THAR & CO.
CHARTERED ACCOUNTANT
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INDEPENDENT AUDITOR'S REPORT

To the Members

Report on the Financial Statements

Opinion

We have audited the financial statements of **MANAV INFRASTRUCTURE PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at 31 March 2019, and the statement of profit and loss, statement of cash flows for the year ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019, and the profit and loss and its cash flows, for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act, 2013 with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act, read with rule 7 of the Companies Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The boards of directors are also responsible for overseeing the Company's financial reporting process.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government in terms of section 143 (11) of the Act, I give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

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

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

   (c) The Balance sheet, the Statement of Profit and Loss and Cash Flow Statement, dealt with by this report are in agreement with the books of account;

   (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act;

   (e) On the basis of the written representations received from the directors as on March 31, 2019 taken on record by the board of directors, none of the directors are disqualified as on March 31, 2019 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 with reference to these standalone Financial Statements and the operating effectiveness of such controls, refer to our separate report in Annexure- 2 to this report.

   (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us;

   i. The Company does not have any pending litigations which would impact its financial position;

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ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and

iii. There has been no amounts which were required to be transferred, to the Investor Education and Protection Fund by the Company.

For **Thar & Co,**
Chartered Accountants
Firm Registration No: 110958W

Vivek J. Thar
Proprietor
Membership No.:154812

THAR & CO. ★ CHARTERED ACCOUNTANTS ★ MUMBAI

Place: Mumbai
Date: 19st September, 2019

UDIN: 19154812AAAEL9070

"ANNEXURE-A" TO THE INDEPENDENT AUDITOR'S REPORT

Referred to in Paragraph 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date on the financial statements for the year ended 31st March, 2019 of **MANAV INFRASTRUCTURE PRIVATE LIMITED**:

(i) In respect of its Fixed Assets:

a. The Company has maintained proper records of Fixed Assets showing full particulars including quantitative details and situation of Fixed Assets as required by the above referred Order.

b. We are informed by the Management that all the Fixed Assets were physically verified at reasonable intervals having regards to the size of the company and nature of its assets and no discrepancies were noticed on such verification as compared with the aforesaid records of fixed assets.

c. The fixed asset disposed off during the year have been adequately accounted for and disclosed in the financial statement.

(ii) In respect of its Inventories:

a. The inventories have been physically verified by the management at reasonable intervals during the year. In our opinion, the frequency of verification is reasonable.

b. In our opinion and according to the information and explanations given to us, the procedures of physical verification of inventory followed by the management are found to be reasonable and adequate in relation to the size of the Company and the nature of its business.

c. On the basis of our examination of the inventory records, in our opinion, the company is maintaining proper records of inventory. There were no discrepancies noticed on physical verification of inventory as compared to book records.

(iii) The Company has not granted any loans to Companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Act and therefore, the provisions of clause (iii) of paragraph 3 of the Order are not applicable to the Company.

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(iv) The Company has not granted any Loans or given any Guarantees to directors or made any investments as mentioned in the Section 185 and Section 186 of the Act and hence the provisions of clause (iv) of Paragraph 3 of the Order are not applicable to the Company.

(v) The Company has not accepted any deposits from the public within the meaning of Section 73 to 76 of the Act and the rules framed there under. Therefore the provisions of clause (v) of Paragraph 3 of the Order are not applicable to the Company.

(vi) According to the information and explanation provided by management, the Central Government has not prescribed the Cost records to be maintained under sub section (1) of Section 148 of the Act in respect of activities carried on by the Company. Therefore, this clause is not applicable to the company.

(vii) (a) According to the information and explanations given to us, the Company is generally regular in depositing undisputed amount of statutory dues in respect of Provident Fund, Employee's State Insurance, Income-Tax, Sales Tax, Service-Tax, VAT, Goods and Service Tax cess and other material applicable statutory dues have generally been regularly deposited with the appropriate authorities and as on 31st March, 2019, no such dues were outstanding for a period of more than six months from the date they became payable.

