial statements

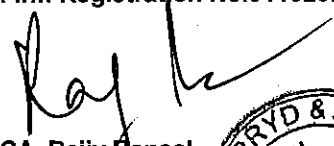
1-27

As per our report of even date attached

**For PRYD & Associates**

**Chartered Accountants**

**Firm Registration No.011626N**

  
**CA. Rajiv Bansal**  
**Partner**  
**(M. No: 099738)**

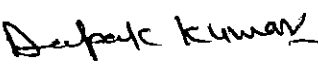


For and on behalf of the Board of Directors

**Gnex Realtech Private Limited**

  
**Aditya Bansal**  
**Whole-Time Director**  
**DIN: 07381561**

  
**Manvinder Singh Alag**  
**Director**  
**DIN:08066456**

  
**Deepak Kumar Gupta**  
**Chief Financial Officer (CFO)**

  
**Kritika Sethi**  
**Company Secretary**  
**Membership No. A31088**

**Place : Delhi**  
**Date : 01/09/2019**

**GNEX REALTECH PRIVATE LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2018**

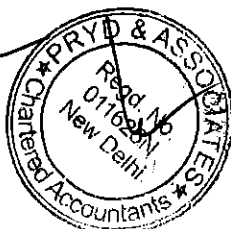
(Amount in INR)

Particulars	Figures for the Current Reporting Period	Figures for the Previous Reporting Period
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before Tax & Extra-Ordinary Items	(4,10,785)	(6,02,510)
Depreciation	33,009	4,112
Non Cash Expenses / Non Operating Expenses		
Interest received	(78,41,059)	(27,94,265)
Income on Mutual Funds	(1,87,370)	(17,996)
<b>Operating Profit before Working capital changes</b>	<b>(84,06,205)</b>	<b>(34,10,659)</b>
<b>Adjustments for:</b>		
Increase/ (Decrease) in Short-Term Borrowings	(2,57,11,428)	21,68,25,249
Increase/ (Decrease) in Trade Payables	(2,78,98,154)	(46,99,544)
Increase/ (Decrease) in Other Current Liabilities	12,55,35,022	(37,19,99,502)
Increase/ (Decrease) in long term Provisions	(2,66,634)	3,62,630
Increase/ (Decrease) in Short term Provisions	67,551	17,408
(Increase)/ Decrease in Inventories	(7,63,48,192)	(9,70,59,827)
(Increase)/ Decrease in Trade Receivable	(2,64,30,858)	-
(Increase)/ Decrease in Other Current assets	(2,000)	(25,967)
(Increase)/ Decrease in Short term Loans and advances	(5,61,68,880)	41,76,02,460
<b>Cash Generated from Operations</b>	<b>(9,56,29,778)</b>	<b>15,76,12,247</b>
Direct Taxes Paid		0
<b>Net Cash flow from Operating Activities</b>	<b>(9,56,29,778)</b>	<b>15,76,12,247</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest received	78,41,059	27,94,265
Income on Mutual Funds	1,87,370	17,996
<b>Net Cash from Investing Activities</b>	<b>80,28,429</b>	<b>28,12,261</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/ (Decrease) of Fixed Assets	(2,34,037)	-
Increase/ (Decrease) in share Capital	-	-
<b>Net Cash from Financing Activities</b>	<b>(2,34,037)</b>	<b>-</b>
<b>NET INCREASE/ (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>(8,78,35,385)</b>	<b>16,04,24,508</b>
Cash & Cash Equivalents at the Beginning of the year	18,28,13,724	2,23,89,216
Cash & Cash Equivalents at the End of the year	<b>9,49,78,339</b>	<b>18,28,13,724</b>

As per our report of even date attached  
**For PRYD & Associates**  
Chartered Accountants  
Firm Registration No.011626N

For and on behalf of the Board of Directors  
**Gnex Realtech Private Limited**

CA. Rajiv Bansal  
Partner  
(M. No. 099738)



Aditya Bansal  
Whole-Time Director  
DIN: 07381561

Manvinder Singh Alag  
Director  
DIN:08066456

Place : Delhi  
Date: 01/09/2018

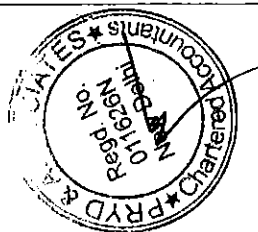
Deepak Kumar

Deepak Kumar Gupta  
Chief Financial Officer (CFO)

