

OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
BALANCE SHEET AS AT 31ST MARCH, 2017

(In Rupees)

Particulars	Note No	Amount as at 31.03.2017	Amount as at 31.03.2016
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	110,000,370	110,000,370
(b) Reserves and Surplus	4	6,835,846	89,920
		116,836,216	110,090,290
(2) Non-Current Liabilities			
(a) Deferred Tax Liabilities	5	-	9,541
			9,541
(3) Current Liabilities			
(a) Short Term Borrowings	6	-	58,247,280
(b) Short Term Provisions	7	4,181,992	173,510
(c) Trade Payables	8	7,721,124	1,629,796
(d) Other Current Liabilities	9	540,163,008	383,522,270
		552,066,124	443,572,856
TOTAL		668,902,340	553,672,688
II. ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets	10		
(i) Tangible Assets		266,650	59,522
(ii) Intangible Assets		138,295	375,393
(b) Deferred Tax Assets	5	39,906	-
		444,851	434,915
(2) Current Assets			
(a) Inventories	11	443,164,440	300,950,618
(b) Cash and Bank Balances	12	194,406,005	245,276,376
(c) Other Current Assets	13	17,728,431	2,983,146
(d) Short Term Loans & Advances	14	13,158,613	4,027,633
		668,457,489	553,237,772
TOTAL		668,902,340	553,672,688
Summary of Significant Accounting Policies & other Explanatory notes	2	-	-

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E

For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Dewanshi
(CA Dewanshi Goyal)
Partner
MRN:542505
Place: New Delhi
Date: 04.09.2017



Paramjit Singh
Paramjit Singh
(Director)
DIN:01831634
Rashni
Rashni Sahdev
(Company Secretary)
M. No. 42782

Satyendra
Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2017

(In Rupees)

Particulars		Note No.	Figures for the year ended on 31.03.2017	Figures for the year ended on 31.03.2016
INCOME				
I.	Revenue from Operations		-	-
II.	Other Incomes	15	16,077,456	3,308,665
III.	Total Revenue (I + II)		16,077,456	3,308,665
EXPENSES				
IV.	Employee Benefit Expenses	16	54,667	-
	Finance Costs	17	36,512	-
	Depreciation & Amortization Cost	18	332,273	79,103
	Other Expenses	19	5,098,346	2,931,133
	Total Expenses		5,521,798	3,010,236
V.	Profit/(Loss) before Tax		10,555,658	298,429
VI.	Tax Expense			
	Current Tax		3,423,514	-
	Earlier year Tax		435,665	-
	Deferred Tax Charge/ (Credit)		(49,447)	9,541
VII.	Profit/(Loss) for the year		6,745,926	288,888
	No. of Equity Shares		11,000,037	11,000,037
VIII.	Earnings per Equity Share:			
	(1) Basic		0.61	0.03
	(2) Diluted		0.61	0.03
Summary of Significant accounting policies & other explanatory notes		2		

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E

For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Dewanshi
(CA Dewanshi Goyal)

Partner
MRN:542505
Place: New Delhi
Date: 04.09.2017



Paramjit Singh
Paramjit Singh
(Director)

DIN:01831634

Roshni
Roshni Sahdev
(Company Secretary)
M. No. 42782

Satyendra

Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2017

S.No.	Particulars	31.03.2017 Amount (Rs.)	31.03.2016 Amount (Rs.)
A	Cash Flow from Operating Activities		
	Net Profit before Tax	10,555,658	298,429
	Adjustment for:		
	Transfer to Reserve	-	21,501
	Depreciation	332,273	79,103
	Interest Income	(16,033,532)	(3,308,665)
	Operating Profits before Working Capital changes		
	Adjustment for:		
	Inventories	(142,213,822)	(52,722,196)
	Loans & Advances and Other Assets	(23,876,266)	(5,742,518)
	Trade and Other Payables	166,740,548	266,523,652
	Cash Generated from Operations	(4,495,141)	205,149,306
	Tax Paid	(3,859,179)	-
	Net Cash Flow from Operating Activities (A)	(8,354,320)	205,149,306
B	Cash Flow from Investing Activities		
	Purchase of Fixed Assets	(302,303)	(514,018)
	Purchase of Investments	-	-
	Interest Received	16,033,532	3,308,665
	Net Cash Flow used in Investing Activities (B)	15,731,229	2,794,647
C	Cash Flow from Financing Activities		
	Proceeds from Issue of Shares	-	109,500,370
	Proceeds / (Repayments) of Borrowings	(58,247,280)	(72,575,000)
	Net Cash Flow from Financing Activities (C)	(58,247,280)	36,925,370
	Net Increase /Decrease in Cash and Cash Equivalents (A+B+C)	(50,870,371)	244,869,323
	Cash and Cash Equivalent at the beginning of the Year	245,276,376	407,053
	Cash and Cash Equivalent at the end of the Year	194,406,005	245,276,376
NOTES:	The Cash Flow Statement has been prepared under the Indirect method and reporting of the 'Investing and Financing Activities has been done on the net basis as per para 22 as set out in 'Accounting Standard 3 on 'Cash Flow Statement' issued by the Institute of Chartered 'Accountants of India.		
1	Figures in brackets indicate cash outflow.		
2	Cash & Cash Equivalents include:		
3			
	Particulars	As At 31st March, 2017	As At 31st March, 2016
	Cash in Hand	171,558	812,378
	Balance with Banks	618,447	10,947,998
	Bank Deposits	193,616,000	233,516,000
		194,406,005	245,276,376

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E

Dewanshi
(CA Dewanshi Goyal)
Partner
MRN:542505
Place: New Delhi
Date: 04.09.2017



For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Paramjit Singh
Paramjit Singh
(Director)
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Roshni Sahdev
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(Company Secretary)
M. No. 42782

Satyendra
Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

Note No.	Particulars	31.03.2017 (Rs.)	31.03.2016 (Rs.)
3	Share Capital		
	Authorised		
	111,00,000 Equity Shares of Rs. 10/- each	111,000,000	111,000,000
	Total	111,000,000	111,000,000
	Issued, Subscribed and Fully Paid-Up		
	110,00,037 Equity Shares of Rs. 10/- each fully paid-up	110,000,370	110,000,370
	Total	110,000,370	110,000,370

Reconciliation of the Shares outstanding at the beginning and end of the reporting year

Particulars	31.03.2017		31.03.2016	
	Number	Amount (Rs.)	Number	Amount (Rs.)
At the beginning of the year	11,000,037	110,000,370	50,000	500,000
Equity Shares issued on Preferential basis during the year	-	-	68,153	681,530
Equity Shares issued as Bonus Shares to the shareholders as on date of issue.	-	-	10,881,884	108,818,840
Total at end of the year	11,000,037	110,000,370	11,000,037	110,000,370

Name of the Shareholder holding more than 5% Shares

Name of shareholders	31.03.2017		31.03.2016	
	Number	% held	Number	% held
Reach Realcons Pvt. Ltd. - Holding Company	10,994,451	99.95%	10,994,451	99.95%

4	Reserves and Surplus	31.03.2017 (Rs.)	31.03.2016 (Rs.)
	Securities Premium Account		
	Balance at the beginning of the year	21,501	-
	Add: Shares issued during the year	-	108,840,341
	Less: Utilised for Bonus	-	108,818,840
	Total	21,501	21,501
	Surplus in the Statement of Profit and Loss		
	Balance at the beginning of the year	68,419	(220,469)
	Add: (Loss)/ Profit for the year	6,745,926	288,888
	Balance at the end of the year	6,814,345	68,419
	Total	6,835,846	89,920
5	Deferred Tax Liabilities /(Assets)		
	Opening Balance	9,541	-
	Add/(Less)-Adjustment for the year	(49,447)	9,541
	Total	(39,906)	9,541
6	Short term Borrowings		
	Inter Corporate Deposits		
	Unitech Limited	-	58,247,280
	Total	-	58,247,280
7	Short term Provisions		
	Provision for Income Tax	3,423,514	-
	Expenses Payable	179,008	114,370
	Salary Payable	579,470	59,140
	Total	4,181,992	173,510
8	Trade Payables		
	Sundry Creditors	7,721,124	1,629,796
	Total	7,721,124	1,629,796
9	Other Current Liabilities		
	Statutory Dues	1,610,802	906,688
	Customer Advances	537,164,245	382,615,582
	Security Retentions	1,350,848	-
	Imprest Payable	37,113	-
	Total	540,163,008	383,522,270



