

No.CTL/DEB/18-19/Noting Certificate

May 30, 2018

To Whomsoever It May Concern,

CERTIFICATE FOR RECEIPT AND NOTING OF INFORMATION

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, Catalyst Trusteeship Limited ("**Debenture Trustee**") hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("**Regulations**"), provided to us by **Platinum Infradevelopment Private Limited** ("**the Company**") for the Half year ended March 31, 2018.

This Certificate is being issued pursuant to the requirements of regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the Company.

For Catalyst Trusteeship Limited


M. G. DHANANI

Authorised Signatory

Encl: Results submitted by Company





G. H. VIRA & CO.

CHARTERED ACCOUNTANTS

Girish H. Vira
B Com. F.C.A.

Office : 101/B, Ganpati Bhawan, School Road, Malad (W), Mumbai - 400 064 Tel. : 2882 8552

Resi. : Vira Niwas, 1 Mamledar Wadi, Malad (W), Mumbai - 64. Tel No. 2882 5122 Mobile 98216 21590 / 7710879199 E-mail : girishvira34@gmail.com

Date -28/05/2018

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the market value of the security cover (being the upcoming residential projects, as described below, developed by 5 SPV LLPs -namely Akshay Gruhpravesh LLP / Manas Gruhpravesh LLP / Shivkrupa Gruhpravesh LLP / Tirupati Gruhpravesh LLP / Samudra Darshan Gruhpravesh LLP) provided for the issue of Non-Convertible Debentures of Platinum Infradevelopment Private Limited, is more than 1.75 times of the outstanding amount of the said Non-Convertible Debentures as on 31/03/2018.

The above certificate is issued on basis of various documents produced before us and verification and explanations given by the company.

Description of Residential Projects as referred above –

Sr.No.	Name of the LLP (SPV) – Developer	Name of the Project	Address of the Project
1	Akshay Gruhpravesh LLP	Platinum Tower-1	Building No.1, CTS No.195 (part), D.N.Nagar,Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai-400053
2	Manas Gruhpravesh LLP	Platinum Tower-31	Building No.31, CTS No.195 (part), D.N.Nagar,Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai-400053
3	Shivkrupa Gruhpravesh LLP	Platinum Tower-4	Building No. 4, CTS No.195 (part), D.N.Nagar,Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai-400053
4	Tirupati Gruhpravesh LLP	Platinum Tower-7	Building No. 7, CTS No.195 (part), D.N.Nagar,Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai-400053
5	Samudra Darshan Gruhpravesh LLP	Platinum Life	Building No.9/12/13/14/OB3 /OB4, CTS No.195 (part), D.N.Nagar,Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai-400053

FOR G.H.VIRA & CO.
CHARTERED ACCOUNTANTS

Girish H. Vira

GIRISH H. VIRA
PROPRIETOR
MEM. NO. 047258



Date – 30/05/2018

To,
The Corporate Relationship Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400 001

Scrip Code: 957469

Ref: Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sub: Half Yearly Compliance for period ended 31st March 2018

Dear Sir/Madam,

Pursuant to Clause 52 of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015 (hereafter referred as LODR Regulations), We, Platinum Infradevelopment Private Limited (the Company) hereby submit the Audited Financial Results for year ended on 31st March, 2018 duly approved by the Board of Directors in their meeting held on 30th May, 2018 together with the report of the Auditors for year ended on 31st March, 2018.

In this regard, pursuant to Regulation 52 (4) and 52 (5) of above regulations, we would like to submit that:

Part I – Information to be submitted to Stock Exchange (Regulation 52):

1. We have enclosed herewith Audited Financial Results for the year ending as on March 31, 2018 Duly approved by the Board of Directors of the Company and signed by Statutory Auditor together With report of the Auditors thereon.
2. There is no change in Credit Rating of the listed Non-Convertible Debentures (NCDs) issued by the Company. Credit Ratings of the NCDs issued by the Company is 'BWR BB-(outlook: Stable)' As issued by Brickwork Ratings;
3. Asset Cover Ratio is 1.75;
4. Debt - Equity Ratio is 34.27:1;
5. Previous due dates for the payment of interest / repayment of principal of non-- convertible debt Securities issued by the Company are annexed vide **Annexure A** and the same has been paid;
6. Next due date for the payment of principal along with the amount of interest payable of non-Convertible Debentures (NCDs) is as per **Annexure B** enclosed herewith;
7. Debt Service Coverage Ratio is 1.75;
8. Interest Service Coverage Ratio is 1.74;
9. Details of Debenture redemption reserve in the format **ANNEXURE C** ;
10. The Networth of the Company is Rs.3,06,41,952.65 ;
11. The Net Profit After Tax is Rs.2,21,12,240.65 ;
12. The Earning Per Share is Rs.2211.22 ;
13. We have enclosed herewith Certificate signed by Debenture Trustee, Catalyst Trusteeship Limited under Regulation 52(5) of the Listing Regulation stating it has noted contents under the Regulation 52(4).

You are requested to take the same on record and oblige.

Thank You

For Platinum Infradevelopment Private Limited

Director



ANNEXURE - A

Details of redemption & payment of interest during last half year ending March 31, 2018:

Consent Letter / Tranche Reference No.	Series / Tranche	ISIN	Type (Principal / Interest)	Due Date of Payment	Amount (Rs.)	Actual Date of Payment
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	31/03/2018	2,33,01,370.00	28/03/2018

ANNEXURE - B

Details of redemption & interest due in the next half-year i.e. 01.04.2018 to 30.09.2018:

Consent Letter / Tranche Reference No.	Series / Tranche	ISIN	Type (Principal / Interest)	Due Date of Payment	Amount (Rs.)
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	30/06/2018	3,92,67,123.00
CL/MUM/17-18/DEB/357/1	I	INE553U07015	Interest	30/09/2018	3,96,98,630.00

Company does not expect default in payment of principal / interest due in next half year.

ANNEXURE - C

Details of Debenture Redemption Reserve (If applicable):

Series / Tranche	Amount of issue Rs. (In Cr.)	DRR required to be created Rs. (In Cr.)	DRR created upto 31.03.2018 Rs. (In Cr.)	Funds invested for debentures maturing during the year
I	105.00	26.25	02.00	N.A








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Jogeshwari (E), Mumbai 400 060 ☎ +91-22-2827-1000

✉ info@platinumcorp.in 🌐 www.platinumcorp.in

PRICELESS LIFESTYLE

Date – 30/05/2018

To,

Catalyst Trusteeship Ltd.

Office No.83-87, 8th Floor,

B-wing, Mittal Tower, Nariman Point,

Mumbai-400021

Kind Attention : Ms. Brindha Venkatraman

Dear Madam,

Sub : Listed NCDs- Statutory Compliance Report for Half Year ending March 31 ,2018

Ref : your letter dt. March 28,2018 -Ref No.CTL/MUM/Compliance/Half- Yearly/2017-18/780

With reference to the captioned subject and your captioned letter, and in terms of Regulation 56 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 please find enclosed herewith :

- a) A copy of the annual report for the FY 2017-18 at the same time as it is issued along with a copy of certificate from the Statutory Auditors in respect of utilization of funds during the implementation period of the project for which the funds have been raised:
- b) Please find enclosed herewith half yearly certificate issued by G.H.Vira & Co., Practicing Chartered Accountant, regarding maintenance of adequate Asset cover in respect of listed non-convertible debt securities.
- c) A Certificate confirming that the properties secured for the Debentures are adequately insured (wherever applicable), and policies are in the joint names of the Trustees.

Kindly take the same on record and oblige .

Thank You

For Platinum Infradevelopment Private Limited

Mamby
Director



Platinum Infradevelopment Private Limited (CIN:U70102MH2015PTC262198)

1st Floor, Premsons Shopping Centre, Station Road,
Jogeshwari (E), Mumbai 400 060 ☎ +91-22-2827-1000

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PRICELESS LIFESTYLE

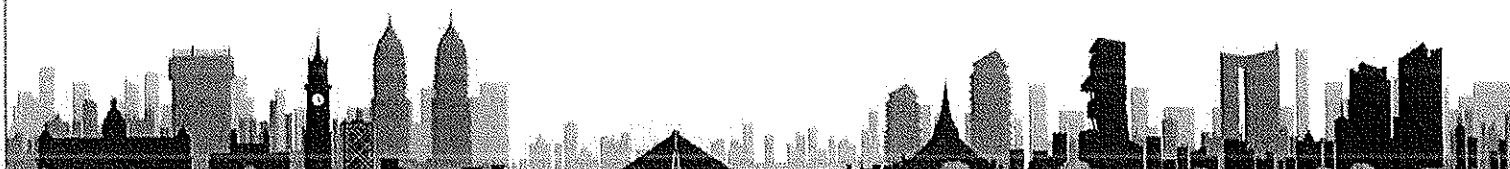
Date – 30/05/2018

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the properties secured for the Non –Convertible Debentures issued by the Company are adequately insured (wherever applicable), and the policies are in the joint names of the Trustees.