Kritika Sethi  
Company Secretary  
Membership No. A31088

**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

<b>Note no.</b>	<b>ABOUT THE COMPANY</b>
	The Company was incorporated on 8th Nov.2012 under the provisions of the Companies Act 1956 and the main object of the the Company primarily consists of carrying on the business of real estates development .
<b>1</b>	<b>SIGNIFICANT ACCOUNTING POLICIES</b>
	<b>Basis of Accounting and preparation of Financial Statements.</b>
<b>a</b>	<b>Accounting Convention</b> The Financial Statements are prepared under the historical cost convention method , on an accrual basis of accounting and in accordance with the Generally Accepted Accounting Principles (GAAP) in India and comply with Accounting Standards prescribed by the Companies (Accounts) Rules, 2014 (as amended) and in accordance with the provisions of the Companies Act, 2013 .
<b>b</b>	<b>Use of Estimates</b> The preparation of Financial Statements in conformity with Generally Accepted Accounting Principles requires management to make estimates & assumptions that affect the reported amounts of assets & liabilities, disclosure of contingent liabilities at the date of the Financial Statement and the reported amounts of revenue and expenses during the reporting period. Any revision to the accounting estimates and assumptions are recognized prospectively.
<b>c</b>	<b>Revenue recognition</b> Operating and Other income are accounted on accrual basis
<b>d</b>	<b>Expenditure</b> Expense in general are accounted for on accrual basis. Provisions are made for all known losses and liabilities.
<b>e</b>	<b>Inventory</b> Inventory is valued at cost
<b>f</b>	<b>Tax on Income</b> Deferred tax is recognized subject to the consideration of prudence in respect of deferred tax assets, on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.
<b>g</b>	<b>Tangible assets, intangible assets and capital work in progress</b> Tangible assets are stated at cost less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable / allocable cost of bringing the asset to its working condition for its intended use. The cost also includes direct cost and other related incidental expenses. Revenues earned, if any during trial run of assets is adjusted against cost of the assets. Borrowing costs relating to acquisition / construction / development of tangible assets, intangible assets and capital work in progress which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.
<b>h</b>	<b>Depreciation/amortization</b> <b>Tangible Assets</b> Depreciation is provided from the date the assets are ready to be put to use, on written down value method as per the useful life of the assets as prescribed under Part C of Schedule II of the Companies Act, 2013. Depreciation method, useful life and residual value are reviewed periodically.
<b>I</b>	<b>Segment Reporting</b> The Company is primarily engaged in the business of real estate development. As the Company's business activity falls within a single primary business segment, the disclosure requirements of Accounting Standards (AS-17) "Segment Reporting" are not applicable.
<b>J</b>	<b>Earning per share</b> Basic earnings per share is calculated by dividing the net profit / (loss) for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, the net profit / (loss) for the year attributable to equity shareholders and the weighted average numbers of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.
<b>k</b>	<b>Provisions and Contingent Liabilities</b> i) A provision is recognized when (a) The Company has a present obligation as a result of a past event; (b) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and (c) A reliable estimate can be made of the amount of the obligation. ii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognized because it cannot be measured reliably. iii) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.



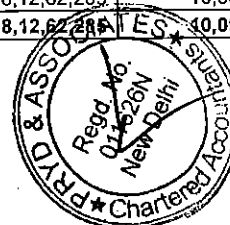
**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

Note No	Particulars	(Amount in INR)			
		Figures as at the end of Current Reporting Period		Figures as at the end of Previous Reporting Period	
2	<b>SHARE CAPITAL</b>				
	<b>Authorized</b>				
	31000000 (PY.31000000) Equity Shares of INR 10/- each	31,00,00,000		31,00,00,000	
	<b>Issued, Subscribed &amp; Paid up</b>				
	28100000 (PY.28100000) Equity Shares of INR10/- each	28,10,00,000		28,10,00,000	
	<b>Reconciliation of number of shares outstanding</b>				
	Shares outstanding at the beginning of the year	No of shares		No of shares	
	Add: shares issued during the year	28,10,00,000		28,10,00,000	
	Less: shares bought back during the year	-		-	
	Shares outstanding at the end of the year	28,10,00,000		28,10,00,000	
	<b>Terms/rights attached to equity shares</b>				
	The Company has just one class of equity shares having face value of Rs.10/- each. Each shareholder of equity shares is entitled to one vote per share. In the event of liquidation of the company the holder of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts if any. The distribution will be in proportion to number of equity shares held by each shareholder.				
	<b>Shares held by holding company</b>	No of shares		No of shares	
	Essel Home Private Limited	1,51,00,050		1,51,00,050	
	<b>Detail of shareholders holding more than 5% shares of the Company</b>				
3		FY 2017-18		FY 2016-17	
	<b>Name of Shareholders</b>	<b>No of shares</b>	<b>% held</b>	<b>No of shares</b>	<b>% held</b>
	Ruhil Promoters Pvt Limited	1,29,94,950	46.25	1,29,94,950	46.25
	Essel Home Pvt Ltd	1,51,00,050	53.74	1,51,00,050	53.74
	<b>RESERVE &amp; SURPLUS</b>			(Amount in INR)	(Amount in INR)
	<b>Surplus as per statement of Profit &amp; Loss</b>				
	Opening Balance			(48,96,508)	(43,51,185)
4	Add: Net Profit/( Loss) for the year			(3,24,466)	(5,45,322)
	Closing Balance			(52,20,974)	(48,96,508)
	<b>Long term Provisions</b>				
5	<b>Provision for employees benefits</b>				
	Gratuity			17,937	1,29,390
	Leave encashment			78,059	2,33,240
5				95,996	3,62,630
	<b>Short Term Borrowing (Unsecured)</b>				
	<b>Loans repayable on demand</b>				
	From others			2,07,77,822	-
	<b>Loans and advances</b>				
5	From related parties			46,45,28,851	51,06,61,001
	Other Loans and Advances			2,97,00,000	3,00,57,100
				54,50,06,673	54,07,18,101