NOTE 10 - FIXED ASSET AS PER SCHEDULE II OF COMPANIES ACT 2013

Particulars	Gross Block			Depreciation				Transfer to Retained earnings	Net Block	
	As at 01-04-2016	Additions During the year	Sold During the year	As at 31-03-17	Upto 31-03-2016	For The Year	Depreciation Written back	Upto 31-03-2017	As at 31-03-2017	As at 31-03-2016
TANGIBLE ASSET										
Computer and Access	92,018	87,600	-	179,618	32,496	70,115	-	102,611	77,007	59,522
Plant & Machinery	-	99,048	-	99,048	-	5,246	-	5,246	93,802	-
Furniture & Fixture	-	115,655	-	115,655	-	19,814	-	19,814	95,841	-
TOTAL(A)	92,018	302,303	-	394,321	32,496	95,175	-	127,671	266,650	59,522
INTANGIBLE ASSETS										
Computer Software	422,000	-	-	422,000	46,607	237,098	-	283,705	138,295	375,393
TOTAL(B)	422,000	-	-	422,000	46,607	237,098	-	283,705	138,295	375,393
Grand Total(A+B)	514,018	302,303	-	816,321	79,103	332,273	-	411,376	404,945	434,915
Previous Year	-	514,018	-	514,018	-	79,103	-	79,103	434,915	-



IT Dep. For The F. Y. Year 2016-2017

S.N.	NAME OF THE ASSETS	Rate	W.D.V. AS ON 01.04.16	ADDITION		DELETIONS Sale Value	Total Block Value as on 31.03.17	For The Year Depreciation	W.D.V. AS ON 31.03.17
				More than 180 Days	Less than 180 Days				
1	Computer & Access	60.00%	36,807	58,300	29,300	-	124,407	65,854	58,553
2	Software	25.00%	369,250	-	-	-	369,250	92,313	276,937
3	Plant & Machinery	15.00%	-	18,558	80,490	-	99,048	8,820	90,228
4	Furniture & Fixtures	10.00%	-	115,655	-	-	115,655	11,566	104,089
	TOTAL		406,057	192,513	109,790	-	708,360	178,553	529,807



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

Note No.	Particulars	31.03.2017 (Rs.)	31.03.2016 (Rs.)
11	Inventories		
	Project in progress	443,164,440	300,950,618
	Total	443,164,440	300,950,618
12	Cash and Bank Balances		
	Cash and Cash Equivalents		
	Cash in Hand (As Certified by Management)	171,558	812,378
	Balances with Banks	618,447	10,947,998
	Other Bank Balances		
	Bank Deposits	193,616,000	233,516,000
	Total	194,406,005	245,276,376
13	Other Current Assets		
	Service Tax Input	3,952,504	735,277
	VAT Input	4,258,145	-
	Security Deposit	455,138	414,338
	Accrued Interest	9,049,740	1,833,531
	Prepaid Expenses	12,904	-
	Total	17,728,431	2,983,146
14	Short Term Loans & Advances		
	Advance Tax and TDS Receivable	7,475,812	4,027,633
	Advance to Parties	5,682,801	-
	Total	13,158,613	4,027,633



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2017

Note No.	Particulars	For the period ended 31.03.2017 (Rs.)	For the year ended 31.03.2016 (Rs.)
15	Other Incomes		
	Interest Received on FDR	15,953,902	3,308,665
	Interest on Income Tax Refund	79,630	-
	Sundry Balances Written off	43,924	-
	Total	16,077,456	3,308,665
16	Employee Benefits Expense		
	Recruitment & Training Expenses	54,667	-
		54,667	-
17	Finance Costs		
	Bank Charges	36,512	-
		36,512	-
18	Depreciation & Amortization Cost		
	Depreciation	332,273	79,103
		332,273	79,103
19	Other Expenses		
(a)	Administrative & Other Expenses		
	Legal & Professional Charges	1,017,294	224,693
	Advertisement & Publicity	2,325,142	-
	Registration & Filing Fees	11,400	1,349,391
	Rates & Taxes	66,914	21,032
	Computer Repair & Maintenance	12,035	-
	Festival & Diwali Expenses	333,876	-
	Insurance Expense	2,714	-
	Office Running & Maintenance Charges	38,731	-
	Interest on Statutory Dues	2,190	11,082
	Business Promotion Expenses	422,519	1,168,368
	Travelling & Conveyance Expenses	616,148	3,258
	Telephone & Internet Expenses	27,254	611
	Printing & Stationery	186,954	122,598
	Total (a)	5,063,171	2,901,033
(b)	Payment to Auditors		
	Auditors Remuneration	35,000	30,100
	Service Tax	175	-
	Total (b)	35,175	30,100
	Grand Total (a+b)	5,098,346	2,931,133



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT MARCH 31, 2017

Note No.	Particulars
(1)	Corporate Information
	Ojos Developers Private Limited was incorporated on 1st November, 2007 and is engaged in the business of Construction and Development activities.
(2)	Significant Accounting Policies
a)	Basis of accounting and preparation of financial statements The Financial Statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 ('Act') read with Rule 7 of the Companies (Accounts) Rules, 2014. The Accounting Policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.
b)	Use of estimates The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.
c)	Fixed assets Fixed Assets are stated at cost less accumulated depreciation. Cost comprises of the purchase price and other attributed expenses.
d)	Revenue recognition Revenue from the projects is recognized on the basis of "Percentage of Completion Method" (POCM) of accounting. Revenue is recognized, in relation to sold areas only, on the basis of percentage of actual cost incurred thereon as against the total estimated cost of the project under execution as may reasonably be decided by the management, being equal to or more than 35%, considering the actual progress of work vis a vis the total work to be carried out to ensure completion of project. These estimates are subject to periodic revision by the management and the effect of such changes to estimates shall be recognized in the period such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.
e)	Cost of Sales/Construction / Development Cost of Construction/Development (including cost of land) is charged to the profit & loss account proportionate to the revenue recognized as per accounting policy. Final adjustments, if required, are made on completion of the respective projects.
f)	Inventories Inventory comprises completed property for sale, project in progress and land. (a) Completed unsold inventory is valued at lower of cost or net realizable value. Cost is determined by including cost of land, materials, services and other related overheads. (b) Project in progress is valued at lower of cost or net realizable value. Cost includes cost of land, materials, services and other construction related overheads. (c) Land is valued at lower of cost or net realizable value. (d) Costs of building material and consumable stores are valued at cost, which is determined on the basis of 'First in First Out' method.
g)	Brokerage Brokerage paid is of the nature of commission on sales, which means that the commission expenses should be charged off to profit and loss account in the year when the relevant sales is recognised. As per the agreement, in case the sale of units, booked through commission agents, is cancelled in future before collection of the due money from the customer then the expenses of commission paid becomes recoverable. Hence it is an asset controlled by the enterprise as a result of past events from which future economic benefits are expected to flow to the enterprise as per AS-26. In such situation we have carried over the expenses of commission as an asset, which was supposed to be charged off to profit and loss account, when the revenue was to be recognised.
h)	Depreciation Depreciation is calculated on Written Down Value method as per Schedule II of Companies Act 2013.
i)	Investment The Investments are stated at the purchase price plus expenses i.e. brokerage, fees and duties etc. related with the purchases.
j)	Foreign Transaction No Foreign Currency Transaction has been made by the company.
k)	Taxes on Income a) Current Tax is determined as the amount of tax payable in respect of taxable income for the period. b) Deferred Tax is recognized subject to consideration of prudence on timing difference between taxable income and account income that originate in one period and is capable of reversal in one or more subsequent period.
l)	Impairment of Assets If the carrying amount of fixed assets exceeds the recoverable amount on the reporting date, the carrying amount is reduced to the recoverable amount. The recoverable amount is measured as the higher of the selling price and the value determined by the present value of estimated future cash flows.
m)	Intangible Assets Intangible Assets are stated at cost of acquisition net of recoverable taxes less accumulated amortization / depletion.
n)	Contingencies A provision is recognized when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. <u>There are no contingent liabilities as on the date of Balance Sheet.</u> All Statutory Liabilities due on 31st March 2017, has been paid before filling of Income Tax Return.



