

AJIT M. GHELANI
B.Com (Hons), F.C.A., GRAD. C.W.A.

CHINTAN A. GHELANI
B.Com (Hons), F.C.A., C.S

Independent Auditor's Report

To
The Members of Gangetic Developers Private Limited

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of Gangetic Developers Private Limited ('the Company'), which comprise the balance sheet as at 31st March 2017, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

Management's Responsibility for the Standalone Financial Statements

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

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder and the order u/s 143(11) of the act.

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 standalone Ind AS financial statements are free from material misstatement.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS 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 including the Ind AS, of the financial position of the Company as at 31st March, 2017, and its financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 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 purposes of our audit.
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss including other comprehensive income, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
 - (e) On the basis of the written representations received from the directors as on 31st March 2017. Taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2017 from being appointed as a director in terms of Section 164 (2) of the Act;



- (f) With respect to the 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".
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rules 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 litigation as on reporting date.
 - ii. The Company did not have any long term contracts including derivative contracts that require provision under any law or accounting standards for which there were any material foreseeable losses.
 - iii. There were no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company during the year; and
 - iv. The company is required to make the adequate disclosure as regards specified bank notes [SBN], as defined in the notification S.O. 3407 (E) dated November 8, 2016 of the Ministry Of Finance; during the period November 8, 2016 to December 30, 2016. Based on the audit procedures performed and the representations provided to us by the management, we report that the company had no cash balance and dealings in SBN during the above mentioned period.

For A.M. Ghelani & Company
Chartered Accountants
Registration No : 103173W



Chintan Ghelani
Partner
Membership No.: 104391



Place : Mumbai
Dated : 5th May 2017

Annexure - A to the Independent Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31st March 2017, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The company does not have any fixed asset except land.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the immovable properties held are in the name of the Company.
- (ii) The Company does not have any Inventory and hence the reporting under clause (ii) of the order is not applicable.
- (iii) The Company has not granted any loans to body corporate covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'), hence the reporting under clause (iii) of the Order is not applicable.
- (iv) 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 Act, with respect to the loans and investments made.
- (v) According to the information and explanation given to us, the company has not accepted any deposits during the year and does not have any unclaimed deposits.
- (vi) Having regard to the nature of the company's business/activities, the reporting of cost audit / records etc. under clause (vi) of the order is not applicable.
- (vii) According to the information and explanations given to us, in respect of Statutory Dues:
 - (a) The Company has generally been regular in depositing undisputed statutory dues including provident fund, income-tax, value added tax, service tax, cess and other material statutory dues, wherever applicable, to it to the appropriate authorities.
 - (b) There were no undisputed amounts payable in respect of the above mentioned statutory dues as at 31st March, 2017 for a period of more than six months from the date they became payable.
 - (c) There were no disputed amounts payable in respect of the above mentioned statutory dues as at 31st March 2017.
- (viii) In our opinion and according to the information and explanations given to us, the Company does not have any borrowing from bank or financial institutions. The company has not issued any debentures.
- (ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or term loans during the year and hence the reporting under clause (ix) of the Order is not applicable.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.



- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration during the year under report.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, clause (xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, the transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and the details of such transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, clause (xv) of the Order is not applicable.
- (xvi) According to the information and explanations given to us and based on our examination of the records of the Company, The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For A.M. Ghelani & Company

Chartered Accountants

Registration No : 103173W


Chintan Ghelani

Partner

Membership No.: 104391



Place : Mumbai

Dated : 5th May 2017

Annexure - B to the Independent Auditors' Report

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

We have audited the internal financial controls over financial reporting of the Gangetic Developers Private Limited ("the Company") as of 31st March 2017 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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.

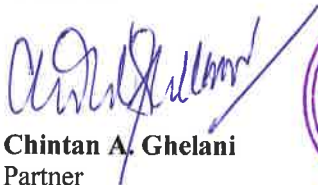
Opinion

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 31st March 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 A.M. Ghelani & Company

Chartered Accountants

Registration No : 103173W


Chintan A. Ghelani
Partner

Membership No.: 104391



Place : Mumbai

Dated : 5th May 2017

GANGETIC DEVELOPERS PRIVATE LIMITED

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

1) Corporate Information:

The Company is a private limited company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. The registered office of the company is located at C-11, Panchasheel Enclave, 3rd Floor, New Delhi – 110017.

The Company is engaged in the Real Estate, Construction and Project Development. The principal place of business is at C-11, Panchasheel Enclave, 3rd Floor, New Delhi – 110017.

These financial statements were approved and adopted by the board of directors of the Company in their meeting dated 5th May, 2017.

2) Basis of preparation of financial statements:

The Financial Statements have been prepared to comply in all material aspects with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended.

The Financial Statements for all the periods upto and including the year ended 31st March, 2016 were prepared in accordance with the accounting standards notified under the section 133 of the Companies Act, 2013 read together with the paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

These Financial Statements for the year ended 31st March, 2017 are the first financial statements of the Company prepared in accordance with Ind AS. Refer Note no.31 for an explanation how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows.

The Financial statements provide comparative information in respect of the previous year. In addition, the company presents Balance sheet as at the beginning of the previous year, which is the transition date of Ind AS.

The significant accounting policies used in preparing financial statements are set out in Note no. 3 of the Notes on Financial Statements and are applied consistently to all the periods presented.



GANGETIC DEVELOPERS PRIVATE LIMITED

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

3) Significant Accounting Policies:

a) Functional and presentation of currency:

The financial statements are presented in Indian Rupees (INR), which is the Company's functional currency and all amounts are rounded to the nearest rupees.

b) Basis of measurement:

The Financial Statements have been prepared on historical cost basis.

c) Property, Plant and Equipment:

All the items of property, plant and equipment are stated at historical cost net of accumulated depreciation and accumulated impairment losses, if any.