For Platinum Infradevelopment Private Limited


Director



DIRECTORS' REPORT

REPORT OF THE BOARD OF DIRECTORS OF PLATINUM INFRADEVELOPMENT PRIVATE LIMITED FOR THE YEAR ENDED 31ST MARCH, 2018

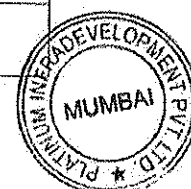
To,
The Members,
PLATINUM INFRADEVELOPMENT PRIVATE LIMITED
(CIN:U70102MH2015PTC262198)
MUMBAI

Your Directors have pleasure in presenting their Annual Report on the business and operations of the Company and the accounts for the Financial Year ended 31st March, 2018.

1. Financial summary or highlights/Performance of the Company

The financial performance for financial year ending 2018 is summarized in the following table:

Particulars	FY 2017-18 (Amt in Rs.)	FY 2016-17 (Amt in Rs.)
Profit before tax	2,21,12,241	84,79,609
less: Current tax	-	-
: Deferred tax	-	-
Income tax adjustment of earlier year	-	-
Profit After Tax	2,21,12,241	84,79,609
Add: Opening balance in profit and loss account	-	-
Adjustment of expired life of fixed asset	-	-
less: Appropriation		
Transfer to Debenture Redemption Reserve	2,00,00,000	-
Transfer to CRR on buyback of Equity Shares	-	-
Proposed Dividend on Equity share	-	-
Tax on Dividend	-	-
Transfer to Retained Earnings	21,12,241	84,79,609
Balance of Profit/ (Loss) to be carried to Balance Sheet	-	-



2. Dividend

To strengthen the financial position of the Company and to augment working capital, your directors have not declared any dividend.

3. Reserves

The Board proposes to transfer Rs. 21,12,241 /- to Company's General Reserve forming part of balance sheet for the financial year under review.

4. Brief description of the Company's working during the year/State of Company's affairs

During the year under review your Company's total operating revenue was Rs.NIL as compared to Rs.NIL in the previous financial year. The company has earned other income of Rs.5,25,65,505/- during the financial year 2017-18. Your directors have pleasure to inform you that your Company has generated non- operating profit of Rs. 2,21,12,241/- during the year under review.

It will be endeavor of your Directors to give improved performance in the coming years.

The Company has issued secured NCDs amounting Rs. 105,00,00,000/- (Rupees One Hundred and Five Crore only) to Edelweiss and its associated entities during the year under review and has also listed these instruments (NCDs) with BSE in February 2018.

5. Material changes and commitments, if any, affecting the financial position of the company which have occurred between the date of closure of the financial year of the company to which the financial statements relate and the date of the report

There are no material changes and commitments between the end of the financial year and date of this report which has affected the financial position of the company.

6. Directors' Responsibility Statement

Pursuant to Section 134 (5) of the Act, The Board of Directors, to the best of its knowledge and ability, confirm that—

a) in the preparation of the annual accounts for financial year ended 31st March, 2018, the applicable accounting standards have been followed and there are no material departures from the same;

b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;

c) they have taken proper and sufficient care for the 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 fraud and other irregularities;

d) they have prepared the annual accounts on a going concern basis.



e) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.

f) They devised proper systems to ensure compliance with the provisions of all applicable laws and that such system were adequate and operating effectively.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, the work performed by the internal, statutory and secretarial auditors and external consultants, including the audit of internal financial controls over financial reporting by the statutory auditors and the reviews performed by management and the relevant board committees, including the audit committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during FY 2017-18.

7. Details of Subsidiary, Joint Ventures or Associate Companies

As on March 31, 2018, The Company does not have any Subsidiary or Associate Company.

As on March 31, 2018 the Company has Joint Venture with 5 LLPs, the Company being a controlling stakeholder in the said LLPs.

8. Deposits

The Company has not invited / accepted any deposits from public or its employees during the year under review.

9. Auditors

The Statutory Auditors of the Company, M/s S.R.Kabra & Co., Chartered Accountants (FRN : 118105W), resigned on 26th March 2018. Pursuant to this, the members of the Company at the Extra ordinary General Meeting of the Company held on 30th March 2018, appointed M/s Bhushan Khot & Co. Chartered Accountants (FRN: 116888W), as statutory auditors of the Company for a period until the conclusion of the ensuing Annual General Meeting of the Company.

10. Change in the nature of business

There is no change in the nature of the business of the Company from the previous year.

11. Directors or Key Managerial Personnel (KMP)

Mr. Amol Vaman Tambe was appointed as director of the Company with effect from 31st May 2017.

Mr. Aditya Chandrakant More, ceased to be the Director of the Company with effect from 1st June 2017.

Mr. Sachin Vithoba Ajgekar was appointed as an Additional and Independent Director with effect from March 6, 2018.

12. Extract of Annual Return

As required pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014, an extract of annual return in **MGT 9** is attached as part of this Annual Report as **ANNEXURE I**.



13. Meetings

Twenty meetings of the Board were held during the year. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

<u>S. no.</u>	<u>Date of Meeting</u>	<u>Board Strength</u>	<u>No. of Directors Present</u>
1	31/05/2017	2	2
2	01/06/2017	3	3
3	27/06/2017	2	2
4	30/06/2017	2	2
5	05/09/2017	2	2
6	21/09/2017	2	2
7	18/10/2017	2	2
8	23/10/2017	2	2
9	27/10/2017	2	2
10	03/11/2017	2	2
11	20/11/2017	2	2
12	27/11/2017	2	2
13	18/12/2017	2	2
14	05/01/2018	2	2
15	24/01/2018	2	2
16	06/02/2018	2	2
17	03/03/2018	2	2
18	05/03/2018	2	2
19	20/03/2018	3	3
20	26/03/2018	3	3

14. Particulars of loans, guarantees or investments under section 186.

The Company has made loan and investments in compliance with Section 186 of the Companies Act 2013.. The particulars of the same are as under-

<u>Sr. No.</u>	<u>Name of the entity</u>	<u>Nature</u>	<u>Amount in Rs.</u>
1	Akshay Gruhpravesh LLP	Loan	14,00,00,000
2	Manas Gruhpravesh LLP	Loan	14,00,00,000
3	Shivkrupa Gruhpravesh LLP	Loan	16,00,00,000
4	Tirupati Gruhpravesh LLP	Loan	34,00,00,000
5	Samudra Darshan Gruhpravesh LLP	Loan	27,00,00,000
6	Samudra Darshan Gruhpravesh LLP	Partner's Fixed Capital investment	97,60,000

The Company has not provided any Guarantees and hence disclosure of the same is not applicable.



15. Particulars of contracts or arrangements with related parties

There were related party transactions as per the provisions of section 188 of the Companies Act, 2013 details of which are attached herewith in Form AOC-2 as ANNEXURE II.

16. Conservation of energy, technology absorption and foreign exchange earnings and outgo

The Company has not carried any activities relating to the conservation of energy. The Company has not acquired any technologies during the year under review. There are no foreign exchange earnings and outgo during the year under review.

17. Details in respect of adequacy of Internal Financial Controls with reference to financial statements pursuant to Rule 8(5) (viii) of the Companies Accounts Rules, 2014

The Company has an adequate internal financial control system to commensurate with the size of the business.

18. Disclosures under Sexual Harassment of Women at Workplace (Prevention of prohibition & Redressal) Act, 2013

The Company has in place a policy for prevention of sexual harassment in accordance with the requirements of the Sexual Harassment of women at workplace (Prevention, Prohibition & Redressal) Act, 2013. Internal Complaints Committee has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy. The Company did not receive any complaint during the financial year 2017-18.

19. Corporate Social Responsibility

The Company is not required to constitute a Corporate Social Responsibility Committee as it does not fall within purview of Section 135(1) of the Companies Act, 2013 and hence it is not required to formulate policy on corporate social responsibility.

20. Details of establishment of Vigil Mechanism Policy and policy for appointment and remuneration of Managerial Personnel

The Company has adopted a Whistle Blower Policy and has established the necessary vigil mechanism for directors and employees to report concerns about unethical behavior.

21. Audit Committee

The Company is in the process of forming Audit Committee in line with the provisions of Section 177 of Companies Act 2013.