**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

<b>6</b>	<b>Trade Payables</b>		
	Others	24,36,272	3,03,34,426
		<b>24,36,272</b>	<b>3,03,34,426</b>
<b>7</b>	<b>OTHER CURRENT LIABILITIES</b>		
	<b>Others Payable</b>		
	Statutory dues payable	44,71,044	4,19,738
	Other liabilities	61,48,684	2,47,66,485
	Advance from customers	16,09,73,996	2,20,00,000
		<b>17,15,93,724</b>	<b>4,71,86,223</b>
<b>8</b>	<b>Short - term Provisions</b>		
	<b>Provision for employees benefits</b>		
	Gratuity	304	391
	Leave encashment	84,655	17,017
		<b>84,959</b>	<b>17,408</b>
<b>10</b>	<b>DEFERRED TAX ASSETS / (LIABILITY) (AS - 22)</b>		
	<b>Item of Timing Difference</b>		
	Deferred Tax Assets/(Liability)	1,43,501	57,188
		<b>1,43,501</b>	<b>57,188</b>
<b>11</b>	<b>Trade Receivable</b>		
	(Unsecured considered good)		
	Outstanding for a period exceeding six months	-	-
	Others	2,64,30,858	-
		<b>2,64,30,858</b>	<b>-</b>
<b>12</b>	<b>Inventories</b>		
	Valued at Cost		
	Inventory	71,63,48,399	63,83,18,282
		<b>71,63,48,399</b>	<b>63,83,18,282</b>
<b>13</b>	<b>Cash and Cash Equivalents</b>		
	Balance With Banks in Current Account	32,25,726	56,81,429
	Cash on Hand	3,92,591	1,82,295
	Other Bank Balances	9,13,60,022	17,69,50,000
	Fixed Deposits with Bank( Under lien/earmarked in favour of DTCP INR 9,11,50,000/-PY INR 17,69,50,000/- and VAT INR 2,10,022/- (PY Nil) )		
		<b>9,49,78,339</b>	<b>18,28,13,724</b>
<b>14</b>	<b>Short-term Loans and advances</b>		
	(Unsecured and considered good)		
	Loans and Advances to related parties	8,03,28,613	1,48,47,733
	Loans and Advances to others	4,11,64,107	5,17,98,385
	Advance to contractor/suppliers	12,62,820	19,86,914
	Security deposits	16,95,520	15,80,000
	Interest Receivable	11,28,812	25,14,838
	Prepaid Expenses	1,460	298
	Input Credits	2,11,648	4,91,456
	Tds Receivable	7,84,106	2,79,426
	Income Tax refund	2,79,426	-
	Misc. Receivables	1,978	-
		<b>12,68,58,490</b>	<b>7,34,99,050</b>
<b>15</b>	<b>Other Current Assets</b>		
	Other Current Assets	31,025	29,025
		<b>31,025</b>	<b>29,025</b>
<b>16</b>	<b>Revenue from operations</b>		
	Sales	32,00,000	37,76,000
		<b>32,00,000</b>	<b>37,76,000</b>
<b>17</b>	<b>Other Income</b>		
	Interest Income	78,41,059	27,94,265
	Misc. Receipts	4,47,837	17,996
		<b>82,88,896</b>	<b>28,12,261</b>
<b>18</b>	<b>Project related Costs</b>		
	Purchases and project related cost	8,12,62,285	10,09,07,327
		<b>8,12,62,285</b>	<b>10,09,07,327</b>



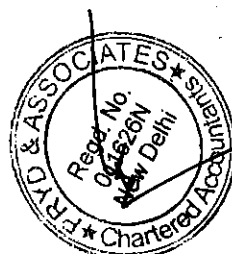
**GNEX REALTECH PRIVATE LIMITED**  
For the Financial Year Ending March 2018  
**Note.no-9 Fixed Assets**

Particulars	Gross Block (at Cost)			Depreciation/Impairment			Net Block	
	As at 1 April 2017	Addition During The Year	Disposal During the Year	As at 31 March 2018	upto 31 March 2017	For the year 2017-18	Total up to 31 march 2018	WDV as on 31 March 2017
<b>Tangible Assets</b>								
Computer	23,500	-	-	23,500	18,489	2,258	20,747	2,753
CC T.V CAMERA SYSTEM.	0	51730		51730	0	3,514	3,514	48,216
Hard Disk Drive(2TB)		10142.54		10142.54	0	438	438	9,705
Microwave		5100		5100	0	693	693	4,407
Printer A/c		17000		17000	0	2,242	2,242	14,758
Projector and Tripod		38990		38990	0	5,878	5,878	33,112
Refrigerator		14800		14800	0	2,422	2,422	12,378
Solar Light ( 15 W) (Two )		96274		96274	0	15,564	15,564	80,710
<b>Total Tangible Assets</b>	<b>23,500</b>	<b>2,34,037</b>	<b>-</b>	<b>2,57,537</b>	<b>18,489</b>	<b>33,009</b>	<b>51,498</b>	<b>5,011</b>
Previous Year	23500	0	0	23500	14377	4112	18489	9123