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

o) Sundry Debtors, Loan & Advances and Sundry Creditors

In the opinion of the Board of Director's the Current Assets, Loans & Advances are approximately of the value stated if realised in the ordinary course of business. The provisions for all known liabilities are adequate and not in excess of the amount reasonably required. Balance of Sundry Creditors, Sundry Debtors and Advances are subject to confirmation and reconciliation.

p) Earnings Per Share (EPS)

PARTICULARS	31.3.2017	31.3.2016
	(In Rs.)	(In Rs.)
Net Profit after current year Income Tax	6,745,926	288,888
Weighted Average No. of Equity Shares	11,000,037	11,000,037
Basic Earning Per Shares	0.61	0.03
Diluted Earning Per Shares	0.61	0.03
Face Value Per Equity Shares	10	10

q) Payment to Auditors

PARTICULARS	31.3.2017	31.3.2016
	(In Rs.)	(In Rs.)
As Audit Fees	35,000	35,000
As Service Tax	4,900	4,900
Total	39,900	39,900

r) Managing Director Remuneration

No Director Remuneration during the year.

s) Impairment of Assets

The Company reviews the carrying amount of its fixed assets on each balance sheet date for the purpose of ascertaining impairment, if any, by considering assets of entire plant as cash generating unit. On such review as at 31st March, 2017, no provision for the impairment Loss is required as net realizable value is more than Carrying amount.

t) Related Parties Disclosures

As per Accounting Standard-18 'Related Party Disclosures' notified in the Companies (Accounting Standards) Rules 2006, the disclosures of transactions with the related parties as defined in AS-18 are given below:

i) Lists of Related parties with relationships:

Name of The Related Party	Relationship
Mr. Harpreet Singh Hora	Director
Mr. Paramjit Singh	Director
Mr. Ramandeep Singh	Director
Mr. Harinder Singh Hora	Relative of Director
Mrs. Amandeep Hora	Relative of Director
Realistic Realtors Pvt. Ltd.	Director has significant influence
Reach Realcons Pvt. Ltd.	Holding Company

ii) Transactions during the year with Related Parties :

Name of Related Party	For the Year 2016-17	For the Year 2015-16
Nature of Transaction	Amount (Rs.)	Amount (Rs.)
Mr. Harpreet Singh Hora		
Advance against Property		
Opening Balance	-	-
Transaction during the year	1,968,007.00	-
Closing Balance	1,968,007.00	-
Mr. Harinder Singh Hora		
Advance against Property		
Opening Balance	-	-
Transaction during the year	5,467,879.00	-
Closing Balance	5,467,879.00	-



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ii) Transactions during the year with Related Parties :

Nature of Transaction	Amount (Rs.)	Amount (Rs.)
<u>Mrs. Amandeep Hora</u>		
Advance against Property		
Opening Balance	-	-
Transaction during the year (Net)	5,354,360	-
Closing Balance	5,354,360	-
Nature of Transaction	Amount (Rs.)	Amount (Rs.)
<u>M/s Realistic Realtors Private Limited</u>		
Brokerage / Consultancy Charges		
Opening Balance	-	-
Bill Raised	-	3,510,917
Closing Balance	-	-

u) Previous year figures have been re-grouped / re-arranged wherever required to make them comparable with current year.

v) Current Year figures have been rounded off to nearest rupees.

Deferred Tax Liabilities/Assets-	31.03.2017 (Rs.)
Particulars	
W.D.V. as per Income Tax Act,1961 as on 31.03.2017	529807
W.D.V. as per Companies Act,1965 as on 31.03.2017	404945
Differences	124862
Deferred Tax Assets as on 31.03.2017 @ 31.96%	39906

x) In Compliance with Notification no. G.S.R 308(E) by Ministry of Corporate Affairs dated 30th March 2017. Following are the details regarding Specified Bank Notes (SBN) held and transacted during the period from 8th November 2016 to 30th December,2016:-

Particulars	SBN (Rs.)	Other than SBN (Rs.)	Balance (Rs.)
Closing Cash in Hand as on 08.11.2016	350,000	219,626	569,626
(+) Permitted Receipts	-	-	-
(+) Bank Withdrawals	-	50,000	50,000
(-) Permitted Payments	-	(31,440)	(31,440)
(-) Amount deposited in Banks	(350,000)	-	(350,000)
Closing Cash in Hand as on 30.12.2016	-	238,186	238,186

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E

Dewanshi
(CA Dewanshi Goyal)
Partner
MRN:542505
Place: New Delhi
Date: 04.09.2017



For and on behalf of the Board of Directors of
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(Director)
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Satyendra

Satyendra Prakash Parashar
(Director)
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Roshni
Roshni Sahdev
(Company Secretary)
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OJOS DEVELOPERS PRIVATE LIMITED
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BALANCE SHEET AS AT 31ST MARCH, 2018

(In Rupees)

Particulars	Note No	Amount as at 31.03.2018	Amount as at 31.03.2017
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	110,000,370	110,000,370
(b) Reserves and Surplus	4	79,110,987	6,835,846
		189,111,357	116,836,216
(2) Non-Current Liabilities			
(a) Long-Term Borrowings	5	3,941,025	-
(b) Deferred Tax Liabilities	6	-	-
(c) Long-Term Provisions	7	266,506	-
		4,207,531	-
(3) Current Liabilities			
(a) Short Term Borrowings	8	1,206,917	-
(b) Short Term Provisions	9	44,977,987	4,181,992
(c) Trade Payables	11	16,907,657	7,721,124
(d) Other Current Liabilities	12	404,140,342	540,163,008
		467,232,903	552,066,124
TOTAL		660,551,791	668,902,340
II. ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets	10		
(i) Tangible Assets		10,461,695	266,650
(ii) Intangible Assets		149,555	138,295
(b) Deferred Tax Assets	6	107,384	39,906
		10,718,634	444,851
(2) Current Assets			
(a) Inventories	13	318,546,380	443,164,440
(b) Cash and Bank Balances	14	247,144,365	194,406,005
(c) Other Current Assets	15	23,098,534	17,728,431
(d) Short Term Loans & Advances	16	33,618,995	13,158,613
(e) Trade Receivables	17	27,424,883	-
		649,833,157	668,457,489
TOTAL		660,551,791	668,902,340

Summary of Significant Accounting Policies & other
Explanatory notes

2

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E

Sidhant Baweja



(CA Sidhant Baweja)
Partner
MRN: 545832
Place: New Delhi
Date: 27.09.2018

For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Paramjit Singh

Paramjit Singh
(Director)
DIN:01831634

Roshni Sahdev

Roshni Sahdev
(Company Secretary)
M. No. 42782

Satyendra

Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2018

(In Rupees)

Particulars	Note No.	Figures for the year ended on 31.03.2018	Figures for the year ended on 31.03.2017
I. INCOME			
I. Revenue from Operations	18	456,569,962	-
II. Other Incomes	19	17,200,215	16,077,456
III. Total Revenue (I + II)		473,770,177	16,077,456
IV. EXPENSES			
Cost of Constructed Properties	20	338,465,815	-
Employee Benefit Expenses	21	3,174,749	54,667
Finance Costs	22	282,112	36,512
Depreciation & Amortization Cost	23	1,555,707	332,273
Other Expenses	24	28,684,508	5,098,346
Total Expenses		372,162,891	5,521,798
V. Profit/(Loss) before Tax		101,607,286	10,555,658
VI. Tax Expense			
Current Tax		29,399,623	3,423,514
Earlier year Tax		-	435,665
Deferred Tax Charge/ (Credit)		(67,478)	(49,447)
VII. Profit/(Loss) for the year		72,275,141	6,745,926
VIII. No. of Equity Shares		11,000,037	11,000,037
Earnings per Equity Share:			
(1) Basic		6.57	0.61
(2) Diluted		6.57	0.61
Summary of Significant accounting policies & other explanatory notes	2		

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E



(CA Sidhant Baweja)
Partner
MRN: 545832
Place: New Delhi
Date: 27.09.2018

For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Paramjit Singh

Paramjit Singh
(Director)
DIN:01831634

Roshni Sahdev
Roshni Sahdev
(Company Secretary)
M. No. 42782

Satyendra

Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2018

(In Rupees)

S.No.	Particulars	As At 31st March, 2018	As At 31st March, 2017
A	Cash Flow from Operating Activities		
	Net Profit before Tax	101,607,286	10,555,658
	Adjustment for:		
	Depreciation	1,555,707	332,273
	Interest Income	(16,804,387)	(16,033,532)
	Operating Profits before Working Capital changes		
	Adjustment for:		
	Inventories	124,618,060	(142,213,822)
	Trade Receivables	(27,424,883)	-
	Loans & Advances and Other Assets	(25,830,486)	(23,876,266)
	Trade and Other Payables	(85,773,632)	166,740,548
	Cash Generated from Operations	71,947,666	(4,495,141)
	Tax Paid	(29,399,623)	(3,859,179)
	Net Cash Flow from Operating Activities (A)	42,548,043	(8,354,320)
B	Cash Flow from Investing Activities		
	Purchase of Fixed Assets	(11,762,012)	(302,303)
	Purchase of Investments	-	-
	Interest Received	16,804,387	16,033,532
	Net Cash Flow used in Investing Activities (B)	5,042,375	15,731,229
C	Cash Flow from Financing Activities		
	Proceeds from Issue of Shares	-	-
	Proceeds / (Repayments) of Borrowings	5,147,942	(58,247,280)
	Net Cash Flow from Financing Activities (C)	5,147,942	(58,247,280)
	Net Increase /Decrease in Cash and Cash Equivalents (A+B+C)	52,738,360	(50,870,371)
	Cash and Cash Equivalent at the beginning of the Year	194,406,005	245,276,376
	Cash and Cash Equivalent at the end of the Year	247,144,365	194,406,005