22. Transfer of Amounts to Investor Education and Protection Fund

Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).



23. Particulars of Employees

The company has no employees pursuant to the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. Hence, statement of particulars of employees is not annexed.

24. Board's Evaluation on its own, Committees and individual Director's performance:-

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out an annual performance evaluation of its own performance, for all the directors individually.

25. Share Capital

i. Issue of equity shares with differential rights

There is no issue of equity with differential voting rights during the financial year.

ii. Issue of sweat equity shares

There is no issue of sweat equity shares during the financial year.

iii. Issue of employee stock options

There has been no issue of ESOPs during the financial year.

iv. Provision of money by company for purchase of its own shares by employees or by trustees for the benefit of employees

There has been no purchase of its Company's shares by employees or by trustees for the benefit of employees during the financial year.

26. Auditors' report and secretarial audit report

The Auditors' Report does not contain any qualification. Notes to Accounts and Auditors remarks in their report are self-explanatory and do not call for any further comments.

27. Details in significant and material order passed by regulators or courts or tribunals, impacting the going concern status and company's operation in future.

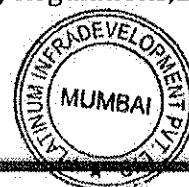
There are no such transactions impacting the going concern status of the Company and Company's operations in future.

28. Statement Indicating Development and Implementation of Risk Management

Your Board is of the view that there are no such risks which may threaten the existence of the Company except the general industry risk. Efficient risk control and management measures are adopted by the Company to address the same..

29. Declaration of Independence.

All independent Directors have given declarations that they meet the criteria of independence as laid down Under Section 149 Of the Companies Act, 2013 and Regulation 16 Of Securities and Exchange Board Of India (Listing Obligations and Disclosure Requirements) Regulations, 2015



30. Personnel

The Statement Containing Particulars of Employees as Required Under Section 197(12) Of the Companies Act, 2013 read With Rule 5(2) Of the Companies (Appointment and Remuneration Of Managerial Personnel) Rules, 2014 is not required as Company does not have any such employees.

31. Management Discussion and Analysis

The Company is a controlling stakeholder in SPV LLPs which are actively involved in the execution of real estate redevelopment projects in Mumbai .

The management discussed the real estate industry scenario. The management is of the considered view that the company should target availing more redevelopment projects besides focusing on expediting the execution of the existing redevelopment projects by getting the requisite approvals in a timely manner . The management discussed about the opportunities available for the company as well as the potential threats .

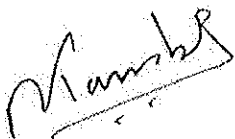
Going forward, the management is of the view that the company is in a position to expand its business and the company will improve upon its financial performance in the current financial year.

32 . Acknowledgements

Your Directors take this opportunity to place on record their appreciation and sincere gratitude to the Government of India, Government of Maharashtra, and the Bankers to the Company for their valuable support and look forward to their continued co-operation in the years to come.

Your Directors acknowledge the support and co-operation received from all those who have helped in the day to day management.

For and on behalf of Board of Directors



AMOL V. TAMBE
(Director)
DIN No.07092582



SHIVRAM T. TAWDE
(Director)
DIN No.07478869



Date- 30/05/2018
Place-Mumbai

Annexure [1]**EXTRACT OF ANNUAL RETURN****as on the financial year ended on 31st March, 2018**

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

Form No. MGT-9**1. REGISTRATION AND OTHER DETAILS:**

CIN	U70102MH2015PTC262198
Registration Date	24/02/2015
Name of the Company	PLATINUM INFRADEVELOPMENT PRIVATE LIMITED
Category of the Company	Company Limited By Shares
Sub-Category of the Company	Indian Non-Government Company
Address of the Registered Office and contact details	1 st Floor, Premsons Shopping Centre, Premsons Compound, Opp Jain Temple, Caves Road, Jogeshwari-East, Mumbai- 400060
Whether listed company	Listed
Name, address and contact details of Registrar and Transfer Agent, if any	Link Intime India Pvt.Ltd. 247 Park, C 101 ,First floor, L.B.S. Marg, Vikhroli-west , Mumbai -400083 Tel: 022-49186000

2. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY:

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

SL. No.	Name and Description of main Products / Services	NIC Code of the Product/Service	% to total turnover of the Company
NOT APPLICABLE			

3. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES:

SL. No.	Name and address of the Company	CIN / GLN	Holding/ Subsidiary / Associate	% of shares held	Applicable Section
		NA			

4. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

I. Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% of Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
1) Indian									
a) Individual / HUF	10,000	0	10,000	100%	10,000	0	10,000	100%	0
b) Central Govt.	0	0	0	0	0	0	0	0	0
c) State Govt.(s)	0	0	0	0	0	0	0	0	0
d) Bodies Corporate	0	0	0	0	0	0	0	0	0
e) Banks / FI	0	0	0	0	0	0	0	0	0
f) Any Other....	0	0	0	0	0	0	0	0	0
Sub-Total (A)(1):	10,000	0	10,000	100%	10,000	0	10,000	100%	0
(2) Foreign									
a) NRIs - Individuals	0	0	0	0	0	0	0	0	0
b) Other - Individuals	0	0	0	0	0	0	0	0	0
c) Bodies Corporate	0	0	0	0	0	0	0	0	0
d) Banks / FI	0	0	0	0	0	0	0	0	0
e) Any Other....	0	0	0	0	0	0	0	0	0
Sub-Total (A)(2):	0	0	0	0	0	0	0	0	0
Total Shareholding of Promoters (A) = (A)(1)+(A)(2)	10,000	0	10,000	100%	10,000	0	10,000	100%	0
B. Public Shareholding									
(1) Institutions									
a) Mutual Funds / UTI	0	0	0	0	0	0	0	0	0
b) Banks / FI	0	0	0	0	0	0	0	0	0
c) Central Govt.	0	0	0	0	0	0	0	0	0
d) State Govt.(s)	0	0	0	0	0	0	0	0	0
e) Venture Capital Funds	0	0	0	0	0	0	0	0	0
f) Insurance Companies	0	0	0	0	0	0	0	0	0
g) FIIs	0	0	0	0	0	0	0	0	0
h) Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0



i) Others (specify)	0	0	0	0	0	0	0	0	0
Sub-Total (B)(1):	0	0	0	0	0	0	0	0	0
(2) Non-Institutions	0	0	0	0	0	0	0	0	0
a) Bodies Corporate	0	0	0	0	0	0	0	0	0
i) Indian	0	0	0	0	0	0	0	0	0
ii) Overseas	0	0	0	0	0	0	0	0	0
b) Individual									
i) Individual Shareholders holding nominal share capital upto Rs. 1 Lakh	0	0	0	0	0	0	0	0	0
ii) Individual Shareholders holding nominal share capital in excess of Rs. 1 Lakh	0	0	0	0	0	0	0	0	0
c) Other (Specify)	0	0	0	0	0	0	0	0	0
Sub-Total (B)(2):	0	0	0	0	0	0	0	0	0
Total Public Share holding (B) = (B)(1) + (B)(2)	0	0	0	0	0	0	0	0	0
C. Shares held by Custodian for GDRs & ADRs	0	0	0	0	0	0	0	0	0
Grand Total (A+B+C)	10,000	0	10,000	100%	10,000	0	10,000	100%	0

ii. Shareholding of Promoters:

Shareholders Name	No. of Shares held at the beginning of the year			No. of Shares held at the end of the year			% of Change in share holding during the year
	No. of Shares	% of total shares of the Company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total shares of the Company	% of Shares Pledged / encumbered to total shares	
Vishal Navin Ratanghayra	1625	16.25%	16.25%	1625	16.25%	16.25%	-
Gurminder Singh Seera	875	08.75%	08.75%	875	08.75%	08.75%	-
Shrivatsa Vakil	-	-	-	2500	25.00%	25.00%	100.00%
Ramnath Miglani	5000	50.00%	50.00%	5000	50.00%	50.00%	-
Janhavi Bhatt	2500	25.00%	25.00%	-	-	-	(100.00%)
TOTAL	10000	100.00%	100.00%	10000	100%	10000	



iii. Change in Promoters' Shareholding:

Sr. No	Name	Shareholding		Shareholding		Increase/decrease in shareholding	Cumulative Shareholding during the year	
		No. of shares at the beginning	% of total shares of the company	No. of shares at the end of the year	% of total shares of the company		No. of shares	% of total shares of the company
1.	Shrivatsa Vakil	-	-	2500	25.00%	100.00%	2500	25.00%
2.	Janhavi Bhatt	2500	25.00%	-	-	(100.00%)	2500	25.00%

iv. Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): NA

v. Shareholding of Directors and Key Managerial Personnel:

Name of Director/KMP

Shareholding			Cumulative Shareholding during the year	
For Each Directors and KMP	No. of Shares	% of total shares of the Company	No. of Shares	% of total shares of the Company
At the beginning of the year				
Aditya More	NIL	NIL	NIL	NIL
Shivram Tawde	NIL	NIL	NIL	NIL
Date wise Increase/Decrease in Shareholding during the year specifying the reasons for increase/decrease(e.g. allotment/transfer/bonus/sweat equity etc);transfer	-	-	-	-
At the end of the year				
Amol Tambe	NIL	NIL	NIL	NIL
Shivram Tawde	NIL	NIL	NIL	NIL
Sachin Ajgekar	NIL	NIL	NIL	NIL



5. **INDEBTEDNESS :** (Indebtedness of the Company including interest outstanding/accrued but not due for payment):

	Secured Loans excluding deposits *	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i. Principal Amount	0	0	0	0
ii. Interest due but not paid	0	0	0	0
iii. Interest accrued but not due	0	0	0	0
Total (i+ ii+ iii)	0	0	0	0
Change in Indebtedness during the financial year				
Addition	105,00,00,000*	0	0	0
Reduction and Repaid	0	0	0	0
Net Change	105,00,00,000	0	0	0
Indebtedness at the end of the financial year				
i. Principal Amount	105,00,00,000	0	0	105,00,00,000
ii. Interest due but not paid	0	0	0	0
iii. Interest accrued but not due	0	0	0	0
Total (i+ ii+ iii)	105,00,00,000	0	0	105,00,00,000

* Being Secured Non-Convertible Debentures of Rs.105 Crore issued by the Company.

6. **REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

A. **Remuneration to Managing Director, Whole-time Directors and/or Manager:**

Sr. No	Particulars of Remuneration	Name (Managing Directors)	Total Amount
1.	Gross Salary		
	(a) Salary as per provisions contained in Section 17(1) of the Income Tax Act, 1961	0	0
	(b) Value of perquisites under Section 17(2) Income Tax Act, 1961	0	0
	(c) Profits in lieu of salary under Section 17(3) Income Tax Act, 1961	0	0
2	Stock Options	0	0
3	Sweat Equity	0	0
4	Dir Remuneration & Commission		
	- as % of profit	0	0
	- Others, specify....	0	0
5	Others, please specify	0	0
	-Fee for attending Board/ Committee Meetings		
	Total (A)	0	0
	Other Ceiling as per Act	0	0



B. Remuneration to other Directors:

Sr. No	Particulars of Remuneration	Name of Director	Name of Director	Total Amount
1.	Independent Director	Sachin Ajgekar	NA	
	-Fee for attending Board / Committee Meetings	145224	NA	145224
	Commission	NA	NA	NA
	- Others, please specify	NA	NA	NA
	Total (1)	145224	NA	145224
2	Other Executive Directors	Amol Tambe	Shivram Tawde	
	-Fee for attending Board / Committee Meetings	0	0	0
	Commission	0	0	0
	- Others, please specify	0	0	0
	Total (2)	0	0	0
	Total B= 1+2	145224	0	145224
	Total Managerial Remuneration	145224	0	145224
	Other Ceiling as per Act			

7. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalties/ Punishment/ Compounding Fees imposed	Authority [RD/ NCLT/ COURT]	Appeal made, if any (give details)
A. COMPANY			N/A		
Penalty					
Punishment					
Compounding					
B. DIRECTORS			N/A		
Penalty					
Punishment					
Compounding					
C. OTHER OFFICER IN DEFAULT			N/A		
Penalty					
Punishment					
Compounding					

For PLATINUM INFRADEVELOPMENT PRIVATE LIMITED

Amol V. Tambe
AMOL V. TAMBE
 (Director)
 DIN No.07092582

Shivram T. Tawde
SHIVRAM T. TAWDE
 (Director)
 DIN No.07478869



Date- 30/05/2018
 Place-Mumbai

ANNEXURE - II

FORM NO. AOC -2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for Disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto..

1. Details of contracts or arrangements or transactions not at Arm's length basis:

There were no contracts or arrangements or transactions entered in to during the year ended March 31, 2018, which were not at arm's length basis. Hence, the relevant disclosures are not applicable.

2. Details of contracts or arrangements or transactions at Arm's length basis:


Name of Party	Nature of relationship	Nature of Transaction / Contract	Duration of Transaction / contract	Salient terms of contract etc including value of transaction	Dates of Approval by the Board	Amount paid as advances, if any
				Amount Rs.		
M/s Akshay Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	N.A.	-17,00,000	N.A.	-
M/s Akshay Gruhpraves LLP	Joint Venture	Loans & Advance to J.V.	N.A.	14,00,00,000	N.A.	-
M/s Akshay Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	N.A.	31,06,849	N.A.	-
M/s Akshay Gruhpraves LLP	Joint Venture	Loans & Advance to J.V.	N.A.	-2,00,000	N.A.	-
M/s Akshay Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	N.A.	40,72,927	N.A.	-
M/s Manas Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	N.A.	-1,15,000	N.A.	-
M/s Manas Gruhpraves LLP	Joint Venture	Loans & Advance to JV	N.A.	14,00,00,000	N.A.	-
M/s Manas Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	N.A.	31,06,849	N.A.	-
M/s Manas Gruhpraves LLP	Joint Venture	Loans & Advance From JV	N.A.	-2,00,000	N.A.	-
M/s Manas Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	N.A.	25,60,764	N.A.	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	N.A.	-15,65,000	N.A.	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Loans & Advance to JV	N.A.	16,00,00,000	N.A.	-



M/s Shivkrupa Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	N.A.	35,50,685	N.A.	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Loans & Advance From JV	N.A.	-2,00,000	N.A.	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	N.A.	44,66,362	N.A.	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	N.A.	-77,39,831	N.A.	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Loans & Advance to JV	N.A.	34,00,00,000	N.A.	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	N.A.	75,45,205	N.A.	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Loans & Advance From JV	N.A.	-2,00,000	N.A.	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	N.A.	1,10,35,215	N.A.	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	N.A.	97,60,000	N.A.	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	N.A.	4,86,225	N.A.	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Loans & Advance to JV	N.A.	27,00,00,000	N.A.	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	N.A.	59,91,782	N.A.	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	N.A.	4,49,141	N.A.	-

Mumbai

Tawade





PLATINUM INFRADEVELOPMENT PVT. LTD.
ANNUAL REPORT
F.Y. 2017-18

Registered Address :

**1st Floor, Premsons Shopping Centre,
Opp. Jain Temple, Caves Road,
Jogeshwari- East, Mumbai –400 060.**

Auditors :

**Bhushan Khot & Co.
Chartered Accountants,
B-15, Sai Prasad,
Telly Gully Cross Road,
Andheri (East), Mumbai-400 069.**



BHUSHAN KHOT & CO
Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To

The Members

PLATINUM INFRADEVELOPMENT PRIVATE LIMITED

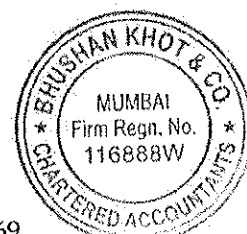
Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of PLATINUM INFRADEVELOPMENT PRIVATE LIMITED, which comprises of The Balance Sheet as at 31st March, 2018, The Statement of Profit and Loss (including Other Comprehensive Income), The Cash Flow Statement and The Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 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.

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.



Reg. off: B-15, Sai Prasad, Telly Gully Cross Road, Andheri (East), Mumbai - 400 069



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Chartered Accountants

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Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit. In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit of the standalone Ind AS financial statements 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 obtained by us and the audit evidence obtained by is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

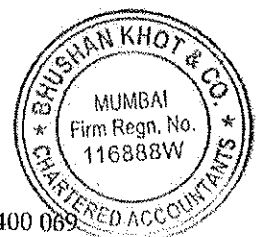
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2018, and its profit/loss, total 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 in terms of Section 143(11) of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, 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 to the extent applicable that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - 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 Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account.
 - d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 31st March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2018 from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company, and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
 - 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:





BHUSHAN KHOT & CO
Chartered Accountants

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- i. The Company does not have any pending litigations which would impact its financial position
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts, if any.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Bhushan Khot & Co.

Chartered Accountants

(Firm's Registration No.116888W)

Bhushan Khot

(Partner)

Membership No. 101858

Place: Mumbai

Date: 30th May, 2018





"ANNEXURE A" TO INDEPENDENT AUDITORS' 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 on 31st March, 2018 of PLATINUM INFRADEVELOPMENT PRIVATE LIMITED.