**GNEX REALTECH PRIVATE LIMITED**
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

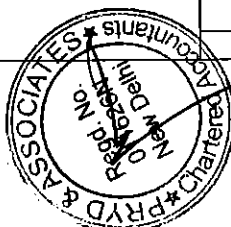
<b>19</b>	<b>Change in the Inventories of Finished goods, Work in Progress and Stock in Trade</b>		
	Opening balance	63,83,18,282	54,12,58,455
	Closing balance	71,63,48,399	63,83,18,282
		<b>(7,80,30,117)</b>	<b>(9,70,59,827)</b>
<b>20</b>	<b>Employees Benefits Expenses</b>		
	Salaries	27,18,489	11,08,321
	Staff welfare Expenses	84,619	24,425
	Employer' contribution to PF	4,51,282	1,27,218
	Leave travel allowance	1,10,635	31,503
	Medical reimbursement	52,297	17,500
	Leave encashment	72,834	2,50,257
	Gratuity	-	1,29,781
		<b>34,90,156</b>	<b>16,89,005</b>
<b>21</b>	<b>OTHER EXPENSES</b>		
	Payment to Auditors		
	Audit Fees	29,500	29,500
	Advertisement Expenses	21,39,176	19,000
	Conveyance charges	4,08,699	3,29,894
	Printing and stationary	33,539	610
	Depository Expenses	15,000	51,525
	Interest Paid on TDS	-	10,081
	Bank Guarantee Charges	3,04,561	8,13,151
	Tour and travelling	28,256	30,165
	Professional Fees	3,22,250	27,653
	Swachh Bharat Cass	21,134	16,462
	Filing Fees	74,650	21,200
	Prior Period expenses	-	17,458
	Misc. Expenses	6,961	6225
	Bank Charges	44,244	575
	Telephone Expenses	509	-
	Repairs and Maintenance	31,162	21,192
	Marketing and business promotion	12,18,705	52,405
	Stamp duty	-	2,00,000
	Preliminary exp. Written off	-	3,058
	Office Expenses	4,51,954	-
	Postage and courier	5,697	-
	GST Credit not allowed	-	-
	Interest on WCT	8,345	-
		<b>51,44,342</b>	<b>16,50,154</b>
<b>22</b>	<b>EARNING PER SHARE ( AS - 20 )</b>		
	Net Profit available for Equity Shareholders	(3,24,466)	(5,45,322)
	Weighted Average No. of Shares	28,10,00,000	28,10,00,000
	Nominal Value of Equity shares	INR 10/- each	INR 10/- each
	Basic & Diluted earning per share	<b>(0.001)</b>	<b>(0.002)</b>
<b>23</b>	<b>CONTINGENT LIABILITIES &amp; COMMITMENTS (to the extent non provided for)</b>		
	Contingent liabilities(Guarantee in respect of Loan availed by Group Companies)	6,95,51,97,231	7,00,95,00,000





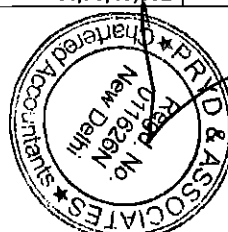
**GNEX REALTECH PRIVATE LIMITED ,**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