(b) In our opinion and according to the information and explanations given to us by the management there are no dues of Income tax, Sales tax, Service tax, Custom duty and Excise duty, VAT, Goods and Service Tax and Cess, which have not been deposited on account of any dispute as at 31st March, 2019.

(viii) Based on our audit procedure and the information and explanation given to us by the management, we are of the opinion that the Company has not defaulted in the repayment of dues to financial institutions or banks and debenture holder during the year.

(ix) The Company has not raised funds through initial public offer or further public offer (including debt instruments) during the financial year, accordingly this clause is not applicable to the company.

The company has raised term loan during the year. To the best of our knowledge and according to information and explanation given to us, the rem loan taken during the year is prima facie has either been used for the purposes for which it was raised.

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(x) Based on the audit procedure performed and the representation obtained from the management, no case of fraud on or by the Company has been noticed or reported during the course of our audit.

(xi) In our opinion the company being a private limited company, the provisions of Section 197 read with schedule V of the Act with respect to managerial remuneration are not applicable.

(xii) The Company is not a Nidhi Company as specified by the Act and hence the provisions under clause (xii) of the Paragraph 3 of the Order are not applicable.

(xiii) According to the information and explanation given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Section 177 & 188 of the Act where applicable and the details of such transaction have been disclosed in the financial statements as required by the applicable accounting standard.

(xiv) During the year the Company has not made any preferential allotment or private placement of shares or fully or partly paid convertible debentures and hence reporting under clause (xiv) of Paragraph 3 of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with its directors or persons connected with him and hence reporting under clause (xv) of Paragraph 3 of the Order is not applicable to the Company.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Thar & Co.,**
Chartered Accountants
Firm Registration No: 110958W

Vivek J Thar
Proprietor
Membership No.:154812

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Place: Mumbai
Date: 1st September, 2019

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S 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 **MANAV INFRASTRUCTURE PRIVATE LIMITED** ("the Company") as of 31st March, 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('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 Act.

Auditor's Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included

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obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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 authorizations of management and directors of the Company and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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.

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Opinion

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

For **Thar & Co.,**
Chartered Accountants
Firm Registration No: 110958W

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Vivek J Thar
Proprietor
Membership No.:154812

Place: Mumbai
Date: 1st September, 2019

Manav Infrastructure Private Limited

Balance Sheet As At 31st March, 2019

	Particulars	Notes No.	31st March, 2019		31st March, 2018	
A	**EQUITY AND LIABILITIES**					
1	**Shareholders' Funds**					
	Share Capital	2	384,030,000		384,030,000	
	Reserves and Surplus	3	1,121,294,593	**1,505,324,593**	1,092,330,372	**1,476,360,372**
2	**Non-Current Liabilities**					
	Long-term Borrowings	4	5,955,002,871	**5,955,002,871**	2,944,809,249	**2,944,809,249**
3	**Current Liabilities**					
	Short Term Bowworings	5	1,987,162		6,605,927	
	Trade Payables	6	602,801,816		1,486,224,837	
	Other Current Liabilities	7	1,027,628,067		447,584,869	
	Short-term Provisions	8	10,482,074	**1,642,899,119**	6,998,638	**1,947,414,271**
	TOTAL			**9,103,226,583**		**6,368,583,892**
B	**ASSETS**					
1	**Non-Current Assets**					
	Fixed Assets	9				
	Tangible Assets		21,697,407		15,951,288	
	Intangible Assets		-	**21,697,407**	-	**15,951,288**
	Non-Current Investments	10	141,012,812		36,347,193	
	Deffered Tax Asset	11	933,302	**141,946,114**	648,110	**36,995,303**
2	**Current Assets**					
	Inventories	12	7,473,870,445		5,789,289,038	
	Trade Receivables	13	168,841,467		167,566,456	
	Cash and Cash Equivalents	14	175,217,103		50,341,103	
	Short-term Loans and Advances	15	1,121,654,047		308,440,703	
	Other Current Assets	16	-	**8,939,583,062**	-	**6,315,637,301**
	TOTAL			**9,103,226,583**		**6,368,583,892**