We report that:

- i. The Company does not have any fixed assets and therefore the provisions of clause (i) of paragraph 3 of the Order are not applicable to the Company.
- ii. N A
- iii. The company has granted unsecured loan to related party as details given below:

LOANS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Financial Assets carried at Amortised Cost			
(Unsecured, considered good, unless stated otherwise)			
Advances:			
(a) Related Parties	1,050,000,000.00	-	-
(b) Related Parties - Ind As Adjustments	4,133,501.00	-	-
(c) Others	-	-	-
Total	1,054,133,501.00	-	-

- iv. The Company has not granted any Loans or Guarantees to directors as mentioned in the Section 185 but has investments as mentioned in the Section 186 of the Act.

INVESTMENTS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Investment in Fixed Capital having PSR of 97.60% in Joint Venture Entities (LLPs) :			
M/s Akshay Gruhpraves LLP	97,600.00	97,600.00	-
M/s Manas Gruhpraves LLP	97,600.00	97,600.00	-
M/s Shivkrupa Gruhpraves LLP	97,600.00	97,600.00	-
M/s Tirupati Gruhpraves LLP	97,600.00	97,600.00	-
M/s Samudra Darshan Gruhpraves LLP	97,600.00	-	-
Total	1,01,50,400.00	3,90,400.00	-

- v. Company has issued Secured non-convertible Debenture of Rs. 105 Crores comprising 5,250 Debentures of face value of Rs.2,00,000/- each within the meaning of Sections 73 to 76 of the Act, and the rules framed there under to the extent notified.
- vi. N A





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- 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 Income Tax, cess and other material statutory dues as applicable with the appropriate authorities and as on 31st March, 2018, no such dues were outstanding for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no any statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- viii. Based on our audit procedures and according to the information and explanations given to us, we are of the opinion, the company has not defaulted in repayment of dues to a financial institution, bank, Government or dues to debenture holders.
- ix. The company has raised funds by way of issue if Non-Convertible Debt Instrument which were applied for the purposes for which those were raised as per the details given below;

Type of Instrument	Nature of Issue	Amount raised	Purpose for what raised	Amount applied	Purpose for what amount applied	Amount unspent	Remarks, If any
Debt	Non-Convertible Debentures	Rs. 105 Crores	General Corporate Purpose and Construction Projects	Rs. 105 Crores	General Corporate Purpose and Construction Projects	-	-

- 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. The Managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013 wherever applicable.
- xii. The Company is not a Nidhi Company as specified by the Companies Act, 2013 and hence the provisions under clause (xii) of Paragraph 3 of the Order are not applicable.





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- xiii. Based upon the audit procedures performed and according to the information and explanations given to us, All transactions with related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial statements etc. as required by the applicable accounting standards.
- xiv. The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review.
- xv. Based on Audit procedure performed and representation received from management, the company has not entered into any non-cash transactions with directors or persons connected with them.
- xvi. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For Bhushan Khot & Co.

Chartered Accountants

(Firm's Registration No. 116888W)

Bhushan Khot

(Partner)

Membership No. 101858

Place: Mumbai

Date: 30th May, 2018





"ANNEXURE B" TO INDEPENDENT AUDITORS' REPORT

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

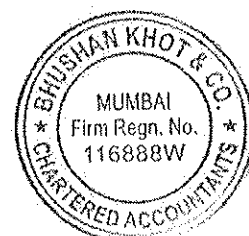
We have audited the internal financial controls over financial reporting of PLATINUM INFRADEVELOPMENT PRIVATE LIMITED, as of March 31, 2018 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

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 168 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 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.





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Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

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

For Bhushan Khot & Co.

Chartered Accountants

(Firm's Registration No. 116888W)

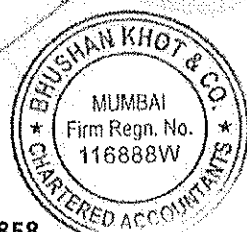
Bhushan Khot

(Partner)

Membership No. 101858

Place: Mumbai

Date: 30th May, 2018



BALANCE SHEET AS AT 31ST MARCH, 2018

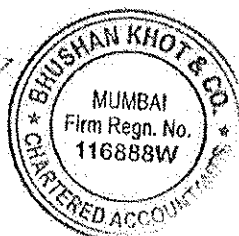
Particulars	Note No.	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
A ASSETS				
Non-Current Assets				
(a) Property, Plant and Equipment	-	-	-	-
(b) Other Intangible Assets	-	-	-	-
(c) Financial Assets				
(i) Investments	3	1,01,50,400.00	3,90,400.00	-
(ii) Loans	4	1,05,41,33,501.00	-	-
(iii) Other Financial Assets	-	-	-	-
(d) Deferred Tax Assets (Net)	-	-	-	-
(e) Other Non-Current Assets	-	-	-	-
		1,06,42,83,901.00	3,90,400.00	-
Current Assets				
(a) Inventories	-	-	-	-
(b) Financial Assets				
(i) Investments	5	2,04,44,527.00	84,93,724.00	-
(ii) Trade Receivables	-	-	-	-
(iii) Cash and Cash Equivalents	6	43,657.00	4,41,588.00	8,67,503.00
(iv) Bank Balances other than (iii) above	-	-	-	-
(v) Other Financial Assets	-	-	-	-
(c) Current Tax Assets (Net)	7	2,33,013.00	-	-
(d) Other Current Assets	8	10,180.00	9,000.00	18,000.00
		2,07,31,377.00	89,44,312.00	8,85,503.00
Total Assets		1,08,50,15,278.00	93,34,712.00	8,85,503.00
B EQUITY AND LIABILITIES				
Equity				
(a) Equity Share Capital	9	1,00,000.00	1,00,000.00	1,00,000.00
(b) Other Equity	10	3,05,41,952.65	84,29,712.00	(49,897.00)
		3,06,41,952.65	85,29,712.00	50,103.00
Liabilities				
Non-Current Liabilities				
(a) Financial Liabilities				
(i) Borrowings	11	1,05,00,00,000.00	-	-
(ii) Other Financial Liabilities	12	-	8,00,000.00	8,00,000.00
(b) Provisions	-	-	-	-
(c) Other Non-Current Liabilities	-	-	-	-
		1,05,00,00,000.00	8,00,000.00	8,00,000.00
Current Liabilities				
(a) Financial Liabilities				
(i) Trade Payables	13	1,10,613.00	5,000.00	5,000.00
(ii) Other Financial Liabilities	14	41,33,501.00	-	30,400.00
(b) Other Current Liabilities	15	23,798.00	-	-
(c) Provisions	16	1,05,413.35	-	-
		43,73,325.35	5,000.00	35,400.00
Total Equity and Liabilities		1,08,50,15,278.00	93,34,712.00	8,85,503.00

Notes to Financial Statements
As per our report of even date attached

1-23

For Bhushan Khot & Co
Chartered Accountants
(FRN: 116888 W)

Bhushan Khot
Partner
M. No. 101858



For Platinum Infradevelopment Private Limited

Amol V. Tambe
(Director)
DIN - 07092582

Shivram T. Tawde
(Director)
DIN - 07478869



Place: Mumbai
Date: 30th May, 2018

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2018

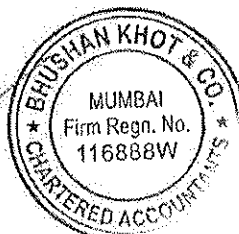
	Particulars	Note No.	For the year ended 31st March, 2018	For the year ended 31st March, 2017
I	Revenue from Operations	-	-	-
II	Other Income	17	5,25,65,505.00	84,93,724.00
III	Total Income (I+II)		5,25,65,505.00	84,93,724.00
IV	EXPENSES			
	Cost of Services Rendered	-	-	-
	Employee Benefit Expenses	18	55,565.00	-
	Finance Cost	19	2,99,81,096.00	-
	Depreciation and Amortization Expenses	-	-	-
	Other Expenses	20	4,16,603.35	14,115.00
	Total Expenses (IV)		3,04,53,264.35	14,115.00
V	Profit/(loss) before exceptional items and tax (III- IV)		2,21,12,240.65	84,79,609.00
VI	Exceptional Items		-	-
VII	Profit/(Loss) before Tax (V-VI)		2,21,12,240.65	84,79,609.00
VIII	Tax Expense:			
	(1) Current Tax		-	-
	(2) Reversal of Provision of Income Tax		-	-
	(3) Deferred Tax		-	-
	Total Tax Expense		-	-
IX	Profit (Loss) for the period (VII-VIII)		2,21,12,240.65	84,79,609.00
X	Other Comprehensive Income			
	(1) Items that will not be reclassified to Statement of Profit & Loss			
	Re-measurement (Gain)/Loss on Defined Benefit Plan		-	-
	(2) Income tax relating to items that will not be reclassified to Statement of Profit & Loss		-	-
			2,21,12,240.65	84,79,609.00
XI	Total Comprehensive Income for the period (IX+X)			
	Less : Appropriation			
	(1) Transfer to Debenture Redemption Reserve		2,00,00,000.00	-
	Net Balance transferred to Retained Earnings		21,12,240.65	84,79,609.00
XII	Earnings per Equity Share	21		
	(1) Basic		2,211.22	847.96
	(2) Diluted		2,211.22	847.96