24	<b>RELATED PARTY DISCLOSURE (AS-18)</b>																																
a	<b>List of Related parties where control exists</b> <b>Ultimate Holding Company</b> Rama Associates Limited  <b>Holding Company</b> Essel Home Private Limited  <b>Fellow Subsidiaries / Enterprises under same group</b> Gnex Buildtech Private Limited Renu Realtech Private Limited Vivek Infracon Private Limited Gnex Infrabuild Private Limited CFG International Private Limited Gnex Projects Private Limited Rama Infracore Housing Private Limited Essel Housing and Infrastructure Development Private Limited Leopard Infracore Private Limited Konark Rajhans Estates Private Limited Essel Realty Private Limited Essel Realtech LLP  <b>Shareholder's</b> Ruhil Promoters Private Limited (formally known as Kashi Promoters Private Limited)  <b>Enterprises In which Director have significant influence or control</b> Realizum Developers Private Limited  <b>Key Managerial Personnel</b> <b>Directors</b> Aditya Bansal Kusum Lata Krishan Chandra Gupta Shashank Gupta Ajay Goyal Vanita Singhal Manvinder Singh Alag  <b>Company Secretary/CFO</b> Deepak Kumar Gupta, CFO Richa Arya, CS Harpreet Singh, CS  <b>Relative of Directors/Key Managerial Personnel</b> Neha Bansal (W/o Mr. Aditya Bansal)																																
b	<b>Transactions that have taken place during the year with related parties</b>  <b>Transactions with related parties:</b>  <table><tr><th>Particulars</th><th>FY 17-18</th><th>FY 16-17</th></tr><tr><td><b>Loans and advances given</b></td><td></td><td></td></tr><tr><td>Gnex Buildtech Private Limited</td><td>-</td><td>2,00,000</td></tr><tr><td>Gnex Infrabuild Private Limited</td><td>4,34,55,630</td><td>2,23,800</td></tr><tr><td>Konark Rajhans Estates Private Limited</td><td>1,37,495</td><td>38,750</td></tr><tr><td>Renu Realtech Private Limited</td><td>75,17,850</td><td>-</td></tr><tr><td>Essel Realty Private Limited</td><td>1,00,000</td><td>-</td></tr><tr><td>Essel Housing &amp; Infrastructure Development Private Limited</td><td>1,42,07,000</td><td>-</td></tr><tr><td>Realizum Developers Private Limited</td><td>77,50,000</td><td>-</td></tr><tr><td></td><td><b>7,31,67,975</b></td><td><b>4,62,550</b></td></tr></table>	Particulars	FY 17-18	FY 16-17	<b>Loans and advances given</b>			Gnex Buildtech Private Limited	-	2,00,000	Gnex Infrabuild Private Limited	4,34,55,630	2,23,800	Konark Rajhans Estates Private Limited	1,37,495	38,750	Renu Realtech Private Limited	75,17,850	-	Essel Realty Private Limited	1,00,000	-	Essel Housing & Infrastructure Development Private Limited	1,42,07,000	-	Realizum Developers Private Limited	77,50,000	-		<b>7,31,67,975</b>	<b>4,62,550</b>	<b>Amount In INR</b>	<b>Amount In INR</b>
Particulars	FY 17-18	FY 16-17																															
<b>Loans and advances given</b>																																	
Gnex Buildtech Private Limited	-	2,00,000																															
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Renu Realtech Private Limited	75,17,850	-																															
Essel Realty Private Limited	1,00,000	-																															
Essel Housing & Infrastructure Development Private Limited	1,42,07,000	-																															
Realizum Developers Private Limited	77,50,000	-																															
	<b>7,31,67,975</b>	<b>4,62,550</b>																															



**GNEX REALTECH PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

<b>Loans and advances Taken</b>		
Essel Housing & Infrastructure Development Private Limited	65,00,000	-
Gnex Infrabuild Private Limited	2,39,040	-
Essel Home Private Limited	7,64,00,000	24,97,73,804
Rama Associates Limited	60,00,000	-
Renu Realtech Private Limited	-	8,92,150
Konark Rajhans Estates Private Limited	5,40,801	-
	<b>8,96,79,841</b>	<b>25,06,65,954</b>
<b>Repayment/ Refund of Loans and advances given</b>		
Konark Rajhans Estates Private Limited	1,76,245	-
Renu Realtech Private Limited	74,10,850	-
Essel Realty Private Limited	1,00,000	-
	<b>76,87,095</b>	<b>-</b>
<b>Withdrawal of Bank Guarantee</b>		
Shashank Gupta	-	14,02,40,000
	-	<b>14,02,40,000</b>
<b>Repayment/Refund of Loans and advances Taken</b>		
Rama Associates Limited	4,34,50,000	1,00,00,000
Essel Home Private Limited	9,14,11,314	3,89,00,000
Renu Realtech Private Limited	8,92,150	-
Vivek Infracon Private Limited	1,40,000	1,00,000
Ruhil Promoters Private Limited (formally known as Kashi Promoters Private Limited)	-	2,65,90,000
	<b>13,58,93,464</b>	<b>7,55,90,000</b>
<b>Remuneration paid</b>		
Richa Arya	-	2,00,000
Harpreet Singh	16,130	-
Aditya Bansal	21,84,799	6,09,007
	<b>22,00,929</b>	<b>6,09,007</b>
<b>Booking Amount received</b>		
Neha Bansal	6,89,850	-
	<b>6,89,850</b>	<b>-</b>
<b>Refund of Booking Amount</b>		
Neha Bansal	6,89,850	-
	<b>6,89,850</b>	<b>-</b>
<b>Balances with related parties:</b>		
<b>Particulars</b>	<b>FY 2017-18</b>	<b>FY 2016-17</b>
<b>Loans and advances given</b>		
Gnex Buildtech Private Limited	40,00,000	40,00,000
Gnex Infrabuild Private Limited	4,36,79,430	2,23,800
CFG International Private Limited	71,61,871	71,61,871
Konark Rajhans Estates Private Limited	-	38,750
Renu Realtech Private Limited	1,07,000	-
Essel Housing & Infrastructure Development Private Limited	1,42,07,000	-
Realizum Developers Private Limited	77,50,000	-
	<b>76905301</b>	<b>11424421</b>
<b>Loans and advances taken</b>		
Gnex Infrabuild Private Limited	2,39,040	-
Rama Associates Limited	6,70,50,000	10,45,00,000
Essel Home Private Limited	25,72,17,458	27,22,28,772
Renu Realtech Private Limited	-	8,92,150
Vivek Infracon Private Limited	-	1,40,000
Ruhil Promoters Private Limited (formerly known as Kashi Promoters Private Limited)	11,61,01,393	11,61,01,393
Konark Rajhans Estates Private Limited	5,40,801	-
Essel Housing & Infrastructure Development Private Limited	65,00,000	-
	<b>44,76,48,692</b>	<b>49,38,62,315</b>