NOTES:

- The Cash Flow Statement has been prepared under the indirect method and reporting of the 'Investing and Financing Activities has been done on the net basis as per para 22 as set out in 'Accounting Standard 3 on 'Cash Flow Statement' issued by the Institute of Chartered 'Accountants of India.
- Figures in brackets indicate cash outflow.
- Cash & Cash Equivalents include:

Particulars	As At 31st March, 2018	As At 31st March, 2017
Cash in Hand	370,958	171,558
Balance with Banks	457,407	618,447
Bank Deposits	246,316,000	193,616,000
	247,144,365	194,406,005

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012F

(Signature)

(CA Sidhant Baweja)
Partner
MRN: 545832
Place: New Delhi
Date: 27.09.2018



For and on behalf of the Board of Directors of
Ojos Developers Private Limited

(Signature)

Paramjit Singh
(Director)
DIN:01831634

(Signature)
Roshni Sahdev
(Company Secretary)
M. No. 42782

(Signature)

Satyendra Prakash Parashar
(Director)
DIN:02794552



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT MARCH 31, 2018

Note No.	Particulars
(1)	Corporate Information
	Ojos Developers Private Limited was incorporated on 1st November, 2007 and is engaged in the business of Construction and Development activities.
(2)	Significant Accounting Policies
a)	Basis of accounting and preparation of financial statements The Financial Statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 ("Act") read with Rule 7 of the Companies (Accounts) Rules, 2014. The Accounting Policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.
b)	Use of estimates The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.
c)	Fixed assets Fixed Assets are stated at cost less accumulated depreciation. Cost comprises of the purchase price and other attributed expenses.
d)	Revenue recognition Revenue from the projects is recognized on the basis of "Percentage of Completion Method" (POCM) of accounting as per ICAI Guidance Note. Revenue is recognized, in relation to sold areas only, on the basis of percentage of actual cost incurred thereon as against the total estimated cost of the project under execution as may reasonably be decided by the management, being equal to or more than 35%, considering the actual progress of work vis a vis the total work to be carried out to ensure completion of project. These estimates are subject to periodic revision by the management and the effect of such changes to estimates shall be recognized in the period such changes are determined.
e)	Cost of Sales/Construction / Development Cost of Construction/Development (including cost of land) is charged to the profit & loss account proportionate to the revenue recognized as per accounting policy. Final adjustments, if required, are made on completion of the respective projects.
f)	Inventories Inventory comprises completed property for sale, project in progress and land. (a) Completed unsold inventory is valued at lower of cost or net realizable value. Cost is determined by including cost of land, materials, services and other related overheads. (b) Project in progress is valued at lower of cost or net realizable value. Cost includes cost of land, materials, services, assured returns and other construction related overheads. (c) Land is valued at lower of cost or net realizable value.
h)	Depreciation Depreciation is calculated on Written Down Value method as per Schedule II of Companies Act 2013.
i)	Investment The Investments are stated at the purchase price plus expenses i.e. brokerage, fees and duties etc. related with the purchases.
j)	Foreign Transaction No Foreign Currency Transaction has been made by the company.
k)	Taxes on Income a) Current Tax is determined as the amount of tax payable in respect of taxable income for the period. b) Deferred Tax is recognized subject to consideration of prudence on timing difference between taxable income and account income that originate in one period and is capable of reversal in one or more subsequent period.
l)	Impairment of Assets If the carrying amount of fixed assets exceeds the recoverable amount on the reporting date, the carrying amount is reduced to the recoverable amount. The recoverable amount is measured as the higher of the selling price and the value determined by the present value of estimated future cash flows.
m)	Intangible Assets Intangible Assets are stated at cost of acquisition net of recoverable taxes less accumulated amortization / depletion.
n)	Contingencies A provision is recognized when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. <u>There are no contingent liabilities as on the date of Balance Sheet.</u> All Statutory Liabilities due on 31st March 2018, has been paid before filling of Income Tax Return.



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OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2018

(In Rupees)

Note No.	Particulars	31.03.2018	31.03.2017		
3	Share Capital				
	Authorised				
	111,00,000 Equity Shares of Rs. 10/- each	111,000,000	111,000,000		
	Total	111,000,000	111,000,000		
	Issued, Subscribed and Fully Paid-Up				
	110,00,037 Equity Shares of Rs. 10/- each fully paid-up	110,000,370	110,000,370		
	Total	110,000,370	110,000,370		
	Reconciliation of the Shares outstanding at the beginning and end of the reporting year				
		31.03.2018	31.03.2017		
	Particulars	Number	Amount (Rs.)	Number	Amount (Rs.)
	At the beginning of the year	11,000,037	110,000,370	11,000,037	110,000,370
	Equity Shares issued on Preferential basis during the year	-	-	-	-
	Equity Shares issued as Bonus Shares to the shareholders as on date of issue.	-	-	-	-
	Total at end of the year	11,000,037	110,000,370	11,000,037	110,000,370
	Name of the Shareholder holding more than 5% Shares				
		31.03.2018	31.03.2017		
	Name of shareholders	Number	% held	Number	% held
	Reach Realcons Pvt. Ltd. - Holding Company	10,994,451	99.95%	10,994,451	99.95%
4	Reserves and Surplus	31.03.2018	31.03.2017		
	Securities Premium Account				
	Balance at the beginning of the year	21,501	21,501		
	Add: Shares issued during the year	-	-		
	Less: Utilised for Bonus	-	-		
	Total	21,501	21,501		
	Surplus in the Statement of Profit and Loss				
	Balance at the beginning of the year	6,814,345	68,419		
	Add: (Loss)/ Profit for the year	72,275,141	6,745,926		
	Balance at the end of the year	79,089,486	6,814,345		
	Total	79,110,987	6,835,846		
5	Long term Borrowings				
	Vehicle Loans *	5,147,942	-		
	Less : Transfer to Current Maturities (Note No 8)	1,206,917	-		
	Total	3,941,025	-		
	(*Vehicle Loans from Banks are Secured by way of Hypothecation of Vehicles)				
6	Deferred Tax Liabilities /(Assets)				
	Opening Balance	(39,906)	9,541		
	Add/(Less)-Adjustment for the year	(67,478)	(49,447)		
	Total	(107,384)	(39,906)		
7	Long Term Provisions				
	Provision for Gratuity	266,506	-		
	Total	266,506	-		
8	Short term Borrowings				
	Vehicle Loans	1,206,917	-		
	Total	1,206,917	-		
9	Short term Provisions				
	Provision for Income Tax	29,399,623	3,423,514		
	Provision for Gratuity	644	-		
	Expenses Payable	14,784,796	179,008		
	Salary Payable	792,924	579,470		
	Total	44,977,987	4,181,992		



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

F.Y. 2017-2018

NOTE 10 - FIXED ASSET AS PER SCHEDULE II OF COMPANIES ACT 2013

Particulars	Gross Block				Depreciation			Transfer to Retained earnings	Net Block	
	As at 01-04-2017	Additions During the year	Sold During the year	As at 31-03-18	Upto 31-03-2017	For The Year	Depreciation Written back	Upto 31-03-2018	As at 31-03-2018	As at 31-03-2017
TANGIBLE ASSET										
Computer and Accessories	179,618	87,118	-	266,736	102,611	72,448	-	175,059	91,677	77,007
Plant & Machinery	99,048	-	-	99,048	5,246	16,978	-	22,224	76,824	93,802
Furniture & Fixture	115,655	-	-	115,655	19,814	24,813	-	44,627	71,028	95,841
Motor Vehicles	-	11,524,894	-	11,524,894	-	1,302,728	-	1,302,728	10,222,166	-
TOTAL(A)	394,321	11,612,012	-	12,006,333	127,671	1,416,967	-	1,544,638	10,461,695	266,650
INTANGIBLE ASSETS										
Computer Software	422,000	150,000	-	572,000	283,705	138,740	-	422,445	149,555	138,295
TOTAL(B)	422,000	150,000	-	572,000	283,705	138,740	-	422,445	149,555	138,295
Grand Total(A+B)	816,321	11,762,012	-	12,578,333	411,376	1,555,707	-	1,967,083	10,611,250	404,945
Previous Year	514,018	302,303	-	816,321	79,103	332,273	-	411,376	404,945	434,915