Historical cost includes expenditure that is directly attributable to the acquisition of the items. Such cost includes the costs for long-term construction projects if the recognition criteria are met.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation methods, estimated useful lives and residual value

Depreciation is calculated using the Straight Line Method method to allocate their cost, net of their residual values, over their estimated useful lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives and method of depreciation are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

d) Impairment of Non – Financial Asset:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Unit's (CGU) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.



GANGETIC DEVELOPERS PRIVATE LIMITED

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

In assessing the value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

e) Financial Instrument:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instruments of another entity. Classifications of financial instruments are in accordance with the substance of the contractual arrangement and as per the definitions of financial assets, financial liability and an equity instruments.

Financial Assets and investments

i) Initial recognition and measurement:

At initial recognition, the company measures a financial asset (other than financial asset at fair value through profit or loss) at its fair value plus or minus, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the statement of profit & loss.

ii) Subsequent recognition and measurement:

Subsequent measurement of financial asset depends on the company's business model for managing the asset and the cash flow characteristics of the asset. For the purpose of subsequent recognition and measurement financial assets are classified in four categories:

• Debt instrument at amortised cost:

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate.

• Debt instrument at fair value through other comprehensive income (FVOCI):

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses and interest revenue which are recognised in the statement of profit & loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest



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income from these financial assets is included in other income using the effective interest rate method.

• **Debt instrument at fair value through profit and loss (FVTPL):**

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in the statement of profit & loss and presented net in the statement of profit & loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

• **Equity instruments:**

All equity instruments are initially measured at fair value. Any subsequent fair value gain/loss is recognised through profit or loss if such investments are held for trading purposes. The fair value gains or losses of all other equity investments are recognised in Other Comprehensive Income.

iii) **Derecognition:**

A financial asset is primarily derecognised i.e. removed from Company's financial statement when:

- The rights to receive cash flows from asset have expired, or
- The Company has transferred its right to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under 'pass-through' arrangement and either;
 - a) The Company has transferred substantially all the risks and rewards of the assets,
 - b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.



GANGETIC DEVELOPERS PRIVATE LIMITED

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

iv) Trade receivables:

A receivable is classified as a 'trade receivable' if it is in respect to the amount due from customers on account of goods sold or services rendered in the ordinary course of business. Trade receivables are recognised initially at fair value and subsequently measured at fair value less provision for impairment.

Financial Liabilities:

i) Initial recognition and measurement:

All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables and borrowings.

ii) Subsequent measurement:

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit and loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and has designated upon initial measurement recognition at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains or losses on liabilities held for trading are recognised in the statement of profit & loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.

iii) Borrowings:

After initial recognition, interest-bearing borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit & loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

iv) Trade and other payables:

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period.



v) Derecognition:

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

f) Impairment of Financial asset:

The company assesses impairment based on expected credit losses (ECL) model to the following:

- Financial assets carried at amortised cost;
- Financial asset measured at FVOCI debt instruments.

The Company follows 'simplified approach' for recognition of impairment loss allowance on

- Trade receivables or contract revenue receivables, if any.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

The Company uses a provision matrix to determine impairment loss allowance on its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.



GANGETIC DEVELOPERS PRIVATE LIMITED

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

For assessing increase in credit risk and impairment loss, the company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

g) Cash and cash equivalents:

Cash and cash equivalents includes cash at bank which are subject to an insignificant risk of changes in value.

h) Foreign currency transactions:

The transactions denominated in foreign currency, if any, are recorded at the exchange rate prevailing on the date of transaction. Monetary items denominated in foreign currency at the end of year are translated using the closing rate of exchange. Non-monetary items that are to be carried at historical cost are recorded using exchange rate prevailing on the date of transaction. Non-monetary items that are to be carried at fair value are recorded using exchange rate prevailing on the date of fair value measured. Any income or expenses on account of exchange difference either on settlement or on translation is recognised in the statement of profit & loss.

i) Classification of assets and liabilities as current and non – current:

The Company presents assets and liabilities in Balance Sheet based on current/non-current classification.

An asset is classified as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle,
- b) Held primarily for the purpose of trading,
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

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

All other liabilities are classified as non-current.

j) Equity share capital:

Ordinary shares are classified as equity. Incremental costs net of taxes directly attributable to the issue of new equity shares are reduced from retained earnings, net of taxes.



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

k) Revenue Recognition:

Revenue is recognised to the extent that it is probable that the future economic benefits will flow to the entity and it can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Interest income

Interest income from debt instrument is recognised using effective interest rate method. The effective interest rate is the rate that discounts estimated future cash receipts through the expected life of financial asset to the gross carrying amount of financial asset. When calculating effective interest rate, the company expects cash flows by considering all contractual terms of financial instrument but does not consider the expected credit losses.

l) Employees benefits:

(i) Short-term Employee benefits:

All employees' benefits payable wholly within 12 months rendering services are classified as Short Term obligations. Benefits such as salaries, wages, short term compensated absences, performance incentives, expected cost of bonus and ex-gratia, if any, are recognised during the period in which the employees renders related services.

(ii) Long-term Employee benefits:

The present value of the long term employee benefits, if any, is determined based on actuarial valuation using the projected unit credit method. The rate used to discount defined benefit obligation is determined by reference to market yields at the Balance Sheet date on Indian Government Bonds for the estimated term of obligations.

Actuarial gains or losses arising on account of experience adjustment and the effect of changes in actuarial assumptions are recognised immediately in the statement of profit & loss as income or expense.