**GNEX REALTECH PRIVATE LIMITED****NOTES FORMING PART OF FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

- 25 The Company has not received any information from suppliers or service providers, whether they are covered under Micro, Small and Medium Enterprises, (Development) Act, 2006. Therefore, it has not been possible to ascertain and disclose the information, if any, required under the Act.
- 26 In the opinion of Board of Directors, current assets, loans and advance appearing in the balance sheet as at March 31, 2018 have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet.
- 27 Previous Years figures have been regrouped, rearranged and reclassified wherever considered necessary to confirm to the current year figures.

As per our report of even date attached

**For PRYD & Associates**

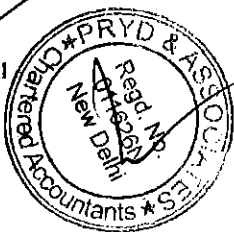
**Chartered Accountants**

Firm Registration No.011626N

For and on behalf of the Board of Directors

**Gnex Realtech Private Limited**

CA. Rajiv Bansal  
Partner  
(M. No: 099738)



Aditya Bansal  
Whole-Time Director  
DIN: 07381561

Manvinder Singh Alag  
Director  
DIN:08066456

Place : Delhi  
Date : 01/09/2018

Deepak Kumar  
Deepak Kumar Gupta  
Chief Financial Officer (CFO)

Kritika Sethi  
Company Secretary  
Membership No. A31088



STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2015

	PARTICULARS	NOTE NO.	2014-2015 (Rs)	2013-2014 (Rs)
I	Revenue from Operations	14	7,450,625	-
II	Other Income	15	63,540	-
III	Total Income (I+II)		7,514,165	-
IV	Expenses:			
	Purchases of Land		185,551,275	16,295,552
	Project related Expenses	16	76,486,267	45,996,826
	Changes in Inventories of Finished Goods, Work-in-Progress and Stock-in-Trade	17	(254,586,917)	(62,292,378)
	Depreciation		6,891	-
	Other Expenses	18	2,011,563	1,803,659
	Total Expenses (IV)		9,469,079	1,803,659
V	Profit before Tax (III-IV)		(1,954,914)	(1,803,659)
VI	Exceptional Items:		10,910	-
VII	Profit before Tax but after Exceptional Items (V-VI)			-
VI	Tax Expenses:			
	Current Tax		-	-
VII	Profit (Loss) for the period (V-VI)		(1,965,824)	(1,803,659)
VIII	Earnings per Equity Share :	19		
	Basic		(0.08)	(0.07)
	Diluted		(0.08)	(0.07)

\* Additional Information as required under Companies Act, 2013 20  
\*\* Significant Accounting Policies 1

As per our audit report of even date  
For VISHAKHA GOEL  
CHARTERED ACCOUNTANTS

For and on behalf of Board of Directors of  
GNEX REALTECH PRIVATE LIMITED

VISHAKHA GOEL  
ACA, M.No.: 418525



PLACE : NEW DELHI  
DATE : 02/09/2015

*Shashank*

SHASHANK GUPTA  
DIRECTOR  
DIN: 06370418

*Pragya*

KRISHAN CHANDRA GUPTA  
DIRECTOR  
DIN: 06633135

*Manpreet Kaur*  
MANPREET KAUR (M.No. A40100)  
COMPANY SECRETARY

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ACCOMPANYING BALANCE SHEET AS AT 31ST MARCH 2015 AND STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON THAT DATE.

1 SIGNIFICANTS ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements:

The financial statements have been prepared under historical cost convention, in accordance with accounting standards issued by the Institute of Chartered Accountants of India and the provisions of the Companies Act, 1956 and Companies Act, 2013 adopted consistently by the company. All income and expenditure having a material being on the financial statement are recognized on accrual basis.

1.2 Revenue Recognition

(i) All expenses are accounted for on Accrual Basis.

(ii) Recognition of revenue is made when (a) the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control; and (b) no significant uncertainty exists regarding the amount of consideration that will be derived from the transaction; and (c) it is not unreasonable to expect ultimate collection.

(iii) Preliminary Expenses have been amortized at the rate of 1/5 per year.

1.3 Earning Per Share

Basic earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period Diluted earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares.