As per our report of even dated

For M/s. Thar & Co.
Chartered Accountants
FRN No : 110958W

Vivek Jthar

CA Vivek J. Thar
Proprietor
M. No. : 154812

Place : Ahmedabad
Date : 05th Sept., 2019

For Manav Infrastructure Private Limited

Ashish Shah
(Director)

Binita Shah
(Director)

Sanchita Mittal
Company Secretary
(ICSI M. No. 37868)

Manav Infrastructure Private Limited

Statement of Profit and Loss for the Year Ended 31st March, 2019

(Amount in Rs)

Particulars	Notes No.	31st March, 2019	31st March, 2018
REVENUE			
Revenue from Operations	17	511,642,344	129,949,718
Increase/(Decrease) in Stock	18	1,684,581,407	3,013,059,224
Other Income	19	90,282,543	12,797,879
Total Revenue		**2,286,506,294**	**3,155,806,822**
EXPENDITURE			
Cost of Construction	20	1,549,956,874	2,899,290,365
Employee's Cost	21	53,886,827	39,316,151
Finance Cost	22	471,922,148	69,795,219
Administratice Expense	23	157,606,931	108,462,111
Depreciation and Amortization Expenses	9	6,754,485	3,383,797
Directors Remuneration	-	7,200,000	4,000,000
Audit Fees	24	500,000	250,000
Total Expenses		**2,247,827,265**	**3,124,497,642**
Profit / (Loss) before exceptional items and tax		**38,679,029**	**31,309,179**
Exceptional / Extraordinary Items		-	-
Profit / (Loss) before tax		**38,679,029**	**31,309,179**
Tax Expense:			
Current Tax		10,000,000	10,836,107
Deferred Tax		285,192	183,567
Profit / (Loss) from Operations		**28,964,221**	**20,656,639**
Earnings per share (of Rs. 10/- each):			
Basic		**0.75**	**0.54**
Diluted		0.75	0.54

As per our report of even dated attached

For M/s. Thar & Co.
Chartered Accountants
FRN No : 110958W

CA Vivek J. Thar
Proprietor
M. No. : 154812

Place : Ahmedabad
Date : 05th Sept., 2019

For Manav Infrastructure Private Limited

Ashish Shah
(Director)

Binita Shah
(Director)

Sanchita Mittal
Company Secretary
(ICSI M. No. 37868)

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

Particulars	31st March, 2019	31st March, 2018
2 Share Capital :		
(a) Authorised		
39500000 (P.Y. 39500000) Equity shares of Rs.10/- each	395,000,000	395,000,000
(b) Issued		
38403000 (P.Y. 38403000) Equity Shares of Rs.10/- each fully paid up	384,030,000	384,030,000
(c) Subscribed and fully paid up		
38403000 (P.Y. 38403000) Equity Shares of Rs.10/- each fully paid up	384,030,000	384,030,000
Total	**384,030,000**	**384,030,000**
Reconciliation of the number of shares and amount outstanding :		
Shares Outstanding at the beginning of the year (Number)	38,403,000	24,500,000
Share issued during the year (Number)	-	13,903,000
Share Outstanding at the end of the year (Number)	**38,403,000**	**38,403,000**

Terms/right attached to the shares :

The Company has only one class of shares i.e. Equity shares of Rs. 10/- each. Shareholders are entitled to vote in accordance with their shareholding in the company and receive dividend as and when declared by the company.

In the event of liquidation of the company, the holders of the equity shares will be entitled to receive remaning assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholder.