Notes to Financial Statements

As per our report of even date attached

For Bhushan Khot & Co
Chartered Accountants
(FRN: 116888 W)

Bhushan Khot
Partner
M. No. 101858



For Platinum Infradevelopment Private Limited

Amol V. Tambe
(Director)
DIN - 07092582

Shivram T. Tawde
(Director)
DIN - 07478869

Place: Mumbai
Date: 30th May, 2018

STATEMENT OF CHANGES IN EQUITY

A	Equity Share Capital	
	Particulars	Amount
	Balance as at 31st March, 2016	1,00,000.00
	Changes in equity share capital during 2016-17	-
	Balance as at 31st March, 2017	1,00,000.00
	Changes in equity share capital during 2017-18	-
	Balance as at 31st March, 2018	1,00,000.00

B	Other Equity				
	Particulars	General Reserves	Debt Redemption Reserve	Retained Earnings	Total
	Balance as at 31st March, 2016	-	-	(49,897.00)	(49,897.00)
	Profit/(Loss) for the period	-	-	84,79,609.00	84,79,609.00
	Other Comprehensive income	-	-	-	-
	Total Comprehensive Income for the year	-	-	84,79,609.00	84,79,609.00
	Transaction with owners, recorded directly in Equity	-	-	-	-
	Contribution by and Distributions to Owners	-	-	-	-
	Balance as at 31st March, 2017	-	-	84,29,712.00	84,29,712.00
	Profit/(Loss) for the period	-	-	2,21,12,240.65	2,21,12,240.65
	Other Comprehensive income	-	-	-	-
	Total Comprehensive Income for the Year	-	-	2,21,12,240.65	2,21,12,240.65
	Transaction with owners, recorded directly in Equity	-	-	-	-
	Contribution by and Distributions to Owners	-	-	-	-
	Dividend (including tax) (Refer Note-17)	-	-	-	-
	Transfer from / to Reserves	-	2,00,00,000.00	(2,00,00,000.00)	-
	Balance as at 31st March 2018	-	2,00,00,000.00	1,05,41,952.65	3,05,41,952.65

As per our report of even date attached

For Bhushan Khot & Co
Chartered Accountants
(FRN: 116888 W)

Bhushan Khot
Partner
M. No. 101858



For Platinum Infradevelopment Private Limited

Amol V. Tambe
(Director)
DIN - 07092582

Amol V. Tambe

Shivram T. Tawde
(Director)
DIN - 07478869

Shivram T. Tawde



Place: Mumbai

Date: 30th May, 2018

CASH FLOW STATEMENT

Particulars	As at 31st March, 2018	As at 31st March, 2017
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before Tax	2,21,12,240.65	84,79,609.00
Adjustment for:		
Depreciation and Amortization Expense	-	-
Interest on Overdraft & Others	-	-
Interest on Debentures	2,58,47,595.00	-
Interest on Unsecured Loans	-	-
Interest paid on Security Deposit	-	-
Allowance/Provision for Doubtful Debts	-	-
Balances Written Back	-	-
Reversal of Allowance for Doubtful Debts	-	-
Mark-to-Market (Gain)/Loss on Investments	-	-
Profit on sale of Property, Plant & Equipment	-	-
Reimbursement of Interest & Issue Exp From LLP's	-	-
Interest Income on Security Deposit	-	-
Interest Income on Fixed Deposit and Income Tax Refund	-	-
Operating Profit before Working Capital changes	4,79,59,835.65	84,79,609.00
Adjustment for:		
(Increase)/decrease in Trade Receivables	-	-
(Increase)/decrease in Other Current Financial Assets	-	-
(Increase)/decrease in Non-Current Loans	(1,05,00,00,000.00)	-
(Increase)/decrease in Other Non-Current Financial Assets	-	-
(Increase)/decrease in Other Current Assets	(1,180.00)	9,000.00
(Increase)/decrease in Current Investment	(1,19,50,803.00)	(84,93,724.00)
(Increase)/decrease in Non-Current Assets	-	-
(Increase)/decrease in Non-Current Investment	-	-
(Increase)/decrease in Inventories	-	-
Increase/(decrease) in Trade-Payable	1,05,613.00	-
Increase/(decrease) in Other Current Financial Liability	-	(30,400.00)
Increase/(decrease) in Provision	1,05,413.35	-
Increase/(decrease) in Other Non-Current Financial Liability	-	-
Increase/(decrease) in Current Liability	23,798.00	-
Increase/(decrease) in Non-Current Liability	-	-
Cash Generated from Operations	(1,01,37,57,323.00)	(35,515.00)
Direct Taxes Paid	(2,33,013.00)	-
Net Cash from Operating Activities (A)	(1,01,39,90,336.00)	(35,515.00)
B CASH FLOW FROM INVESTING ACTIVITIES		
Investment in Joint Venture LLPs.	(97,60,000.00)	(3,90,400.00)
Net Cash used in Investing Activities (B)	(97,60,000.00)	(3,90,400.00)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	1,05,00,00,000.00	-
Paid to joint ventures and associates	(8,00,000.00)	-
Reimbursement of Interest Payment to Joint Venture LLPs	(2,58,47,595.00)	-
Net Cash from Financing Activities (C)	1,02,33,52,405.00	-
Net Changes in Cash and Cash Equivalents (A+B+C)	(3,97,931.00)	(4,25,915.00)
Opening Balance of Cash and Cash Equivalents	4,41,588.00	8,67,503.00
Closing Balance of Cash and Cash Equivalents	43,657.00	4,41,588.00

Notes:-

- The Cash Flow Statement is prepared by the indirect method set out in Indian Accounting Standard (Ind AS) Cash Flow statement prescribed in the The Companies (Indian Accounting Standards) Rules, 2015. Cash flow statement presents cash flows by operating, investing and financing activities.
- Cash and Cash Equivalents at the year end comprises

Cash in Hand	680.00	-
Balance In Current Account	42,977.00	4,41,588.00
	43,657.00	4,41,588.00

As per our report of even date attached

For Bhushan Khot & Co
Chartered Accountants
(FRN: 116888W)

Bhushan Khot
Partner
M. No. 101858



For Platinum InfraDevelopment Private Limited

Amol V. Tambe
Amol V. Tambe
(Director)
DIN - 07092582

Shivram T. Tawde
Shivram T. Tawde
(Director)
DIN - 07478869



PLATINUM INFRADEVELOPMENT PRIVATE LIMITED

CIN – U70102MH2015PTC262198

Notes to Financial Statements for the year ended March 31, 2018

1. CORPORATE INFORMATION

Platinum infradevelopment is a Private Limited Company domicile in India and incorporated on 24th February, 2015 under the provisions of the Companies Act 2013. Platinum infradevelopment is carrying on business as special purpose vehicle for redevelopment / construction of real estate projects of existing dilapidated /old residential housing society in suburban of Mumbai through Joint Venture entities as partner in the limited liability partnership firms (LLPs).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

I. BASIS OF ACCOUNTING:

The Separate financial statements are prepared in accordance with Indian Accounting Standards (Ind AS), as prescribed under section 133 of the Companies Act, 2013('Act') (to the extent notified) read with the Rules 3 of the Companies (Indian accounting standard) Rules 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The financial statements are prepared on going concern, accrual and historical cost basis except for the following assets and liabilities and items of Statement of Profit and Loss which have been measured at fair value:

1. Reimbursement of Interest and Issue Expenses of Debentures measured at Fair Value
2. Debenture Interest measured at fair value.
3. Certain Financial assets and liabilities measured at fair value.

The company has adopted Ind AS and the adoptions were carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards with transition date of 1st April, 2016.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy thereto in use.

The financial statements are presented in INR which is also the Company's functional currency and all values are rounded to the nearest rupees (INR), except when otherwise indicated.

The financial statements of the Company for the year ended 31st March, 2018 are approved for issue by the company's Board of Directors on 30th of May, 2018.