Gains or losses on the curtailment or settlement of other long-term benefits are recognised when the curtailment or settlement occurs.

m) Borrowing Cost:

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset if any, are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.



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Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for such capitalisation

Other borrowing costs are expensed in the period in which they are incurred.

n) **Income Taxes:**

Current Income Tax:

Current Income Tax liabilities are measured at the amount expected to be paid to the taxation authorities using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and creates provisions where appropriate.

The company offsets current tax assets & current tax liabilities, where it has legally enforceable right to set off the recognised amounts and where it intends either to settle on a net basis or to realize the assets & liabilities simultaneously.

Deferred Tax:

Deferred Tax is provided, using the Balance sheet approach, on temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred Tax is determined using the tax rates and tax laws that are enacted or subsequently enacted at the end of the reporting period.

Deferred Tax liabilities are recognised for all temporary differences. Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current and deferred tax is recognised in the statement of profit & loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

o) **Provisions and contingencies:**

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using the government securities' interest rate for the equivalent period. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate. Provisions are not recognised for future operating losses.



GANGETIC DEVELOPERS PRIVATE LIMITED

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

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

p) Earnings per share:

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

4. Use of significant accounting estimates, judgments and assumptions

The preparation of the financial statements requires management to make estimates, judgments and assumptions that affect the reported balances of assets and liabilities, disclosure of contingent liabilities as on the date of financial statements and reported amounts of income and expenses during the period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

In the process of applying the Company's accounting policies, management has made the following estimates and judgments, which have significant effect on the amounts recognised in the financial statements:

(a) Depreciation and useful lives of Property, Plant and Equipment:-

The company does not have any depreciable asset during the financial year under report.

(b) Recoverability of trade receivables:-

Judgments are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. The Company uses a provision matrix to determine impairment loss allowance on its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date,



GANGETIC DEVELOPERS PRIVATE LIMITED

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

the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

At the reporting date the company does not have any trade receivables.

(c) Defined Benefit plans:-

There are no employees during the financial year under report, hence actuarial valuation for employee benefits has not been conducted.

(d) Provisions:-

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgment to existing facts and circumstances, which can be subject to change. Since the cash outflows can take place many years in the future, the carrying amounts of provisions and liabilities are reviewed regularly and adjusted to take account of changing facts and circumstances.

(e) Impairment of non-financial assets:-

The carrying amounts of assets are reviewed at each balance sheet date for any indication of impairment based on internal / external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of a) fair value of assets less cost of disposal and b) its value in use. Value in use is the present value of future cash flows expected to derive from an assets or Cash-Generating Unit (CGU).

Based on the assessment done at each balance sheet date, recognised impairment loss is further provided or reversed depending on changes in circumstances. After recognition of impairment loss or reversal of the impairment loss as applicable, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life. If the conditions leading to recognition of impairment losses no longer exist or have decreased, impairment losses recognised are reversed to the extent it does not exceed the carrying amount that would have been determined after considering depreciation / amortization had no impairment loss been recognised in earlier year.

(f) Impairment of financial assets:-

The impairment provisions for financial assets are based on assumptions about risk of default and expected cash loss rates. The Company uses judgment in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

Estimates and judgments are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances. They are continuously evaluated.



GANGETIC DEVELOPERS PRIVATE LIMITED

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


(g) Deferred Tax:-

The company has not created deferred tax assets of Rs. 1,357,880/- [cumulative] as at 31st March, 2017 in accordance with the 'Ind As 12 Income Taxes', as the company does not expect the probable taxable profits in the near future.

- (h)** The balances in respect of Trade Payables and loans and advances, as appearing in the books of accounts are subject to confirmations by the respective parties and adjustments/reconciliation arising there from, if any.

For A.M. Ghelani & Company

Chartered Accountants
Registration No : 103173W


Chintan A. Ghelani
Partner
Membership No.: 104391



Place : Mumbai
Dated : 5th May, 2017

For and on behalf of the Board of Directors


Vinay Goggi

Director
(DIN-05205685)



Pawan Kakumanu

Director
(DIN-07584653)

Gangetic Developers Private Limited.**Balance Sheet As 31st March, 2017****(Amount in Rs.)**


Particulars	Note No.	As at 31st March, 2017	As at 31st March, 2016	As at 1st April, 2015
<u>I. ASSETS</u>				
<u>Non-Current Assets</u>				
a. Property, Plant and Equipments	5	30,186,725	30,186,725	138,053,721
b. Other Non Current Assets	6	281,100,000	281,100,000	284,700,000
<u>Current assets</u>				
a. Financial Assets				
i) Cash and Cash Equivalents	7	1,105,398	1,332,428	274,253
ii) Loans	8	-	-	10,000
b. Current Tax Assets (Net)	9	2,983,443	3,009,443	2,409,443
Total		315,375,566	315,628,596	425,447,417
<u>II. EQUITY AND LIABILITIES</u>				
<u>Equity</u>				
a. Equity Share Capital	10	89,860,100	89,860,100	89,860,100
b. Other Equity	11	225,496,666	225,686,524	234,811,715
<u>Non-Current Liabilities</u>				
Provisions	12	-	-	76,272
<u>Current Liabilities</u>				
a. Financial Liabilities				
i) Borrowings	13	-	-	100,000,000
ii) Trade Payables	14	13,800	81,972	661,447
b. Other Current Liabilities	15	5,000	-	32,780
c. Provisions	16	-	-	5,103
Total		315,375,566	315,628,596	425,447,417
Significant Accounting Policies and Notes to Financial Statements	1 to 35			