1.4 Accounting for Taxes on Income

Provision for current tax is made after taking into consideration benefits under the provisions of the Income Tax Act 1961.

1.5 Previous year's figures have been regrouped and reclassified wherever necessary.

1.6 Balances either in debit or in credit in respect of debtors, creditors, advances to and from the parties etc. are subject to confirmation.

1.7 Depreciation has been charged as per schedule II of Companies Act, 2013





NOTES ACCOMPANYING BALANCE SHEET AND STATEMENT OF PROFIT AND LOSS

2 SHARE CAPITAL

2.1 SHARE CAPITAL

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Authorized Share Capital : 3,10,00,000 Equity Shares (2,60,00,000 Equity Shares in Previous Year) of Rs. 10 each fully paid	310,000,000	260,000,000
Issued Share Capital : 2,60,00,000 Equity Shares of Rs. 10 each fully paid	260,000,000	260,000,000
Subscribed and Fully Paid-up Share Capital : 2,60,00,000 Equity Shares of Rs. 10 each fully paid	260,000,000	260,000,000
<b>TOTAL</b>	<b>260,000,000</b>	<b>260,000,000</b>

2.2 The Company has only one class of shares referred to as equity shares having a par value of Rs. 10/- .  
Each holder of equity shares is entitled to one vote per share.

2.3 The Company has issued Nil shares as bonus shares out of free reserves during the period of five years immediately preceding date of Balance Sheet.

2.4 The reconciliation of the number of shares outstanding as at March 31, 2015 and March 31, 2014 is set out below:

PARTICULARS	31.03.2015 (Nos of Shares)	31.03.2014 (Nos of Shares)
Equity Shares of Rs. 10 each : Number of shares outstanding during the year	26,000,000	26,000,000
Closing number of shares outstanding	26,000,000	26,000,000

3 RESERVES & SURPLUS

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Profit & Loss Account -Surplus\ (Deficit)		
Opening Balance	(2,213,220)	(409,561)
Add : Addition during the Year	(1,965,824) (4,179,044)	(1,803,659) (2,213,220)
<b>TOTAL</b>	<b>(4,179,044)</b>	<b>(2,213,220)</b>



4 SHORT TERM BORROWINGS

PARTICULARS		31.03.2015 (Rs)	31.03.2014 (Rs)
Loans and advances from Ex- directors- <i>Unsecured</i>		22,240,770	4,130,000
Loans and advances from Companies		459,252,082	406,110,929
<b>TOTAL</b>		<b>481,492,852</b>	<b>410,240,929</b>

5 TRADE PAYABLES

PARTICULARS		31.03.2015 (Rs)	31.03.2014 (Rs)
Trade Payables		35,033,970	6,797,937
<b>TOTAL</b>		<b>35,033,970</b>	<b>6,797,937</b>

The Company has not received any memorandum (as required to be filed by the suppliers with the notified authority under the Micro, Small & Medium Enterprises Development Act 2006) claiming their status as micro, small or medium enterprises. Consequently the amount paid/payable to these parties during the year is NIL.

6 OTHER CURRENT LIABILITIES

PARTICULARS		31.03.2015 (Rs)	31.03.2014 (Rs)
Cheque issued but not presented		-	2,391,146
TDS Payable		63,451	161,956
Audit Fee Payable		17,236	11,236
Business Advances		194,880,000	17,300,000
<b>TOTAL</b>		<b>194,960,687</b>	<b>19,864,338</b>

7 FIXED ASSETS

PARTICULARS		31.03.2015 (Rs)	31.03.2014 (Rs)
Computer			
Add: Addition		23,500	
Total		23,500	
Less: Depreciation		6,891	16,609
<b>TOTAL</b>		<b>16,609</b>	<b>-</b>





8 OTHER NON CURRENT ASSETS

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Preliminary Expenses (to the extent not written off)	3,058	6,114
<b>TOTAL</b>	<b>3,058</b>	<b>6,114</b>

9 INVENTORIES

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Inventories (As taken, valued and verified by the Management)		
Opening balance	171,022,761	108,730,383
Add: Purchases of land during the year	185,551,275	16,295,552
Add: Project related expenses	76,486,267	45,996,826
Less: Cost of Land Sold	(7,450,625)	-
	425,609,678	171,022,761
<b>TOTAL</b>	<b>425,609,678</b>	<b>171,022,761</b>

Inventories have been valued at lower of cost or net realizable value.