The company does not have any investment in subsidiary and also requirement to prepare consolidated financial statements under Ind AS 110 is not applicable to the Company.

Ind AS 101.6 states that "An entity shall prepare and present an opening Ind AS Balance Sheet at the date of transition to Ind AS." Further, Ind AS 101.21 states that "An entity's first Ind AS financial statements shall include at least three



Balance Sheets, two Statements of profit and loss, two Statements of cash flows and two Statements of changes in equity and related notes, including comparative

Subsequent to the first Ind AS financial statements, Ind AS 1.40A requires an entity to present a third balance sheet as at the beginning of the preceding period if:

- (a) It applies an accounting policy retrospectively, makes a retrospective restatement of items in its financial statements or reclassifies items in its financial statements; and

The retrospective application, retrospective restatement or the reclassification has a material effect on the information in the third balance sheet.

II. USE OF ESTIMATION:

The Company presents assets and liabilities in the balance sheet based on current / non-current classification.

Deferred tax assets and liabilities, and all assets and liabilities which are not current (as discussed in the below paragraphs) are classified as non-current assets and liabilities.

An asset is classified as current when it is expected to be realized or intended to be sold or consumed in normal operating cycle, held primarily for the purpose of trading, expected to be realized within twelve months after the reporting period, or cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

A liability is classified as current when it is expected to be settled in normal operating cycle, it is held primarily for the purpose of trading, it is due to be settled within twelve months after the reporting period, or there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

III. REVENUE RECOGNITION:

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. 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 i.e. it is net of indirect taxes in its Profit & Loss Account. Costs and earnings in excess of billings are classified as unbilled revenue while billings in excess of costs and earnings are classified as unearned revenue.

i) Interest:-

- Revenue is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable. The Rate applicable is defined as determined on the basis of Fair Rate of Return in accordance with IND AS. The company has derived reimbursement of Interest and issue Expenses of Debentures which is exclusively used for the purpose of Construction activities of Joint Venture LLP in accordance with Debenture Trust Deed executed with Debenture Trustee viz Catalyst Trusteeship Limited.



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ii) **Dividend:-**

Revenue is recognized when the shareholders' right to receive payment is established by the Balance Sheet date.

iii) **Share of profit from Joint Ventures:-**

Share of profit/ (loss) from limited liability partnership firms is accounted for in respect of the financial year ending on or before the Balance Sheet date.

iv) **Profit on sale of investment:-**

It is recognized on its liquidation/redemption.

IV. TRANSACTION AND BALANCES

The Company's financial statements are presented in Indian Rupees which is the Company's functional currency.

Transactions and Balances

Foreign currency transactions are recorded, on initial recognition in the functional currency, by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies (except financial instruments designated as Hedge Instruments) are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognized in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

V. FAIR VALUE MEASUREMENT

Fair value is the price at the measurement date, at which an asset can be sold or paid to transfer a liability, in an orderly transaction between market participants. The Company's accounting policies require, measurement of certain financial / non-financial assets and liabilities at fair values (either on a recurring or non-recurring basis). Also, the fair values of financial instruments measured at amortized cost are required to be disclosed in the said financial statements.

The Company is required to classify the fair valuation method of the financial / non-financial assets and liabilities, either measured or disclosed at fair value in the financial statements, using a three level fair-value-hierarchy (which reflects the significance of inputs used in the measurement). Accordingly, the Company uses valuation techniques that



are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

The three levels of the fair-value-hierarchy are described below:

Level 1: Quoted (unadjusted) prices for identical assets or liabilities in active markets

Level 2: Significant inputs to the fair value measurement are directly or indirectly observable

Level 3: Significant inputs to the fair value measurement are unobservable

The Company has recognized reimbursement of Interest as well as issue expenses at the time of calculation of Fair Rate of Return and consequent adjustments is furnished in the accompanying Financial Statements.

VI. TAXES

CURRENT INCOME TAX

Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

DEFERRED TAX

Deferred tax is recognized, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying values in the financial statements. However, deferred tax are not recognized if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

The unrecognized deferred tax assets / carrying amount of deferred tax assets are reviewed at each reporting date for recoverability and adjusted appropriately.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.



For operations carried out in tax free units, deferred tax assets or liabilities, if any, have been recognized for the tax consequences of those temporary differences between the carrying values of assets and liabilities and their respective tax bases that reverse after the tax holiday ends.

Deferred tax assets and liabilities are offset only if:

- i) The entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- ii) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

MINIMUM ALTERNATE TAX (MAT)

Minimum Alternate Tax (MAT) paid in accordance with tax laws, which give rise to future economic benefits in the form of adjustment of future tax liability, is recognized as an asset only when, based on convincing evidence, it is probable that future economic benefits associated with it will flow to the Company and the assets can be measured reliably.

VII. NON-CURRENT ASSETS HELD FOR SALE

The Company classifies non-current asset (or disposal group) as held for sale, if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. Such asset should be available for sale and plan to dispose it off should be initiated by the management. The assets of a disposal group classified as held for sale separately from other asset in the balance sheet and such asset are valued at carrying amount or net realizable value whichever is lower.

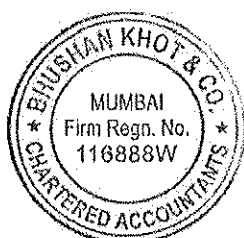
VIII. PROPERTY, PLANT & EQUIPMENT

There are no Property, plant and equipment's and intangible assets of the company, hence the required disclosures and classification, measurement criteria under Ind-AS is not applicable.

IX. IMPAIRMENT OF NON-FINANCIAL ASSETS

Intangible assets, property, plant and equipment and other non-financial assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets.

In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs. If such assets are considered to be impaired, the impairment to be recognized in the statement of profit and loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the statement of profit and loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable



amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

X. BORROWING COSTS

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

XI. PROVISIONS, CONTINGENT ASSETS & CONTINGENT LIABILITIES

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent Liability is disclosed after careful evaluation of facts, uncertainties and possibility of reimbursement, unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent liabilities are not recognized but are disclosed in notes.

Contingent assets are not disclosed in the financial statements unless an inflow of economic benefits is probable.

XII. EMPLOYEE BENEFITS

The company does not operate any defined benefit schemes and defined contribution schemes, since company does not have any employees other than Directors. No remuneration have been paid to director

XIII. FINANCIAL INSTRUMENTS

INITIAL RECOGNITION

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities that are not at fair value through profit or loss are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.



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SUBSEQUENT RECOGNITION

(a) FINANCIAL ASSETS

(i) Financial Assets Carried at Amortized Cost

A financial asset is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. When the financial asset is derecognized or impaired, the gain or loss is recognized in the statement of profit and loss.

(ii) Financial Assets at Fair Value Through Other Comprehensive Income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in profit and loss.

When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit and loss.

Equity instruments are subsequently measured at fair value. On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis. Fair value gains and losses recognized in OCI are not reclassified to profit and loss.

(iii) Financial Assets at Fair Value through Profit or Loss

A financial asset which is not classified in any of the above categories is subsequently fair valued through profit or loss. Interest (basis EIR method) income from financial assets at fair value through profit or loss is recognized in the statement of profit and loss within finance income/ finance costs separately from the other gains/ losses arising from changes in the fair value.

(b) FINANCIAL LIABILITIES

Financial liabilities are subsequently carried at amortized cost using the effective interest method. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

IMPAIRMENT OF FINANCIAL ASSETS

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk since initial recognition. If credit risk has not increased significantly, twelve month ECL is used to provide for impairment loss, otherwise lifetime ECL is used.



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However, only in case of trade receivables, the Company applies the simplified approach which requires expected lifetime losses to be recognized from initial recognition of the receivables.

DERECOGNITION

(a) FINANCIAL ASSETS

Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the company enters into transactions whereby it transfers assets recognized on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognized.

(b) FINANCIAL LIABILITIES

The company derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire.

RECLASSIFICATION OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. If the company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

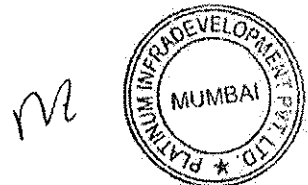
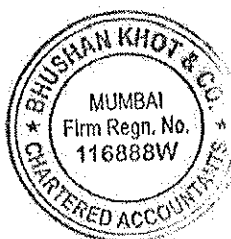
Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the company has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

XIV. CASH & CASH EQUIVALENTS

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand, short-term deposits and other short-term highly liquid investments with an original maturity of three months or less that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments.