As per our Report of even date
For A. M. Ghelani & Company
Chartered Accountants
Firm Registration No.: 103173W


Chintan A. Ghelani
Partner
Membership No.: 104391
Place : Mumbai
Date : 5th May, 2017



For and on behalf of the Board of Directors


Vinay Goggi
Director
(DIN -5205685)



Pawan Kakumanu
Director
(DIN-07584653)

Gangetic Developers Private Limited.
Statement of Profit and Loss for the Financial Year Ended 31st March 2017

(Amount in Rs)

Particulars	Note No.	Financial Year 2016-17	Financial Year 2015-16
Income:			
Revenue from Operations		-	-
Other Income	17	1,874	63,733
Total Income (I)		1,874	63,733
Expenses:			
Employee Benefits expenses	18	-	1,231,936
Depreciation and Amortization Expense	19	-	28,209
Other Expenses	20	191,732	171,389
Total Expenses (II)		191,732	1,431,534
Profit / (Loss) Before Exceptional Items and Tax (I-II)		(189,858)	(1,367,801)
Exceptional Items		-	7,757,390
Profit / (Loss) Before Tax		(189,858)	(9,125,191)
Tax Expenses:			
Current Tax		-	-
Deferred Tax		-	-
Profit/(loss) for the year (A)		(189,858)	(9,125,191)
Other Comprehensive Income (B)		-	-
Total Comprehensive Income for the year (A+B)		(189,858)	(9,125,191)
Earning Per Equity Share :			
Basic & Diluted		(0.02)	(1.02)
Significant Accounting Policies and Notes to Financial Statements	1 to 35		

As per our Report of even date
For A. M. Ghelani & Company
Chartered Accountants
Firm Registration No.: 103173W

For and on behalf of the Board of Directors

Chintan A. Ghelani
Partner
Membership No.: 104391
Place : Mumbai
Date : 5th May, 2017



Vinay Goggi
Director
(DIN -5205685)

Pawan Kakumanu
Director
(DIN-07584653)

Gangetic Developers Private Limited
Cash Flow Statement For The Year ended 31st March, 2017

Particulars	Financial Year 2016-17		Financial Year 2015-16	
<u>CASH FLOW FROM OPERATING ACTIVITIES :</u>				
Net Profit/(loss) Before Tax as per the Statement of Profit and Loss		(189,858)		(9,125,191)
<u>Adjustment For :</u>				
Depreciation			28,209	
Loss on Fixed Assets discarded			81,397	
Exceptional items			7,757,390	
				7,866,996
Operating Profit/(Loss) Before Working Capital Changes		(189,858)		(1,258,195)
<u>Adjustment For Working Capital Changes :</u>				
Advance given to employee received back	-		10,000	
Increase/(Decrease) in Trade Payables	(68,172)		(612,255)	
Increase/(Decrease) in Provisions	5,000	(63,172)	(81,375)	(683,630)
Cash generated from Operations		(253,030)		(1,941,825)
Income Tax (Paid)/Refund received		26,000		(600,000)
Net cash generated from / (used in) Operating Activities [A]		(227,030)		(2,541,825)
<u>CASH FLOW FROM INVESTING ACTIVITIES :</u>				
Proceeds from Sale of Fixed Assets	-		100,000,000	
Advance given/ (received back) for Purchase of shares	-		3,600,000	
Net cash generated from / (used in) Investing Activities [B]		-		103,600,000
<u>CASH FLOW FROM FINANCING ACTIVITIES :</u>				
Repayment of Borrowings		-		(100,000,000)
Net cash generated from / (used in) Financing Activities [C]		-		(100,000,000)
Net Increase/(decrease) in cash & cash equivalent [A+B+C]		(227,030)		1,058,175
Opening Balance of cash & cash equivalent		1,332,428		274,253
Closing Balance of cash & cash equivalent		1,105,398		1,332,428

Note: The cash flow statement has been prepared under the indirect method set out in Indian Accounting Standards 7 "Statement Of Cash Flows" (IND AS 7) issued by the Institute of Chartered Accountants Of India (ICAI).

As per our Report of even date
For **A. M. Ghelani & Company**
Chartered Accountants
Firm Registration No.: 103173W

Chintan A. Ghelani
Partner
Membership No.: 104391
Place : Mumbai
Date : 5th May 2017



For and on behalf of the Board of Directors


Vinay Goggi
Director
(DIN -5205685)


Pawan Kakumanu
Director
(DIN-07584653)

Note 5: Statement of Property, Plant & Equipment

Particulars	Land	Building	Furniture & Fixture	Vehicle	Office Equipment	Computers	Total
Gross Block							
As at 1st April 2015	137,944,115	99,643	205,710	2,424	251,303	87,998	138,591,193
Additions/ (Disposals)	(107,757,390)	(99,643)	(205,710)	(2,424)	(251,303)	(87,998)	(108,404,468)
As at 31st March 2016	30,186,725	-	-	-	-	-	30,186,725
Additions/ (Disposals)	-	-	-	-	-	-	-
As at 31st March 2017	30,186,725	-	-	-	-	-	30,186,725
Accumulated Depreciation							
As at 1st April 2015	-	96,654	108,612	2,424	244,015	85,768	537,473
Charged for the year 2015-16	-	-	28,209	-	-	-	-
To be transferred to Retained Earnings	-	96,654	136,821	2,424	244,015	85,768	537,473
As at 31st March 2016	-	-	-	-	-	-	-
Charged for the year 2016-17	-	-	-	-	-	-	-
As at 31st March 2017	-	-	-	-	-	-	-
Net Block [W.D.V.]							
As at 1st April 2015	137,944,115	2,989	97,098	-	7,288	2,231	138,053,721
As at 31st March 2016	30,186,725	-	-	-	-	-	30,186,725
As at 31st March 2017	30,186,725	-	-	-	-	-	30,186,725



Gangetic Developers Private Limited.
Notes to Financial Statements for the Period ended 31st March, 2017

(Amount In Rs.)