Shareholders holding more than 5% of shares :

	As on 31.03.3019		As on 31.03.3018	
Name of Shareholder	**No.of Shares**	**% of share held**	**No.of Shares**	**% of share held**
Ashish J. Shah	33,987,500	88.50%	33,987,500	88.50%
Binita A. Shah	4,415,500	11.50%	4,415,500	11.50%

		31st March, 2019	31st March, 2018
3 Reserves and Surplu			
(a) Securities Premium Account			
Opening balance		947,690,000	947,690,000
Add : Addition During the Year		-	-
Closing Balance	**Total**	**947,690,000**	**947,690,000**
(b) Surplus / (Deficit) in Statement of Profit and Loss			
Opening balance		144,640,372	123,983,733
Add: Profit / (Loss) for the year		28,964,221	20,656,639
Closing balance	**Total**	**173,604,593**	**144,640,372**
	Sub-Total	**1,121,294,593**	**1,092,330,372**

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

Particulars	31st March, 2019	31st March, 2018
4 Long-Term Borrowings :		
Secured		
Term Loan From NBFC:		
LIC HOUSING FINANCE LTD.	2,750,000,000	-
(Repayable in 26 monthly instalments starting after moratorium period of 33 months from first disbursement in April 2018, against primary securities of land at Sama, Sanjay nagar 1,2 & Indira nagar, Karelibaug, Vadodara having 27609.62 Sq. Mtr., and assignment / hypothecation of receivables from the project)		
Term Loan From Banks:		
UCO Bank	62,150,663	82,561,055
(Primary securities of 24 Nos. 2 BHK Flats and 16 Nos. 3 BHK flats at Shri Balaji Scheme Mahesana)		
UCO Bank	675,250,000	575,250,000
(Repayable in 10 quaterly instalments start from September 2019 against primary securities of land at Keshavnagar & Madhavnagar having 6463.3 Sq. Mtr. situated at Keshavnagar, Atladara and 85 Shopes + Land measuring 557.60 Sq. Mtrs at Madhavnagar)		
Bank of India	-	1,042,504
(Purchase of Car against Hypothication of Car)		
HFDC	956,749	1,433,215
(Purchase of Car against Hypothication of Car)		
Axis Bank Ltd.	5,279,538	6,975,126
(Purchase of Car against Hypothication of Mercedese and Ertiga Car)		
ICICI Bank Ltd.	372,703	758,281
(Purchase of Car against Hypothication of Innova Car)		
Total	**3,494,009,653**	**668,020,181**
Un-secured		
Zero Coupon Optionally Fully Convertible Debentures	941,190,752	-
From Related Party	1,519,802,466	2,276,789,068
Total	**2,460,993,218**	**2,276,789,068**
Sub-Total	**5,955,002,871**	**2,944,809,249**
5 Short Term Borrowings :		
Overdraft limit from Bank of India against FDR	1,987,162	6,605,927
	1,987,162	**6,605,927**
6 Trade Payables :		
Trade Payables	602,801,816	1,486,224,837
Total	**602,801,816**	**1,486,224,837**
7 Other Current Liabilities :		
Advances from Customers	995,116,845	436,175,658
Statutory Dues	1,366,140	1,370,060
Rent and Maintenance Deposits	31,145,082	10,039,151
Total	**1,027,628,067**	**447,584,869**
8 Short-Term Provisions :		
(b) Provision - Others:		
For Tax (Net of Tax Paid)	10,482,074	6,998,638
Total	10,482,074	**6,998,638**
Sub-Total	**10,482,074**	**6,998,638**