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2018

(In Rupees)

Note No.	Particulars	31.03.2018	31.03.2017
11	Trade Payables		
	Sundry Creditors	16,907,657	7,721,124
	Total	16,907,657	7,721,124
12	Other Current Liabilities		
	Statutory Dues	2,242,227	1,610,802
	Net Customer Advances	390,010,682	537,164,245
	Security Retentions	3,174,366	1,350,848
	Employee and Imprest Payable	58,505	37,113
	Bank Overdraft	8,654,562	-
	Total	404,140,342	540,163,008
13	Inventories		
	Project in progress	318,546,380	443,164,440
	Total	318,546,380	443,164,440
14	Cash and Bank Balances		
	Cash and Cash Equivalents		
	Cash in Hand (As Certified by Management)	370,958	171,558
	Balances with Banks	457,407	618,447
	Other Bank Balances		
	Bank Deposits	246,316,000	193,616,000
	Total	247,144,365	194,406,005
15	Other Current Assets		
	Service Tax Input	-	3,952,504
	GST Input	8,218,547	-
	VAT Input	2,250,892	4,258,145
	Security Deposit	455,138	455,138
	Accrued Interest	11,316,257	9,049,740
	Prepaid Expenses	857,700	12,904
	Total	23,098,534	17,728,431
16	Short Term Loans & Advances		
	Advance Tax and TDS Receivable	29,409,785	7,475,812
	Advance to Parties	4,209,210	5,682,801
	Total	33,618,995	13,158,613
17	Sundry Debtors		
	Trade Receivables	27,424,883	-
	Total	27,424,883	-



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OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2018

(In Rupees)

Note No.	Particulars	For the period ended 31.03.2018	For the year ended 31.03.2017
18	Revenue from operations		
	Revenue from sale of constructed properties	456,569,962	-
	Total	456,569,962	-
19	Other Incomes		
	Interest Received on FDR	16,804,387	15,953,902
	Interest on Income Tax Refund	-	79,630
	Sundry Balances Written off	395,828	43,924
	Total	17,200,215	16,077,456
20	Cost of constructed Properties		
	Cost incurred during the year	338,465,815	-
	Total	338,465,815	-
21	Employee Benefits Expense		
	Salary	2,881,499	-
	Recruitment & Training Expenses	26,100	54,667
	Gratuity	267,150	-
	Total	3,174,749	54,667
22	Finance Costs		
	Bank Charges & Interest	98,278	36,512
	Interest on Car Loans	183,834	-
	Total	282,112	36,512
23	Depreciation & Amortization Cost		
	Depreciation	1,555,707	332,273
	Total	1,555,707	332,273
24	Other Expenses		
(a)	Administrative & Other Expenses		
	Legal & Professional Charges	1,344,741	1,017,294
	Advertisement & Business Promotion Expenses	3,506,893	2,747,661
	Registration & Filing Fees	1,800	11,400
	Rates & Taxes	53,786	66,914
	Computer Repair & Maintenance	9,345	12,035
	Festival & Diwali Expenses	119,691	333,876
	Insurance Expense	50,411	2,714
	Office Running & Maintenance Charges	845	38,731
	Interest on Statutory Dues	10,674	2,190
	Brokerage Expense	21,106,383	-
	Travelling & Conveyance Expenses	2,193,547	616,148
	Telephone & Internet Expenses	30,557	27,254
	Printing & Stationery	145,835	186,954
	CSR Activity	75,000	-
	Total (a)	28,649,508	5,063,171
(b)	Payment to Auditors		
	Auditors Remuneration	35,000	35,000
	Service Tax	-	175
	Total (b)	35,000	35,175
	Grand Total (a+b)	28,684,508	5,098,346



OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

o) Sundry Debtors, Loan & Advances and Sundry Creditors

In the opinion of the Board of Director's the Current Assets, Loans & Advances are approximately of the value stated if realised in the ordinary course of business. The provisions for all known liabilities are adequate and not in excess of the amount reasonably required. Balance of Sundry Creditors, Sundry Debtors and Advances are subject to confirmation and reconciliation.

p) Earnings Per Share (EPS)

PARTICULARS	31.3.2018	31.3.2017
	(In Rs.)	(In Rs.)
Net Profit after current year Income Tax	72,275,141	6,745,926
Weighted Average No. of Equity Shares	11,000,037	11,000,037
Basic Earning Per Shares	6.57	0.61
Diluted Earning Per Shares	6.57	0.61
Face Value Per Equity Shares	10	10

q) Payment to Auditors

PARTICULARS	31.3.2018	31.3.2017
	(In Rs.)	(In Rs.)
As Audit Fees	35,000	35,000
As GST/Service Tax	6,300	4,900
Total	41,300	39,900

r) Managerial Remuneration

No Director Remuneration during the year.

s) Impairment of Assets

The Company reviews the carrying amount of its fixed assets on each balance sheet date for the purpose of ascertaining impairment, if any, by considering assets of entire plant as cash generating unit. On such review as at 31st March, 2018, no provision for the impairment Loss is required as net realizable value is more than Carrying amount.

t) Employee Benefits

Gratuity (unfunded)

Amount recognised in the statement of profit and loss is as under:

Description	31-Mar-18	31-Mar-17
Current service cost	166,008	-
Interest cost	-	-
Actuarial loss recognized during the year	-	-
	166,008	-

Movement in the liability recognised in the balance sheet is as under:

Description	31-Mar-18	31-Mar-17
Present value of defined benefit obligation as at the start of the year	-	-
Current service cost	166,008	-
Interest cost	-	-
Actuarial loss recognized during the year	-	-
Present value of defined benefit obligation as at the end of the year	166,008	-

Break-up of present value of defined benefit obligation as at the end of the year

Particulars	31-Mar-18	31-Mar-17
Current	644	-
Non-current	266,506	-
	267,150	-

For determination of the gratuity liability of the Company, the following actuarial assumptions were used:

Description	31-Mar-18	31-Mar-17
Discount rate	7.65%	0.00%
Rate of increase in compensation levels	8.00%	0.00%



Reconciliation of obligations of current and past years:

(In Rupees)

Description	31-Mar-18	31-Mar-17
Present value of obligation	267,150	-
Expense recognized in the statement of profit and loss	267,150	-
Gain on plan liabilities	-	-

Contributions to provident fund are charged to the profit and loss account as incurred. Provision for gratuity is accounted at the year-end and charged off to the profit and loss account.

There is no policy for leave encashment.

Company does not owe any liability for bonus as no employee is covered under Payment of Bonus Act.

u) Related Parties Disclosures

As per Accounting Standard-18 'Related Party Disclosures' notified in the Companies (Accounting Standards) Rules 2006, the disclosures of transactions with the related parties as defined in AS-18 are given below:

i) Lists of Related parties with relationships:

Name of The Related Party	Relationship
Mr. Paramjit Singh	Director
Mr. Satyendra Prakash Parashar	Director
Mr. Harinder Singh Hora	Relative of Director
Mrs. Amandeep Hora	Relative of Director
M/s Realistic Realtors Pvt. Ltd.	Director has significant influence
M/s Usetech Buildwell Pvt. Ltd.	Director has significant influence
M/s Red Infracon Pvt. Ltd.	Director has significant influence
M/s Reach Promoters Pvt. Ltd.	Director has significant influence
M/s Devindu Buildcon Pvt. Ltd.	Director has significant influence
M/s Realbiz Realty LLP	Director has significant influence
M/s Glitz One Realty LLP	Director has significant influence
M/s Reach Realcons Pvt. Ltd.	Holding Company

ii) Transactions during the year with Related Parties :

Name of Related Party	For the Year 2017-18	For the Year 2016-17
Nature of Transaction	Amount (Rs.)	Amount (Rs.)
Advances received during the year against allotment of Unit :		
Harinder Singh Hora	5,467,879	5,467,879
Amandeep Hora	5,354,360	5,354,360
Services Received :		
Remuneration		
Harinder Singh Hora	1,500,000	-
Brokerage / Consultancy Charges		
Realistic Realtors Private Limited	7,540,565	-

v) Previous year figures have been re-grouped / re-arranged wherever required to make them comparable with current year.

w) Current Year figures have been rounded off to nearest rupees.