Note No.	Particulars	As At March 31, 2017		As At March 31, 2016		As At April 1, 2015	
6	Other Non Current Assets Secured, considered good <u>Unsecured, considered good:-</u> Advances to Related Parties For purchase of shares Big Apple Real Estate Private Limited (Holding Company)						
		281,100,000		281,100,000		284,700,000	
		281,100,000		281,100,000		284,700,000	
7	Cash & Cash equivalents : a. Balances with banks in Current Account b. Cash in hand	1,105,398		1,320,486		273,681	
		-		11,942		572	
		1,105,398		1,332,428		274,253	
8	Advances Advance to Employee	-		-		10,000	
		-		-		10,000	
9	Current Tax Assets (Net) Taxes paid (Net of Provisions)	2,983,443		3,009,443		2,409,443	
		2,983,443		3,009,443		2,409,443	
10	Share Capital: (1) Authorised: 1,00,00,000 (F.Y. 15-16 - 1,00,00,000, As at 01st April, 2015 - 1,00,00,000) Equity Shares of Rs.10/- each (2) Issued, Subscribe & Paid Up 89,86,010 (F.Y. 15-16 - 89,86,010, As at 1st April, 2015 - 89,86,010) Equity Shares of Rs.10/- each	100,000,000		100,000,000		100,000,000	
		100,000,000		100,000,000		100,000,000	
		89,860,100		89,860,100		89,860,100	
		89,860,100		89,860,100		89,860,100	
(a)	Reconciliation of Shares. <u>Equity Shares</u> Shares outstanding at the beginning the year Shares Issued during the year Shares bought back during the year Shares outstanding at the end of the year	8,986,010		8,986,010		8,986,010	
		-		-		-	
		8,986,010		8,986,010		8,986,010	
(b)	Shares In the Company held by each shareholder holding more than 5% shares. (Equity Shares in nos. of Rs. 10 each)	Number of shares	% of Holdings	Number of shares	% of Holdings	Number of shares	% of Holdings
	Big Apple Real Estate Private Limited	8,723,510	97.08	5,267,030	58.61	5,267,030	58.61
	Edelwies Trustee Services (P) Limited	-	-	909,600	10.12	909,600	10.12
	Sri Sai Building Products Pvt Ltd	-	-	2,546,880	28.34	2,546,880	28.34
		8,723,510	97.08	8,723,510	97.08	8,723,510	97.08
11	Other Equity i. Other Reserves a. Securities Premium Account Opening Balance Closing Balance ii. Retained Earnings Opening balance (+) Profit/(Loss) For the current year Adjustment of depreciation due to transitional provision of Schedule-II of Companies Act, 2013 Closing Balance	373,640,900		373,640,900		373,640,900	
		373,640,900		373,640,900		373,640,900	
		(147,954,376)		(138,829,185)		(83,865,956)	
		(189,858)		(9,125,191)		(54,707,602)	
		-		-		(255,628)	
		(148,144,234)		(147,954,376)		(138,829,185)	
		225,496,666		225,686,524		234,811,715	



Gangetic Developers Private Limited.
Notes to Financial Statements for the Period ended 31st March, 2017

(Amount In Rs.)

Note No.	Particulars	As At March 31, 2017	As At March 31, 2016	As At April 1, 2015
12	Provisions :			
	Leave Encashment			76,272
				76,272
13	Borrowings:			
	Advance against for sale of land			100,000,000
				100,000,000
14	Trade Payable			
	Micro & Small Enterprises			
	Others	13,800	81,972	661,447
		13,800	81,972	661,447
15	Other Current Liabilities			
	Statutory Dues	5,000		32,780
		5,000		32,780
16	Provisions			
	Leave Encashment			5,103
				5,103



Gangetic Developers Private Limited.**Notes to Forming Statement of Profit and Loss for the period ended 31st March, 2017**

Sr. No.	Particulars	Financial Year 2016-17	Financial Year 2015-16
17	<u>Other Income</u>		
	Interest on Income Tax Refund	910	-
	Sundry Balance Written back	964	63,733
		1,874	63,733
18	<u>Employee Benefits Expenses</u>		
	Salaries & Wages	-	1,248,331
	Leave Encashment	-	(16,395)
		-	1,231,936
19	<u>Depreciation And Amortization Expenses :</u>		
	Depreciation	-	28,209
		-	28,209
20	<u>Other Expenses:</u>		
	Audit Fees	13,925	28,625
	Bank charges	584	630
	Rates & Taxes	-	17,918
	Professional Charges	154,875	36,905
	Interest on TDS	-	84
	Loss on Asset Discarded	-	81,397
	Travelling Expenses	-	5,830
	Filing Fees	22,348	-
		191,732	171,389



21 Fair Value of Financial assets and Liabilities:

Set out below is the comparison by class of carrying amounts and fair value of Company's financial instruments that are recognised in the financial statement

Particulars	As at 31st March, 2017		As at 31st March, 2016		As at 1st April, 2015	
	Carrying Value	Fair Value	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial assets designated at amortised cost						
Cash and Cash Equivalents	1,105,398	1,105,398	1,332,428	1,332,428	274,253	274,253
Total	1,105,398	1,105,398	1,332,428	1,332,428	274,253	274,253
Financial liabilities designated at amortised cost						
Borrowings - Fixed rate	-	-	-	-	100,000,000	100,000,000
Trade payables and others	13,800	13,800	81,972	81,972	661,447	661,447
Total	13,800	13,800	81,972	81,972	100,661,447	100,661,447