10 TRADE RECEIVABLES

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Outstanding for a period exceeding six months from the date they are due for payment (Unsecured, Considered Good)	6,000,000	-
<b>TOTAL</b>	<b>6,000,000</b>	<b>-</b>

11 CASH & CASH EQUIVALENTS

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Allahabad Bank A/c No. 50216403174	5,000	-
Allahabad Bank A/c No. 50216404009 GH-1	5,000	-
Allahabad Bank A/c No. 50216404292 Township	5,000	-
Axis Bank 91202006331178	-	1,106,126
Bank of India A/c	-	100,000
HDFC Bank A/c 02947630001145	53,837	-
HDFC Bank, Jangpura, New Delhi	9,843	684,023
SBI Bank	3,461	14,011
Cash on hand	4,742,108	19,850,780
<b>TOTAL</b>	<b>4,824,249</b>	<b>21,754,940</b>

Bank balance are not verified for the year ended on 31.03.2015



12 SHORT TERM LOANS & ADVANCES

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Security Deposit with Indian Railway Welfare Organisation	1,500,000	-
Balance with Revenue Authorities	6,354	-
Short term loans and advances		
- Business Advances	528,984,410	501,903,113
-Other	361,051	
<b>TOTAL</b>	<b>530,851,815</b>	<b>501,903,113</b>

13 OTHER CURRENT ASSETS

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Preliminary Expenses (to the extent not written off)	3,056	3,056
<b>TOTAL</b>	<b>3,056</b>	<b>3,056</b>

14 REVENUE FROM OPERATIONS

PARTICULARS	2014-2015 (Rs)	2013-2014 (Rs)
Sale of Land	7,450,625	-
<b>Net Revenue from Operations</b>	<b>7,450,625</b>	<b>-</b>

15 OTHER INCOME

PARTICULARS	31.03.2015 (Rs)	31.03.2014 (Rs)
Interest	63,540	-
<b>TOTAL</b>	<b>63,540</b>	<b>-</b>



16 PROJECT RELATED EXPENSES

PARTICULARS	2014-2015 (Rs)	2013-2014 (Rs)
Land Conversion Charges/ Fees	63,396,537	7,788,645.00
Professional Fees	2,161,550	13,923,506.00
Electrical Expenses	3,007	19,514.00
Construction Cost	8,861,206	23,009,299.00
Bank Charges	796,731	81,263.00
Travelling & Local Conveyance	53,343	28,524.00
Plantation/ Gardening Expenses	-	225,310.00
Rates & Taxes	-	20,000.00
Security Charges	207,904	267,578.00
Salaries	1,002,933	632,131.00
Preliminary Expense written off	3,056	3,056.00
	76,486,267	45,996,826

17 CHANGES IN INVENTORIES OF WORK-IN-PROGRESS

PARTICULARS	2014-2015 (Rs)	2013-2014 (Rs)
Change in Inventories (Land & Project work in progress)		
Opening Stock	171,022,761	108,730,383
Less : Closing Stock	425,609,678 (254,586,917)	171,022,761 (62,292,378)
Total	(254,586,917)	(62,292,378)

18 OTHER EXPENSES

PARTICULARS	2014-2015 (Rs)	2013-2014 (Rs)
<b>General Administrative &amp; Other Expenses:</b>		
Audit Fees	6,000	11,236
Professional & Consulting Charges	69,770	-
Donation	700,000	252,000
Bank Charges	182,176	-
Advertisement Exps.	170,450	-
Business Promotions	203,686	-
Fees for increase in Authorised Share Capital & ROC filing Fees	495,600	1,458,421
Rent	20,000	-
Computer Software	18,000	-
Interest on TDS	9,606	62,602
Printing & Stationery	129,245	19,400
Miscellaneous Expense	7,030	-
Total	2,011,563	1,803,659



19 EARNINGS PER EQUITY SHARE

PARTICULARS	2014-2015 (Rs)	2013-2014 (Rs)
Profit after tax	(1,965,824)	(1,803,659)
Profit attributable to ordinary shareholders	(1,965,824)	(1,803,659)
Weighted average number of ordinary shares	26,000,000	26,000,000
Nominal value of ordinary shares	10	10
Basic earning per Share	(0.08)	(0.07)
Diluted earning per share	(0.08)	(0.07)

Basic earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period. Diluted earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares.

20 RELATED PARTY TRANSACTIONS

20.1 The list of related parties and nature of their relationship:

Name of related parties	Nature of relationship
Shashank Gupta	Key Management Personnel
Kusum Lata	Key Management Personnel
Krishan Chandra Gupta	Key Management Personnel

20.2 Particulars of transaction with related parties during the year 2014-2015 and 2013-2014:

Name of related parties	Nature of Transactions	2014-2015	2013-2014
Shashank Gupta	Acceptance/ Repayment of Loan	300,000	-

As per our audit report of even date  
For VISHAKHA GOEL  
CHARTERED ACCOUNTANTS

VISHAKHA GOEL  
ACA, M.No.: 418525

PLACE : NEW DELHI  
DATE : 02/09/2015



For and on behalf of Board of Directors of  
GNEX REALTECH PRIVATE LIMITED

*Shashank*  
SHASHANK GUPTA  
DIRECTOR  
DIN: 06370418

*K Gupta*  
KRISHAN CHANDRA GUPTA  
DIRECTOR  
DIN: 06633135

*Manpreet Kaur*  
MANPREET KAUR (M.No.-940100)  
COMPANY SECRETARY  
Membership No. ....