As per our report of even date

For M.C. Jain & Co.

Chartered Accountants

Firm's Registration No. 304012E



(CA Sidhant Baweja)

Partner

MRN: 545832

Place: New Delhi

Date: 27.09.2018

For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Paramjit Singh
(Director)
DIN : 01831634

Roshni Sahdev
(Company Secretary)
M. No. 42782

Satyendra Prakash Parashar
(Director)
DIN : 02794552



OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
BALANCE SHEET AS AT 31ST MARCH, 2019

(In Rupees)

S.N.	Particulars	Note No.	As at 31st March, 2019	As at 31st March, 2018
A	EQUITY AND LIABILITIES			
I.	Shareholders' Funds			
	(a) Share Capital	3	110,000,370	110,000,370
	(b) Reserves and Surplus	4	154,597,868	79,110,987
			<u>264,598,238</u>	<u>189,111,357</u>
II.	Non-Current Liabilities			
	(a) Long-term borrowings	5	2,632,703	3,941,025
	(b) Long-term provisions	6	890,172	266,506
III.	Current Liabilities			
	(a) Short Term Borrowings	7	1,308,322	1,206,917
	(b) Short Term Provisions	8	37,817,265	44,977,987
	(c) Trade Payables	9	40,001,327	16,907,657
	(d) Other Current Liabilities	10	345,310,929	404,140,342
	TOTAL		<u><u>692,558,956</u></u>	<u><u>660,551,791</u></u>
B.	ASSETS			
I.	Non-Current Assets			
	(a) Fixed Assets	11		
	(i) Tangible Assets		7,212,364	10,461,695
	(ii) Intangible Assets		55,096	149,555
	(b) Deferred Tax Assets	12	673,250	107,384
	(c) Non Current Investment	13	10,020,000	-
II.	Current Assets			
	(a) Inventories	14	331,208,629	318,546,380
	(b) Cash and Bank Balances	15	134,519,148	247,144,365
	(c) Trade Receivables	16	49,927,103	27,424,883
	(d) Short Term Loans & Advances	17	138,877,385	33,618,995
	(e) Other Current Assets	18	20,065,981	23,098,534
	TOTAL		<u><u>692,558,956</u></u>	<u><u>660,551,791</u></u>

Summary of Significant Accounting Policies &
other Explanatory notes

1 to 33

Notes referred to above and notes attached there to form an integral part of Balance Sheet

As per our report of even date
For M.C. Jain & Co.
Chartered Accountants
Firm's Registration No. 304012E
New Delhi
Sahil Singla
Partner
M.No.: 550530

For and on behalf of the board of Directors of
Ojos Developers Private Limited

Paramjit Singh
Paramjit Singh
(Director)
DIN: 01831634

Satyendra Prakash Parashar
Satyendra Prakash Parashar
(Director)
DIN: 02794552



Roshni Sahdev
Roshni Sahdev
(Company Secretary)
M.N. 42782

Place: New Delhi
Date: 12/09/2019
UDIN: 19550530AAAADK2063

OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2019

(In Rupees)

Particulars	Note No.	For the year ended 31st March, 2019	For the year ended 31st March, 2018
INCOME			
I. Revenue from Operations	19	427,213,583	456,569,962
II. Other Incomes	20	21,101,332	17,200,215
III. Total Revenue (I + II)		448,314,915	473,770,177
EXPENSES			
IV. Cost of Constructed Properties	21	269,040,410	338,465,815
Employee Benefit Expenses	22	16,143,430	3,174,749
Finance Costs	23	1,019,689	282,112
Depreciation & Amortization Cost	11	3,392,519	1,555,707
Other Expenses	24	51,563,951	28,684,508
Total Expenses		341,159,999	372,162,891
V. Profit before exceptional and extraordinary items and tax (III-IV)		107,154,916	101,607,286
VI. Exceptional items		-	-
VII. Profit before extraordinary items and tax (V - VI)		107,154,916	101,607,286
VIII. Extraordinary Items		-	-
IX. Profit before tax (VII- VIII)		107,154,916	101,607,286
X. Tax expense for Current Years:			
Current Tax		32,233,901	29,399,623
Deferred Tax Charge/ (Credit)		(565,866)	(67,478)
XI. Profit (Loss) for the period (X-XI)		75,486,881	72,275,141
No. of Equity Shares		11,000,037	11,000,037
XII. Earnings per Equity Share:			
(1) Basic		6.86	6.57
(2) Diluted		6.86	6.57
Summary of Significant accounting policies & other explanatory notes	1 to 33		

Notes referred to above and notes attached there to form an integral part of Profit & Loss Statement

As per our report of even date

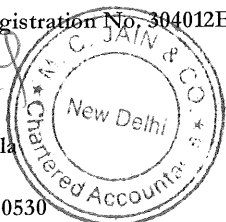
For M.C. Jain & Co.

Chartered Accountants

Firm's Registration No. 304012E

Sahil Singla
Partner

M.No.: 550530



Paramjit Singh

Paramjit Singh
(Director)
DIN:01831634For and on behalf of the Board of Directors of
Ojos Developers Private LimitedSatyendra Prakash Parashar
(Director)
DIN:02794552Roshni Sahdev
(Company Secretary)
M. No. 42782

Place: New Delhi

Date: 12/09/2019

UDIN: 19550530AAAADK2063

OJOS DEVELOPERS PRIVATE LIMITED
CIN: U45400DL2007PTC170054
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2019

		(In Rupees)	
S.N.	Particulars	2018-19	2017-18
A.	Cash Flow from Operating Activities :		
	Net Profit before Tax	107,154,915	101,607,286
	<u>Adjustment for:</u>		
	Depreciation	3,392,519	1,555,707
	Interest Income	(21,101,332)	(16,804,387)
	Interest and financial Charges	1,019,689	(15,248,680)
	Operating Profit before working Capital changes	90,465,792	86,358,606
	<u>Adjustment for (Increase)/Decrease in operating assets:</u>		
	Trade Receivables	(22,502,220)	(27,424,883)
	Short-term loans & advances	(105,258,390)	(25,830,486)
	Other Current Assets	3,032,553	-
	Inventories	(12,662,249)	124,618,060
	<u>Adjustment for Increase/(Decrease) in operating liabilities:</u>		
	Short Term Provisions	(6,537,056)	-
	Trade and other Payables	23,093,670	(85,773,632)
	Other Current Liabilities	(58,829,413)	-
		(179,663,105)	(14,410,941)
	Cash Generated from Operations	(89,197,314)	71,947,666
	Direct Tax Paid	(32,233,901)	(29,399,623)
	Net Cash from Operating Activities	(121,431,214)	42,548,043
B.	Cash Flow from Investing Activities :		
	Interest & Misc. Income	16,063,661	16,804,387
	Purchase of Fixed assets	(48,729)	(11,762,012)
	Investment	(10,020,000)	-
	Net Cash Flow from Investing Activities	5,994,932	5,042,375
C.	Cash Flow from Financing Activities :		
	Proceeds / (Repayments) of Borrowings	(1,308,322)	-
	Proceeds of Borrowings	101,405	5,147,942
	Interest and financial Charges	(1,019,689)	-
	Interest Received from loan	5,037,671	-
	Net Cash Flow from Financing Activities	2,811,065	5,147,942
	Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(112,625,217)	52,738,360
	Cash and Cash Equivalent at the beginning of the Year	247,144,365	194,406,005
	Cash and Cash Equivalent at the end of the Year	134,519,148	247,144,365

NOTES:

1 The Cash Flow Statement has been prepared under the indirect method and reporting of the Investing and Financing Activities has been done on the net basis as per para 22 as set out in 'Accounting Standard 3 on 'Cash Flow Statement' issued by the Institute of Chartered Accountants of India.

2 Figures in brackets indicate cash outflow.

3 Cash & Cash Equivalents include:

Particulars	As at 31st March, 2019	As at 31st March, 2018
Cash in Hand	367,778	370,958
Balance with Banks	19,929,370	457,407
Bank Deposits	114,222,000	246,316,000
	134,519,148	247,144,365

As per our report of even date

For M.C. Jain & Co.