Fair valuation techniques:

The Company maintains policies and procedures to value financial assets & financial liabilities using the best and most relevant data available. The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The following methods and assumptions were used to estimate the fair values :-

Fair value of cash and cash equivalents, trade payables and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

Fair Value hierarchy:

The fair value measurement hierarchy of Company's asset and liabilities, grouped into Level 1 to Level 3 as described below:

Level 1: Quoted prices / published NVA (unadjusted) in active markets for identical assets or liabilities. It includes fair value of financial instruments traded in active markets and are based on quoted market prices at the balance sheet date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices). It includes fair value of the financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on the company specific estimates. If all significant inputs required to fair value an instrument are observable then instrument is included in level 2

Level 3: Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs). If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

During the year there were no transfers between Level 1 and Level 2 fair value measurements, and no transfer into and out of Level 3 fair value measurements. There is no transaction / balance under level 3.

22 Financial risk Management:

The Company is exposed to credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management has established a risk management policy to identify and analyse the risks, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policy is reviewed periodically to reflect changes in market conditions and the Company's activities. The Company's senior management reviews and agrees policies for managing each of these risks, which are summarised below.

● **Market risk:**

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The company does not have any foreign currency transaction during the year.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to interest rate risk as the Company does not have borrowings as at the reporting date.

Credit Risk

Credit risk is the risk of financial loss to the Company that a customer or counter party to a financial instrument fails to meet its obligations. The Company is exposed to credit risk from its operating activities and from its financing activities, including deposits with banks.

● **Trade and other receivables:**

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers.

The Company is not exposed to credit risk as the Company does not have Trade & other Receivables as at the reporting date.



Cash and cash equivalents:

The gross carrying amount of financial assets, net of impairment losses recognised represents the maximum credit exposure.

Exposure to credit risk

The gross carrying amount of financial assets, net of impairment losses recognised represents the maximum credit exposure. The maximum exposure to credit risk as at 31st March, 2017 and 31st March, 2016 is as follows:

Particulars	As at 31st March 2017	As at 31st March 2016
Financial assets for which loss allowances is measured using 12 months Expected Credit Losses (ECL):		
Cash and cash equivalents	1,105,398	1,332,428
Other Non Current Assets	281,100,000	281,100,000

• **Liquidity risk**

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations without incurring unacceptable losses.

The Company's objective is to at all times maintain optimum levels of liquidity to meet its cash and collateral requirements. The Company relies on a mix of borrowings, capital infusion and excess operating cash flows to meet its needs for funds. The current borrowings are sufficient to meet its short & medium term expansion needs. Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flows.

The Company is required to maintain ratios (such as debt service coverage ratio and secured coverage ratio) at specified levels. In the event of failure to meet any of these ratios these loans become callable to the extent of failure at the option of lenders, except where exemption is provided by lender.

Particulars	As at 31st March, 2017					Total
	Carrying Amount	On Demand	Less than 6 months	6- 12 months	>1 years	
Current Assets						
Cash and Cash Equivalents	1,105,398	1,105,398	-	-	-	1,105,398
Current Liabilities						
Trade and other payables	13,800	13,800	-	-	-	13,800

Particulars	As at 31st March, 2016					Total
	Carrying Amount	On Demand	Less than 6 months	6- 12 months	>1 years	
Current Assets						
Cash and Cash Equivalents	1,332,428	1,332,428	-	-	-	1,332,428
Current Liabilities						
Trade and other payables	81,972	81,972	-	-	-	81,972

23 **Capital management**

The primary objective of the Company's capital management is to maximize the shareholder value. The Company's primary objective when managing capital is to ensure that it maintains an efficient capital structure and healthy capital ratios and safeguard the Company's ability to continue as a going concern in order to support its business and provide maximum returns for shareholders. The Company also proposes to maintain an optimal capital structure to reduce the cost of capital. No changes were made in the objectives, policies or processes during the year ended 31st March, 2017 and 31st March, 2016.

For the purpose of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes,

Particulars	As At 31st March, 2017	As At 31st March, 2016
Loans and Borrowings [Interest bearing]	-	-
Less: Cash and cash equivalents	1,105,398	1,332,428
Net Debt	(1,105,398)	(1,332,428)
Total Capital	315,356,766	315,546,624
Capital + Debt	315,356,766	315,546,624
Gearing Ratio	-	-



Particulars	2016-17	2015-16
24 Taxation		
Income tax related to items charged or credited to profit or loss during the year:		
A Statement of Profit or Loss		
1 Current Income Tax	-	-
Deferred Tax - Refer Note 4(g)	-	-
2 Adjustments in respect of Income Tax of previous year	-	-
Current Income Tax	-	-
Total Income tax Expenses (1 & 2)	-	-

25 Related party Disclosure:

In accordance with the requirements of IND AS 24, on related party disclosures, name of the related party, related party relationship, transactions and outstanding balances including commitments where control exists and with whom transactions have taken place during reported periods, are:

a) Related Party with whom transactions have been taken place and relationships:

Name of the party	Relationship
Category - I	
1 Big Apple Real Estate Pvt Ltd.	Holding Company
2 The Phoenix Mills Ltd.	Ultimate Holding Company
3 Market City Resources Private Limited.	Fellow Subsidiary
4 Gangetic Hotels Private Limited.	Fellow Subsidiary

Category - II	
1 Atul Ruia	Director (Resigned On 05.08.2016)
2 Shishir Shrivastava	Director (Resigned On 05.08.2016)
3 Sanjeev Rastogi	Director (Resigned On 15.02.2017)
4 Vinay Goggi	Director
5 Pawan Kumar Kakumanu	Director

b) Transactions during the year:

(Amt In Rs.)