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

Particulars		As At 31st March, 2019	As At 31st March, 2018
10 Non-Current Investments			
Investments in Gold		3,954,706	2,068,700
Investment In Property :			
Land at Ayodhya (Shilaj)		34,443,050	14,566,250
Land Poona (Ambey Valley)		102,615,056	19,712,243
	Total	**141,012,812**	**36,347,193**
11 Deffered Tax Asset			
Net Block of Fixed Asset as per Income-tax Act		22,722,539	17,911,692
Net Block of Fixed Asset as per Books		21,697,407	15,951,287
Difference Between Block of Asset		1,025,132	1,960,405
Tax Rate		0	0
	Total	**933,302**	**648,110**
12 Inventories :			
Valued at Cost or Net Realizeable value whichever is lower			
Land and Construction Work in Progress		7,473,870,445	5,789,289,038
	Total	7,473,870,445	5,789,289,038
13 Trade Receivables :			
Outstanding for a period of more than six months		164,305,467	162,445,466
Others for a period of less than six months		4,536,000	5,120,990
	Total	**168,841,467**	**167,566,456**

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

Particulars	As At 31st March, 2019	As At 31st March, 2018
14 Cash and Cash Equivalents :		
(a) **Cash on hand**	10,050,069	2,635,259
(b) Balances with banks		
(i) In Current Accounts		
Axis Bank (415496)	1,083,558	-
Axis Bank (336875)	587,058	-
Axis Bank (110770)	595,398	-
Axis Bank (272027)	598,398	-
Axis Bank (336891)	595,398	-
Axis Bank (00569)	216,586	481,392
Bank of India (00168)	57,343	(1,819,385)
Bank of India (00071)	129,206	129,206
Bank of India (00346)	-	23,325
Bank of India (00254)	(426,672)	(841,824)
Bank of India - Sweep A/c (00254)	454,527	300,555
Bank of Baroda (00999)	1,030,655	530,950
Dena Bank (24154)	-	227,555
HDFC Master Collection Acccount - (676551)	300,000	-
HDFC Bank RERA Account - (677185)	5,441,395	-
HDFC Escrow Account - (663273)	2,329,170	-
HDFC Current Account - (762273)	80,909,594	-
Kotak Mahindra Bank (03817)	-	52,746
Kotak Mahindra Bank (18257)	-	100,000
UCO Bank (1905)	7,771,771	1,398,973
UCO Bank - Escrow (01776)	1,483,731	449,059
UCO Bank - (01813)	585,947	962,861
Syndicate Bank (06500)	188,774	203,819
Vijaya Bank - (487)	2,383	
(ii) In Deposit Accounts		
FDR Against Bank Guarantee	4,186,302	-
FDR Against Bank Guarantee -6.6% Int Rate	3,700,000	-
FDR - Bank of India (909) Balaji Status	4,665,848	4,385,218
FDR - Bank of India (911) Balaji Upvan	4,666,392	4,385,734
FDR- Syndicate Bank (Balaji Heritage Villa)	2,427,978	2,287,150
FDR- UCO Bank	9,786,668	6,875,181
FDR- UCO Bank (for Bank Guarantee)	22,970,000	15,230,000
FDR- Bank of Baroda	5,313,760	5,022,494
FDR- Bank of India (00060)	3,515,867	7,320,834
Total	**175,217,103**	**50,341,103**
15 Short-term Loans and Advances :		
Unsecured, considered good		
Misc. Advance Recoverable in Cash or Kind (Considered Good)	1,110,518,735	300,924,209
Deposits	9,362,467	6,085,283
VAT Advance	1,411,933	1,000,000
Advance to Staff	360,912	431,212
Total	**1,121,654,047**	**308,440,703**
16 Other Current Assets :		
TDS Receivable		-
Total	-	-