Chartered Accountants

Firm's Registration No. 304012E

Sahil Singla

Partner

M.No.: 550530

For and on behalf of the board of Directors of
Ojos Developers Private Limited

Paramjit Singh

(Director)

DIN: 01831634

Satyendra Prakash Parashar

(Director)

DIN:02794552

Roshni Sahdev
(Company Secretary)

M.N. 42782

Place: New Delhi

Date: 12/09/2019

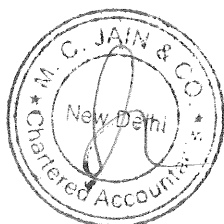
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OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

NOTES FORMING PART OF FINANCIAL STATEMENTS AS AT MARCH 31, 2019

Note No.	Particulars
(1)	Corporate Information
	Ojos Developers Private Limited was incorporated on 1st November, 2007 and is engaged in the business of Construction and Development activities.
(2)	Significant Accounting Policies
a)	Basis of accounting and preparation of financial statements The Financial Statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 ("Act") read with Rule 7 of the Companies (Accounts) Rules, 2014. The Accounting Policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.
b)	Use of estimates The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.
c)	Fixed assets Fixed Assets are stated at cost less accumulated depreciation. Cost comprises of the purchase price and other attributed expenses.
d)	Revenue recognition Revenue from the projects is recognized on the basis of "Percentage of Completion Method" (POCM) of accounting. Revenue is recognized, in relation to sold areas only, on the basis of percentage of actual cost incurred thereon as against the total estimated cost of the project under execution as may reasonably be decided by the management, being equal to or more than 35%, considering the actual progress of work vis a vis the total work to be carried out to ensure completion of project. These estimates are subject to periodic revision by the management and the effect of such changes to estimates shall be recognized in the period such changes are determined.
e)	Cost of Sales/Construction / Development Cost of Construction/Development (including cost of land) is charged to the profit & loss account proportionate to the revenue recognized as per accounting policy. Final adjustments, if required, are made on completion of the respective projects.
f)	Inventories Inventory comprises completed property for sale, project in progress and land. (a) Completed unsold inventory is valued at lower of cost or net realizable value. Cost is determined by including cost of land, materials, services and other related overheads. (b) Project in progress is valued at lower of cost or net realizable value. Cost includes cost of land, materials, services and other construction related overheads. (c) Land is valued at lower of cost or net realizable value.
h)	Depreciation Depreciation is calculated on Written Down Value method as per Schedule II of Companies Act 2013.
i)	Investment The Investments are stated at the purchase price plus expenses i.e. brokerage, fees and duties etc. related with the purchases.
j)	Foreign Transaction No Foreign Currency Transaction has been made by the company.
k)	Taxes on Income a) Current Tax is determined as the amount of tax payable in respect of taxable income for the period. b) Deferred Tax is recognized subject to consideration of prudence on timing difference between taxable income and account income that originate in one period and is capable of reversal in one or more subsequent period.
l)	Impairment of Assets If the carrying amount of fixed assets exceeds the recoverable amount on the reporting date, the carrying amount is reduced to the recoverable amount. The recoverable amount is measured as the higher of the selling price and the value determined by the present value of estimated future cash flows.
m)	Intangible Assets Intangible Assets are stated at cost of acquisition net of recoverable taxes less accumulated amortization / depletion.
n)	Contingencies A provision is recognized when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. There are no contingent liabilities as on the date of Balance Sheet. All Statutory Liabilities due on 31st March 2019, has been paid before filing of Income Tax Return.

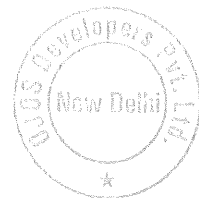
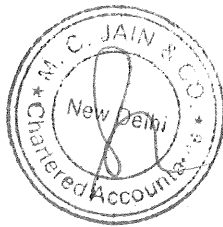


OJOS DEVELOPERS PRIVATE LIMITED

CIN: U45400DL2007PTC170054

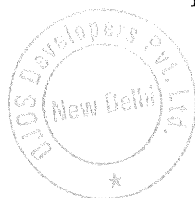
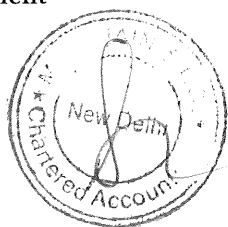
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2019

Note No.	Particulars	As at 31st March, 2019	As at 31st March, 2018		
3	Share Capital				
	Authorised				
	111,00,000 Equity Shares of Rs. 10/- each	111,000,000	111,000,000		
	Total	111,000,000	111,000,000		
	Issued, Subscribed and Fully Paid-Up				
	110,00,037 Equity Shares of Rs. 10/- each fully paid-up	110,000,370	110,000,370		
	Total	110,000,370	110,000,370		
a.	Reconciliation of the shares outstanding at the beginning and at the end of the reporting period				
	Particulars	31st March, 2019	31st March, 2018		
		Number	Amount	Number	Amount
	At the beginning of the year	11,000,037	110,000,370	11,000,037	110,000,370
	Equity Shares issued during the year	-	-	-	-
	Outstanding at the end of the period	11,000,037	110,000,370	11,000,037	110,000,370
b.	Details of Shareholders holding more than 5% shares in the Company				
	Name of shareholders	31st March, 2019	31st March, 2018		
		Number	Holding %	Number	Holding %
	Reach Realcons Pvt. Ltd. - Holding Company	10,994,451	99.95%	10,994,451	99.95%
4	Reserves and Surplus				
	Securities Premium Account				
	Balance at the beginning of the year	21,501		21,501	
	Add: Shares issued during the year	-		-	
	Closing Balance		21,501		21,501
	Surplus of Profit and Loss A/c				
	Balance at the beginning of the year	79,089,486		6,814,345	
	Add: (Loss)/ Profit for the year	75,486,881		72,275,141	
	Balance at the end of the year		154,576,367		79,089,486
	Total		154,597,868		79,110,987



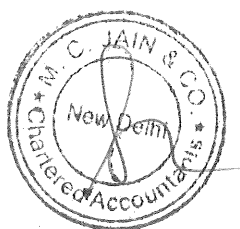
OJOS DEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST
MARCH 2019

Particulars	Note No.	As at 31st March, 2019	As at 31st March, 2018
Long term Borrowings	5		
Vehicle Loans*		3,941,025	5,147,942
Less: Transfer to Current Maturities (Note No. 7)		1,308,322	1,206,917
*(Vehicle Loans from Banks are Secured by way of Hypothecation of Vehicles)			
Total		2,632,703	3,941,025
Long Term Provisions	6		
Provision for Gratuity		890,172	266,506
Total		890,172	266,506
Short term Borrowings	7		
Vehicle Loans		1,308,322	1,206,917
Total		1,308,322	1,206,917
Short term Provisions	8		
Provision for Income Tax		32,233,901	29,399,623
Provision for Gratuity		2,373	644
Expenses Payable		3,728,784	14,784,796
Audit Fee Payable		151,200	-
Salary Payable		1,678,835	792,924
Bonus Payable		22,172	-
Total		37,817,265	44,977,987
Trade Payables	9		
Sundry Creditors		40,001,327	16,907,657
Total		40,001,327	16,907,657
Other Current Liabilities	10		
Statutory Dues		3,323,473	2,242,227
Advances Received from Customers		332,027,859	390,010,682
Security Retentions		9,402,179	3,174,366
Employee and Imprest Payable		36,091	58,505
Bank Overdraft		-	8,654,562
Other Current Liabilities		521,327	-
Total		345,310,929	404,140,342
Deferred Tax Liabilities / (Assets)	12		
Opening Balance		(107,384)	(39,906)
Add/ (Less)-Adjustment for the year		(565,866)	(67,478)
Total		(673,250)	(107,384)
Non Current Investment	13		
Investment-IIFL		10,020,000	-
		10,020,000	-
Inventories	14		
Project in progress		331,208,629	318,546,380
Total		331,208,629	318,546,380



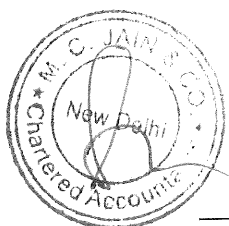
OJOS DEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST
MARCH 2019

Particulars	Note No.	As at 31st March, 2019	As at 31st March, 2018
Cash and Bank Balances	15		
Cash and Cash Equivalents			
Cash in Hand (As Certified by Management)		367,778	370,958
Balances with Banks		19,929,370	457,407
Other Bank Balances			
Bank Deposits		114,222,000	246,316,000
Total		134,519,148	247,144,365
Trade Receivables	16		
Sundry Debtors		49,927,103	27,424,883
Total		49,927,103	27,424,883
Short Term Loans & Advances	17		
Advance Tax and TDS Receivable		32,333,342	29,409,785
Income Tax Refundable		73,147	-
Advance to Parties		12,254,581	4,209,210
Inter Corporate Loans		94,216,315	-
Total		138,877,385	33,618,995
Other Current Assets	18		
GST Input Receivables		7,181,650	8,218,547
VAT Input		2,250,892	2,250,892
Security Deposit		290,800	455,138
Accrued Interest		7,331,390	11,316,257
Prepaid Expenses		2,886,249	857,700
Advances to Employees		125,000	-
Total		20,065,981	23,098,534