Sr. No.	Nature of transactions	Loan Given	Miscellaneous	Total
Category - I				
1	Big Apple Real Estate Private Limited.	-	11,000	11,000
		(3,600,000)	-	-
2	Market City Resources Private Limited	-	11,049	-
		-	-	-
2	Gangetic Hotels private Limited	-	-	-
		-	(53,580)	-

Note:- Note : - Figures in brackets represents previous year's figures.

c) Closing Balance as on 31st March, 2017:

(Amt In Rs.)

Sr. No.	Particulars	Financial Year	Advance Against Purchase of Shares
1	Big Apple Real Estate Pvt Ltd.	2016-17	281,100,000
		2015-16	281,100,000
		2014-15	284,700,000

26 Segment reporting:

The Company is mainly engaged in Real Estate, Construction and Project Development. Considering the nature of the company's business and operations, there are no separate reportable segments (business and/or geographical) in accordance with the requirements of Indian Accounting Standard (IND AS)108 - 'Segment Reporting'.



27 Earning per share:

	Particulars	2016-17	2015-16
i)	Net profit/(loss) after tax as per Statement of Profit and Loss attributable to Equity Shareholders	(189,858)	(9,125,191)
ii)	Weighted Average number of equity shares used as denominator for calculating EPS	8,986,010	8,986,010
iii)	Basic and Diluted Earnings per share (Rs.)	(0.02)	(1.02)
iv)	Face value per equity share (Rs.)	10	10

28 Additional information as required under Section 186(4) of the Companies Act, 2013 during the year:

i) Loan given by the Company to Body Corporate or person is as under:

Name of the Company	Amount	Purpose
Big Apple Real Estate Pvt Ltd.	281,100,000	Against Purchase of Shares

ii) No Guarantee is given by the Company.

29 The Company has not held and transacted into Specified Bank Notes (SBN) and Other Denomination Notes (ODN) during the period 8th November, 2016 to 30th December, 2016 as mentioned in notification S.O.3407 (E) dated 8th November, 2016 hence the disclosure requirement as per MCA notification G.S.R. 308 (E) dated 30th March, 2017 is not applicable.



Gangetic Developers Private Limited.
Statement of changes in equity for the Year ended 31st Mar, 2017

Note "30"

A. Equity share capital

Particulars	Amount (Rs)
Equity Shares of Rs.10/- each	
Opening balance as at 1 Apr 2015	89,860,100
Changes in equity share capital during the year	-
Opening balance as at 31 Mar 2016	89,860,100
Changes in equity share capital during the year	-
Closing balance as at 31st Mar 2017	89,860,100

B. Other Equity

Other Equity	Reserves & Surplus			Total
	Securities Premium Reserve	General Reserve	Retained Earnings	
Balances at April 1, 2015	373,640,900	-	(138,829,185)	234,811,715
Profit for the year	-	-	(9,125,191)	(9,125,191)
Balances at March 31, 2016	373,640,900	-	(147,954,376)	225,686,524
Profit for the year	-	-	(189,858)	(189,858)
Balances at March 31, 2017	373,640,900	-	(148,144,234)	225,496,666

As per our Report of even date
For **A. M. Ghelani & Company**
Chartered Accountants
Firm Registration No.: 103173W



Chintan A. Ghelani
Chintan A. Ghelani
Partner

Membership No.: 104391
Place : Mumbai
Date : 5th May 2017

For and on behalf of the Board of Directors

Vinay Goggi
Vinay Goggi
Director

(DIN -5205685)
Pawan Kakumanu
Director
(DIN-07584653)

31 First Time Adoption:

Basis of preparation:

For all period up to and including the year ended 31st March, 2016, the Company has prepared its financial statements in accordance with generally accepted accounting principles in India (Indian GAAP). These financial statements for the year ended 31st March, 2017 are the Company's first annual Ind AS financial statements and have been prepared in accordance with Ind AS.

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for periods beginning on or after 1st April, 2015 as described in the accounting policies. In preparing these financial statements, the Company's opening Balance Sheet was prepared as at 1st April, 2015 the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP Balance Sheet as at 1st April, 2015 and its previously published Indian GAAP financial statements for the year ended 31st March, 2016.

Exemptions Applied:

Ind AS 101 First-time adoption of Indian Accounting Standards allows first time adopters certain exemptions from the retrospective application of certain Ind AS, effective for 1st April, 2015 opening balance sheet.

Following exceptions to the retrospective application of other Ind AS as per Appendix D of Ind AS 101.

1 Deemed cost of Property, Plant and Equipment:

The Company has elected to continue with the carrying value for all of its PPE as recognised in the financial statements as at the date of transition to Ind AS and measured as per previous GAAP and used that as its deemed cost as at the date of transition to Ind AS.

2 Financial assets and liabilities:

The Company has financial liabilities and assets that are non-derivative financial instruments. Under previous GAAP, these were carried at transactions cost less allowances for impairment, if any. Under Ind AS, these are financial assets and liabilities are initially recognised at fair value and subsequently measured at amortised cost, less allowance for impairment, if any. For transactions entered into on or after the date of transition to Ind AS, the requirement of initial recognition at fair value is applied prospectively.

Impact of transition to IND AS

The following is a summary of the effects of the differences between Ind AS and Indian GAAP on the Company's total equity shareholders' funds and profit and loss for the financial period for the periods previously reported under Indian GAAP following the date of transition to Ind AS.



Gangetic Developers Private Limited.