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

	Particulars		31st March, 2019	31st March, 2018
17	**Revenue from Operations :**			
	From Sale of Real Estate Project		511,157,344	129,191,949
	GEB,GUDA,AUDA & AEC Charges		305,000	757,769
	Cancellation & Maintenance Income		180,000	-
			511,642,344	**129,949,718**
18	**Increase/Decrease in Inventories**			
	Opening Inventory		5,789,289,038	2,776,229,814
	Closing Inventory		7,473,870,445	5,789,289,038
			1,684,581,407	**3,013,059,224**
19	**Other Income :**			
	Discount/Kasar Income		1,142,778	1,371,510
	Interest Income		72,643,380	2,534,474
	Rent Income		7,158,127	2,575,407
	Other Income		9,338,258	6,316,488
		Total	**90,282,543**	**12,797,879**
20	**Cost of Construction**			
	Direct Expense related to Projects		1,549,956,874	2,899,290,365
		Total	**1,549,956,874**	**2,899,290,365**
21	**Employee Benefits Expense :**			
	Salary & Incentives		53,886,827	39,316,151
		Total	**53,886,827**	**39,316,151**
22	**Finance Cost :**			
	Interest & Finance Charges		471,922,148	69,795,219
		Total	**471,922,148**	**69,795,219**
23	**Other Expenses :**			
	Advertisement & Sale Promotion		79,933,388	67,462,808
	Donation		1,000,000	-
	Insurance Expenses		1,814,122	565,281
	Legal and Professional Fees		34,858,284	20,511,588
	Office and House keeping expenses		7,690,203	2,269,610
	Postage, Printing & Stationary		4,900,984	2,060,621
	Repair & Maintenance		2,807,866	2,186,111
	Conveyance and Travelling Expenses		3,818,275	4,544,148
	Fees, rates & Taxes		6,591,730	3,296,840
	Telephone & Internet Expenses		1,437,438	2,068,473
	Electricity Expenses		1,709,943	241,424
	Exhibition Expenses		-	1,027,318
	Other Expenses		11,044,699	2,227,888
		Total	**157,606,931**	**108,462,111**
24	**Remuneration to Auditor :**			
	Audit Fees		500,000	250,000
		Total	**500,000**	**250,000**

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

9 Fixed Assets

(Amount in Rs)

Description	Gross Block				Accumulated Depreciation and Impairment			Net Block	
	Balance as at 1st April, 2018	Additions	Disposal During the Year	As At 31st March, 2019	Upto 31st March, 2018	For the Year	Upto 31st March, 2019	As At 31st March, 2019	As At 31st March, 2018
Owned Assets									
Tangible Assets									
Furniture and Fixtures	1,200,085	872,883	-	2,072,968	376,201	311,684	687,885	1,385,084	823,884
Plant & Machinery	3,797,471	8,830,034	-	12,627,505	1,378,825	1,609,458	2,988,283	9,639,223	2,418,646
Vehicles	24,081,935	-	-	24,081,935	12,556,629	3,031,436	15,588,065	8,493,870	11,525,306
Computer	3,171,632	2,797,684	-	5,969,316	1,988,177	1,801,907	3,790,084	2,179,232	1,183,455
Total (A)	**32,251,122**	**12,500,601**	-	**44,751,723**	**16,299,832**	**6,754,485**	**23,054,317**	**21,697,407**	**15,951,288**
Previous Year	**19,631,711**	**13,421,335**	801,924	32,251,122	**12,916,035**	**3,383,797**	**16,299,832**	**15,951,288**	**6,715,676**

THAR & CO. * CHARTERED ACCOUNTANTS * MUMBAI

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNT FOR THE YEAR ENDED 31st March, 2019

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES:

A Basis of Preparation

a) The financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ("GAAP") under the historical cost convention on an accrual basis and comply in all material respects with the mandatory Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government in consultation with the National Advisory Committee on Accounting Standards. The accounting policies have been consistently applied by the company and are consistent with those used in the previous year.

b) Accounting policies not specifically referred to otherwise are consistent with the generally accepted accounting principles followed by the company.

B Use of Estimates:

The preparation of financial statements require management to make estimates and assumptions that affect the reported amount of assets and liabilities, revenue & Income and the disclosure of contingent liabilities on the date of the financial statement. Actual results could differ from those estimates. Any revision to accounting estimates is recognized in accordance with the requirement of the respective Accounting Standards.