OJOS DEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST
MARCH 2019


Particulars	Note No.	For the year ended 31st March, 2019	For the year ended 31st March, 2018
Revenue from operations	19		
Revenue from sale of constructed properties		427,213,583	456,569,962
Total		427,213,583	456,569,962
Other Incomes	20		
Interest Received on FDR		12,090,859	16,804,387
Interest on CP IIIFL		2,040,800	-
Interest on Liquid		1,932,002	-
Interest Received on Loan		5,037,671	-
Sundry Balances Written off		-	395,828
Total		21,101,332	17,200,215
Cost of constructed Properties	21		
Cost incurred during the year		269,040,410	338,465,815
		269,040,410	338,465,815
Employee Benefits Expense	22		
Salary		15,029,870	2,881,499
Staff Welfare Expenses		62,793	-
Recruitment & Training Expenses		403,200	26,100
Gratuity		625,395	267,150
Bonus		22,172	-
		16,143,430	3,174,749
Finance Costs	23		
Bank Charges & Interest		651,726	98,278
Interest on Car Loan		367,963	183,834
		1,019,689	282,112
Depreciation & Amortization Cost	11		
Depreciation		3,392,519	1,555,707
		3,392,519	1,555,707
Other Expenses	24		
Administrative & Other Expenses			
Advertisement Expenses		3,632,628	162,101
Business Promotion Expenses		5,957,357	3,344,792
Brokerage Expense		26,200,296	21,106,383
Communication Expenses		50,922	30,557
Computer Repair & Maintenance		61,130	9,345
CSR Activity		849,900	75,000
Donations		261,100	-
Festival & Diwali Expenses		554,751	119,691
Insurance Expense		207,989	50,411
Interest on Statutory Dues		298,818	10,674
Legal & Professional Charges		892,766	1,344,741
Office Running & Maintenance Charges		76,830	845
Printing & Stationery		132,451	145,835
Postage & Stamp		45,402	-
Rent Paid		4,911,360	-
Repair & Maintenance		176,761	-
Registration & Filing Fees		8,206	1,800
Rates & Taxes		66,165	53,786
Subscriptions & Membership		52,005	-
Sundry Balances Written off		60,311	-
Travelling & Conveyance Expenses		7,031,803	2,193,547
Total (a)		51,528,951	28,649,508
Payment to Auditors			
Auditor's Remuneration		35,000	35,000
Total (b)		35,000	35,000
Grand Total (a+b)		51,563,951	28,684,508



CIN: U45400DL2007PTC170054

F.Y. 2018-2019

NOTE 11 - FIXED ASSET AS PER SCHEDULE II OF COMPANIES ACT 2013



25 **Sundry Debtors, Loan & Advances and Sundry Creditors**

In the opinion of the Board of Director's the Current Assets, Loans & Advances are approximately of the value stated if realised in the ordinary course of business. The provisions for all known liabilities are adequate and not in excess of the amount reasonably required. Balance of Sundry Creditors, Sundry Debtors and Advances are subject to confirmation and reconciliation.

26 **Earnings Per Share (EPS)**

PARTICULARS	2018-19	2017-18
	(In Rs.)	(In Rs.)
Net Profit after current year Income Tax	75,486,881	72,275,141
Weighted Average No. of Equity Shares	11,000,037	11,000,037
Basic Earning Per Shares	6.86	6.57
Diluted Earning Per Shares	6.86	6.57
Face Value Per Equity Shares	10	10

27 **Payment to Auditors**

PARTICULARS	31.3.2019	31.3.2018
	(In Rs.)	(In Rs.)
Audit Fees	35,000	35,000
Goods & Service Tax	6,300	6,300
Total	41,300	41,300

28 **Managing Director Remuneration**

No Director Remuneration during the year.

29 **Impairment of Assets**

The Company reviews the carrying amount of its fixed assets on each balance sheet date for the purpose of ascertaining impairment, if any, by considering assets of entire plant as cash generating unit. On such review as at 31st March, 2019, no provision for the impairment Loss is required as net realizable value is more than Carrying amount.

30 **Employee Benefits**

Gratuity (unfunded)

Amount recognised in the statement of profit and loss is as under:

Description	31-Mar-19	31-Mar-18
Current service cost	607,648	166,008
Interest cost	20,422	-
Actuarial loss recognized during the year	-2,675	-
	625,395	166,008

Movement in the liability recognised in the balance sheet is as under:

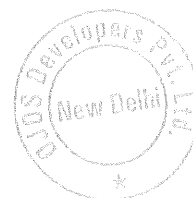
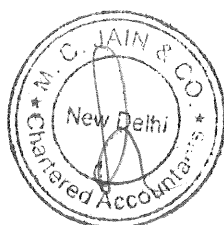
Description	31-Mar-19	31-Mar-18
Present value of defined benefit obligation as at the beginning of the year	267,150	-
Current service cost	607,648	166,008
Interest cost	20,422	-
Actuarial loss recognized during the year	-2,675	-
Present value of defined benefit obligation as at the end of the year	892,545	166,008

Break-up of present value of defined benefit obligation as at the end of the year

Particulars	31-Mar-19	31-Mar-18
Current	2,373	644
Non-current	890,172	266,506
	892,545	267,150

For determination of the gratuity liability of the Company, the following actuarial assumptions were used:

Description	31-Mar-19	31-Mar-18
Discount rate	7.70%	7.65%
Rate of increase in compensation levels	8.00%	8.00%



Reconciliation of obligations of current and past years:

Description	31-Mar-19	31-Mar-18
Present value of obligation	892,545	267,150
Expense recognized in the statement of profit and loss	625,395	267,150
Gain on plan liabilities	2,675	-

Contribution to provident fund are charged to the profit & loss account as incurred. Provision for gratuity is accounted at the year end and charged off to the Profit & Loss Account.

There is no policy for Leave encashment.

31 Related Parties Disclosures

As per Accounting Standard-18 'Related Party Disclosures' notified in the Companies (Accounting Standards) Rules 2006, the disclosures of transactions with the related parties as defined in AS-18 are given below:

i) Lists of Related parties with relationships:

Name of The Related Party	Relationship
Mr. Paramjit Singh	Director
Mr. Harinder Singh Hora	Relative of Director
Mrs. Amandeep Hora	Relative of Director
M/s Realistic Realtors Pvt. Ltd.	Director has significant influence
M/s Reach Realcons Pvt. Ltd.	Holding Company
M/s Reach Promoters Pvt. Ltd.	Director has significant influence

ii) Transactions during the year with Related Parties :

Name of Related Party	For the Year 2018-19	For the Year 2017-18
Nature of Transaction	Amount (Rs.)	Amount (Rs.)
Advances received during the year against allotment of Unit :		
Harinder Singh Hora	3,641,369	5,467,879
Amandeep Hora	3,565,773	5,354,360
Services Received :		
Salary		
Harinder Singh Hora	6,000,000	1,500,000
M/s Reach Promoters Pvt. Ltd.		
Opening Balance	-	-
Loan Given:	175,000,000	-
Repayment Received	85,000,000	-
Interest on loan	5,037,671	-
Closing Balance	94,216,315	-
Rent		
Harinder Singh Hora	4,911,360	-
Brokerage / Consultancy Charges		
Realistic Realtors Private Limited	25,951,671	7,540,565

32 Previous year figures have been re-grouped / re-arranged wherever required to make them comparable with current year.

33 Current Year figures have been rounded off to nearest rupees.

As per our report of even date

For M.C. Jain & Co.

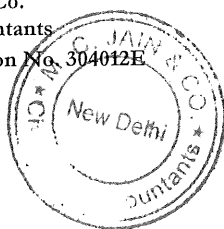
Chartered Accountants

Firm's Registration No. 304012E

Sahil Singla

Partner

M.No.: 550530



For and on behalf of the Board of Directors of
Ojos Developers Private Limited

Paramjit Singh

Paramjit Singh
(Director)

DIN : 01831634

Satyendra

Satyendra Prakash Parashar
(Director)

DIN : 02794552

Roshni Sahdev
(Company Secretary)

M. No. 42782



Place: New Delhi

Date: 12/09/2019

UDIN: 19550530AAAADK2063