Notes on Financial Statements for year ended 31st March, 2017

32 Reconciliation of Balance Sheet as at 1st April 2015

(Amount in Rs.)

Particulars	As per Indian GAAP As at 31st March, 2015	Adjustment	As per Ind AS As At 1st April, 2015
I. ASSETS			
Non-Current Assets			
a. Property, Plant and Equipment	138,053,721	-	138,053,721
b. Other Non Current Assets	284,700,000	-	284,700,000
Current assets			
a. Financial Assets		-	-
i) Cash and Cash Equivalents	274,253	-	274,253
ii) Loans	10,000	-	10,000
b. Current Tax Assets (Net)	2,409,443	-	2,409,443
	425,447,417	-	425,447,417
II. EQUITY AND LIABILITIES			
Equity			
a. Equity Share Capital	89,860,100	-	89,860,100
b. Other Equity	234,811,715	-	234,811,715
Non-Current Liabilities			
a. Provisions	76,272	-	76,272
Current Liabilities			
a. Financial Liabilities			
i) Borrowings	100,000,000	-	100,000,000
ii) Trade Payables	661,447	-	661,447
b. Other Current Liabilities	32,780	-	32,780
c. Provisions	5,103	-	5,103
	425,447,417	-	425,447,417

Reconciliation of Other Equity as at April 1, 2015

Particulars	Securities Premium	Retained Earnings	Total
As at April 1, 2015 (IGAAP)	373,640,900	(138,829,185)	234,811,715
Less: Expected credit loss provision as per Ind AS	-	-	-
As at April 1, 2015 (Ind AS)	373,640,900	(138,829,185)	234,811,715

As per our Report of even date
For A. M. Ghelani & Company
Chartered Accountants
Firm Registration No.: 103173W

For and on behalf of the Board of Directors

Chintan A. Ghelani
Partner
Membership No.: 104391
Place : Mumbai
Date : 5th May, 2017



Vinay Goggi
Director
(DIN -5205685)

Pawan Kakumanu
Director
(DIN -07584653)

Gangetic Developers Private Limited.

Notes on Financial Statements for year ended 31st March, 2017

33 Reconciliation of Balance Sheet as at 31st March, 2016

(Amount in Rs.)

Particulars	As per IGAAP As at 31 st March, 2016	Adjustments	As per Ind AS As at 31 st March, 2016
I. ASSETS			
Non-Current Assets			
a. Property, Plant and Equipments	30,186,725	-	30,186,725
b. Other Non Current Assets	281,100,000	-	281,100,000
Current Assets			
a. Financial Assets			
i) Cash and Cash Equivalents	1,332,428	-	1,332,428
b. Current Tax Assets (Net)	3,009,443	-	3,009,443
	315,628,596	-	315,628,596
Equity			
a. Equity Share Capital	89,860,100	-	89,860,100
b. Other Equity	225,686,524	-	225,686,524
Current Liabilities			
a. Financial Liabilities			
i) Trade Payables	81,972	-	81,972
TOTAL	315,628,596	-	315,628,596

Reconciliation of Other Equity as at 31st March, 2016

Particulars	Securities Premium	Retained Earnings	Total
As at March 31, 2016 (IGAAP)	373,640,900	(147,954,376)	225,686,524
Less: Expected credit loss provision as per Ind AS	-	-	-
As at March 31, 2016 (Ind AS)	373,640,900	(147,954,376)	225,686,524

As per our Report of even date

For A. M. Ghelani & Company

Chartered Accountants

Firm Registration No.: 103173W


Chintan A. Ghelani
 Partner
 Membership No.: 104391
 Place : Mumbai
 Date : 5th May, 2017



For and on behalf of the Board of Directors


Vinay Goggi
 Director
 (DIN -5205685)


Pawan Kakumanu
 Director
 (DIN-07584653)

Gangetic Developers Private Limited.

Notes on Financial Statements for year ended 31st March, 2017

34 Reconciliation of statement of Profit and Loss for the year ended 31st March, 2016.

(Amount in Rs.)

Particulars	Financial Year 2015-16	Adjustment	Financial Year 2015-16
Income:			
Revenue from Operations	-	-	-
Other Income	63,733	-	63,733
Total Income (I)	63,733	-	63,733
Expenses:			
Employee Benefits expenses	1,231,936	-	1,231,936
Depreciation and Amortization Expense	28,209	-	28,209
Other Expenses	171,389	-	171,389
Total Expenses (II)	1,431,534	-	1,431,534
Profit / (Loss) Before Exceptional Items and Tax (I-II)	(1,367,801)	-	(1,367,801)
Exceptional Items	7,757,390	-	7,757,390
Profit / (Loss) Before Tax	(9,125,191)	-	(9,125,191)
Tax Expenses:			
Current Tax	-	-	-
Deferred Tax	-	-	-
Profit/(loss) for the year (A)	(9,125,191)	-	(9,125,191)
Other Comprehensive Income (B)	-	-	-
Total Comprehensive Income for the year (A+B)	(9,125,191)	-	(9,125,191)
Earning Per Equity Share :			
Basic & Diluted	(1.02)	-	(1.02)

The previous year figures have been regrouped, reworked, rearranged and reclassified, wherever necessary and are to be read in relation to the amounts and other disclosures relating to the current year.

As per our report of even date
For A. M. Ghelani & Company
 Chartered Accountants
 Firm Registration No.: 103173W

Chintan A. Ghelani
 Partner
 Membership No.: 104391
 Place : Mumbai



For and on behalf of the Board of Directors


Vinay Gogoi
 Director
 (DIN-05205685)


Pawan Kakumanu
 Director
 (DIN-07584653)