C Fixed Assets & Depreciation :

a) Fixed Assets are stated at cost of acquisition /construction including any cost attributable to bringing them to their working condition, less accumulated depreciation.

b) The Company provides depreciation on written down method in respect of assets as per the rates and in the manner set out in the Schedule XIV to the Companies Act, 1956. Depreciation on the assets individually costing less than Rs. 5,000/- is provided fully in the year of acquisition/ installation.

D Investments:

Investments that are readily realizable and intended to be held for not more than a year are classified as current investments and are carried at lower of cost and fair value determined on an individual investment basis. All other investments are classified as long-term investments and are carried at cost except that a provision for diminution in value is made to recognize a decline which is other than temporary, as specified in Accounting Standard (AS 13) on "Accounting for Investments".

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

E **Revenue Reorganization**

Real Estate Projects

Revenue from real estate projects is recognized on the "Percentage of Completion" (POC) Method of accounting.

Revenue is recognized in relation to the sold areas on transfer of all significant risks and rewards of ownership to the buyer i.e. on issue of booking/ allotment letter. Total sales consideration of sold areas is recognized as revenue on the basis of percentage of actual costs incurred, including land, construction and development cost of projects under execution subject, to actual cost being 25 percent or more of the total estimated cost of projects.

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

Interest

Income on account of Interest is recognized on time proportion basis wherever the realization of the same is reasonably certain.

F **Income Taxes:**

Income tax provision based on the present tax laws in respect of taxable income for the year and the deferred tax is treated in the accounts based on the Accounting Standard (AS - 22) on "Accounting for Taxes on Income". The Deferred tax assets and liabilities for the year, arising out of timing difference, are reflected in the profit and loss account. The cumulative effect thereof is shown in the Balance sheet. The deferred tax assets are recognized only if there is a reasonable certainty that the assets will be realized in future.

G **Foreign Currency Transactions:**

Transactions in foreign currencies are recorded at the exchange rate prevailing at the time of transaction. On the Balance Sheet date, monetary foreign currency items are reported using the closing rate and non-monetary foreign currency items are carried at cost. Gains or losses arising, if any, on account of the fluctuation in exchange rates, are given effect in the Profit and Loss Account under the head Foreign Exchange Fluctuations.

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

H Borrowing Costs:

Borrowing cost incurred in relation to acquisition, construction of assets, save and except the normal capital expenditure, is capitalized /carried forward as a part of the cost of such assets upto the date when such assets are ready for their intended use as specified in Accounting Standard (AS 16) on "Borrowing Costs". Other borrowing costs are charged to Profit & Loss Account as and when they are incurred.

I Impairment of Assets:

The carrying amounts of assets are reviewed at each balance sheet date, if there is any indication of impairment based on internal/external factors. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount and such loss is charged to profit & loss account in the year in which an asset is identified as impaired. The impairment loss recognized in earlier accounting period is reversed if there has been a change in the estimate of the recoverable amount as specified in Accounting Standard (AS 28) on "Impairment of Assets".

J Leases :

Operating: Lease of assets under which significant risks and rewards of ownership are effectively retained by the lesser is classified as operating leases. Lease payments under an operating lease are recognized as expense in the Profit and Loss account, on a straight-line or other systematic basis over the lease term.

Finance: Leased assets acquired on which significant risk and reward of ownership effectively transferred to the Company are capitalized at lower of fair value or the amounts paid under such lease arrangements. Such assets are amortized over the period of lease or estimated life of such assets whichever is less.

K Prepaid Expenses:

Financial expenses incurred during the current accounting period which provides benefit in several accounting period has been treated as revenue expense only for the period relating to the current accounting period and balance is treated as prepaid expenses to be adjusted on prorate basis in the future accounting period.

L Segment Reporting:

Since the company has only one business segment i.e. investment in different operating companies, no segmental reporting is done.

THAR & CO. * MUMBAI * CHARTERED ACCOUNTANTS *

M Earnings per Share:

Basic Earnings per Share (EPS) is calculated by dividing the net profit or loss for the period attributable to the equity shareholders by average number of equity shares outstanding during the period. The average number of equity shares outstanding during the period is adjusted for event of further issue of shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to the equity shareholders and the average number of shares outstanding during the period is adjusted for the effects of all dilutive potential equity shares.

N Provisions, Contingent Liabilities and Contingent Assets

A provision is recognized when an enterprise has a present obligation as a result of past event; 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 are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

25 **Transaction with Related Parties :**

List of related parties during the current accounting period

i **Key Managerial Personnel:**

Name of Person	Designation
Ashish Shah	Director
Binita Shah	Director

ii **Associates:**

Manav Neshvi Infrastructure Pvt. Ltd.
TWT Textile Pvt. Ltd.
Manav Service Station
Gunatity Infrastructure Pvt. Ltd.
Shree Balaji Cosmos
Shree Balaji Landmark

iv **Transactions with Related Parties:**

(Rs. in Lacs)

Nature of Transaction	Associate	Key Management Personnel	Companies in which key management having significant influence	Total
Loans/Advances Given				
Given during the year				-
Repayment received				-
Loan/Advances Taken				
Taken during the year				-
Repaid during the year				-
Investment in Equity/Preference Shares/Debentures				
Purchase				-
Sold				-
Income	42.00	-	-	42.00
Expenses	-	-	-	-

Manav Infrastructure Private Limited

Significant Accounting Policies and Notes to Accounts For The Year Ended on 31st March, 2019

26 Remuneration to Auditors :

	31/3/2019 (Rs. In Lacs)	31/3/2018 (Rs. In Lacs)
(a) Audit Fees	5.00	2.50
(b) Taxation Matters	1.50	1.50
(c) Management Consultancy	-	-
(d) Others	-	-

27 Supplementary Statutory Information :

	31/3/2019 (Rs. In Lacs)	31/3/2018 (Rs. In Lacs)
(a) Director's Remuneration	72.00	40.00
(b) Earnings in Foreign Currency	0.00	0.00
(c) Expenditure in Foreign Currency		
i) Travelling	0.00	0.00
ii) Others	0.00	0.00
(d) Loan in Foreign Currency	0.00	0.00

28 Micro, Small and Medium Enterprise :

In the absence of the complete information regarding the status of the suppliers as Micro, Small or Medium Enterprises as per the Micro Small and Medium Eenterprises Development Act 2006, the information regarding the amount due to such parties as on the balance sheet date and provision for the interest of any required by the said act is not been made.

29 Other Notes :

In the opinion of the Board of Directors, the current assets, loans and advances are approximately of the value stated, if realised in the ordinary course of business. The provisions for depreciation and all known and ascertained liabilites are adequete and not in excess of the amount reasonabley nmecessary.

Balances of Sundry Debtors , creditors, loan, booking deposites and advances are subject to confirmation from respective parties.

Particulars of payment u/s. 40(A)(2b) of the Income Tax Act, 1961, has been obtained from the directors and reported accordingly.

The company is unable to maintain quantitaive details of stocks and therefore we could not verify quantitative details of stocks.

As per the informa tion given to us, the company has complied with all the statutory obligation and has not made any default in that respect.

30 Figures in brackets present previous accounting figures. Figures for the previous accounting period have been regrouped, rearranged and reclassified where ever necessary.

As per our report of even dated attached

For M/s. Thar & Co.

Chartered Accountants

FRN No : 110958W

CA Vivek J. Thar
Proprietor
M. No. : 154812

Place : Ahmedabad
Date : 05th Sept., 2019

For Manav Infrastructure Private Limited

Ashish Shah
(Director)

Binita Shah
(Director)

Sanchita Mittal
Company Secretary
(ICSI M. No. 37868)