For the purposes of the presentation of cash flow statement, cash and cash equivalents include cash on hand, in banks and demand deposits with banks, net of outstanding bank overdrafts that are repayable on demand, book overdraft as they being considered as integral part of the Company's cash management system.



XV. CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

XVI. EARNINGS PER SHARE

Basic EPS is computed by dividing the profit for the period attributable to the shareholders of the Company by the weighted average number of shares outstanding during the period.

Diluted EPS is computed by adjusting, the profit for the year attributable to the shareholders and the weighted average number of shares considered for deriving Basic EPS, for the effects of all the shares that could have been issued upon conversion of all dilutive potential shares. The dilutive potential shares are adjusted for the proceeds receivable had the shares been actually issued at fair value. Further, the dilutive potential shares are deemed converted as at beginning of the period, unless issued at a later date during the period.

XVII. SEGMENT REPORTING

The main business of the Company is real estate development and construction of residential and commercial properties, Infrastructure facilities and all other related activities revolve around the main business and as such there are no separate reportable segments as specified in Accounting Standard (IND AS - 108) on "Operating Segments".

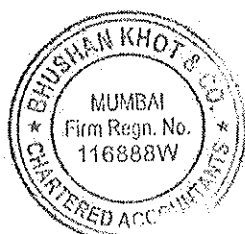
XVIII. RECENT ACCOUNTING PRONOUNCEMENTS

Appendix B to Ind AS 21, foreign currency transactions and advance consideration

On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreign currency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency. The amendment will come into force from April 1, 2018. The Company has evaluated the effect of this on the financial statements and the impact is not material.

Ind AS 115- Revenue from Contract with Customers

On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Ind AS 115, Revenue from Contract with Customers. The core principle of the new standard is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers. The effect on adoption of Ind AS 115 is expected to be insignificant.



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XIX. PRESENTATION OF EXPENSES

In accordance with Ind AS 1.99, an entity is required to present analysis of expenses Recognised in profit or loss using nature of expenses method. Function-wise classification of expenses is not permitted.

XX. PRESENTATION OPTIONS FOR INCOME TAX RELATING TO ITEMS OF OCI

The individual items of OCI may be presented net of tax in the statement of profit and loss, or they may be presented gross with a single line deduction for tax relating to those items by allocating the tax between the items that may be reclassified subsequently to the profit or loss section and those that may not be reclassified subsequently to profit or loss section (as illustrated in these model financial statements). Whichever option is selected, the income tax relating to each item of OCI must be disclosed, either in the statement of profit and loss or in the notes. In these model financial statements, the individual items of OCI have been presented gross with a single line deduction for tax. The income tax relating to each item of OCI is disclosed in the notes

XXI. Exceptional items v/s items of a material nature

The Schedule III requires items of exceptional nature to be shown separately on the face of the statement of profit and loss. However, neither the Schedule III nor the Ind ASs define an "exceptional item". However, Ind AS 1.97 requires that "when items of income or expense are material, an entity shall disclose their nature and amount separately.

SEPARATE FINANCIAL STATEMENTS

This is a Separate Financial Statements presented by a Parent or an investor with joint control of, or

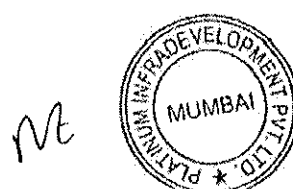
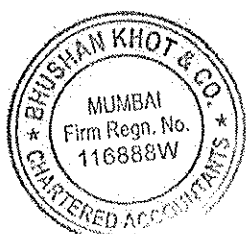
Significant influence over, an investee, in which the investments are accounted for at cost or in accordance with IND AS 109.

BUSINESS COMBINATIONS

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange of control of the acquiree. Acquisition-related costs are generally Recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are Recognised at their fair value, except that:

- deferred tax assets or liabilities, and assets or liabilities related to employee benefit arrangements



are Recognised and measured in accordance with Ind AS 12 Income Taxes and Ind AS 19 Employee Benefits respectively;

- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payment at the acquisition date and
- Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

In case of a bargain purchase, before recognizing a gain in respect thereof, the Group determines whether there exists clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. Thereafter, the Group reassesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and recognizes any additional assets or liabilities that are identified in that reassessment. The Group then reviews the procedures used to measure the amounts that Ind AS requires for the purposes of calculating the bargain purchase. If the gain remains after this reassessment and review, the Group recognizes it in other comprehensive income and accumulates the same in equity as capital reserve. This gain is attributed to the acquirer. If there does not exist clear evidence of the underlying reasons for classifying the business combination as a bargain purchase, the Group recognizes the gain, after reassessing and reviewing (as described above), directly in equity as capital reserve.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the Recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at fair value or, when applicable, on the basis specified in another Ind AS.

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its



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acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill or capital reserve, as the case maybe. Measurement period adjustments are adjustments that arise from additional information obtained during the 'measurement period' (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as an asset or a liability is remeasured at fair value at subsequent reporting dates with the corresponding gain or loss being Recognised in profit or loss.

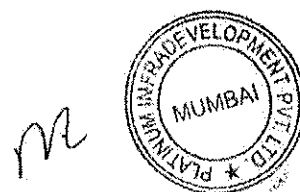
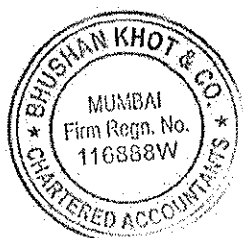
When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to its acquisition-date fair value and the resulting gain or loss, if any, is Recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been Recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period(see above), or additional assets or liabilities are Recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date.

XXII. DIVIDEND AND INTEREST INCOME

Dividend income from investments is Recognised when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably).

Interest income from a financial asset is Recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.



XXIII. BORROWING COSTS

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are Recognised in profit or loss in the period in which they are incurred.

XXIV. INVESTMENTS IN EQUITY INSTRUMENTS AT FVTOCI

On initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value Recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

it has been acquired principally for the purpose of selling it in the near term; or on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

XXV. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Group irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading.

Debt instruments that do not meet the amortized cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortized cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.



A financial asset that meets the amortized cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases. The Group has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on Remeasurement Recognised in profit or loss. The net gain or loss Recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is Recognised when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

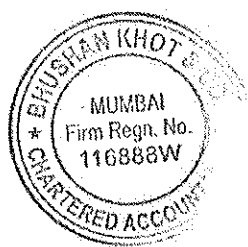
XXVI. POST REPORTING EVENTS

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization.

XXVII. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements for the year ended 31st March, 2018 were approved by the Board of Directors on 30th May, 2018.

The management and authorities have the power to amend the Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.



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XXVIII. FINANCIAL INSTRUMENTS

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are Recognised, in respect of each class, financial liability and equity instruments to the financial statements

Financial Assets and Liabilities

(a) The Carrying values of Financial Assets and Liabilities have been given under:

31st March 2018	Fair value through Profit and Loss	Fair value through Other Comprehensive Income	Amortised cost	Total
Financial Asset :				
Non-Current Assets:-				
Investments	-	-	10,150,400.00	10,150,400.00
Investment in Equity Instruments	-	-	-	-
Investment in Preference Shares	-	-	-	-
Loan and Advances	-	-	1,05,41,33,501.00	1,05,41,33,501.00
Other Non-Current Financial Assets	-	-	-	-
Current Assets:-				
Investments	-	-	20,444,527.00	20,444,527.00
Trade receivables	-	-	-	-
Cash and cash equivalents	-	-	680.00	680.00
Bank balances	-	-	42,977.00	42,977.00
Current Tax Assets	-	-	2,33,013.00	2,33,013.00
Others	-	-	10,180.00	10,180.00
Equity			3,06,41,952.65	3,06,41,952.65
Financial Liability :				
Non-Current :-				
Borrowings	-	-	1,050,000,000.00	1,050,000,000.00
Other financial liabilities	-	-	-	-
Current :-				
Borrowings	-	-	-	-
Trade payables	-	-	110,613.00	110,613.00
Other financial liabilities	-	-	4,133,501.00	4,133,501.00
Other Current Liabilities	-	-	23,798.00	23,798.00
Provisions	-	-	1,05,413.35	1,05,413.35



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31st March 2017	Fair value through Profit and Loss	Fair value through Other Comprehensive Income	Amortised cost	Total
Financial Asset :				
Non-Current Assets :-				
Investments	-	-	390,400.00	390,400.00
Investment in Equity instruments	-	-	-	-
Investment in Preference Shares	-	-	-	-
Other Non-Current Financial Assets	-	-	-	-
Current Assets:-				
Investments	-	-	8,493,724.00	8,493,724.00
Trade receivables	-	-	-	-
Cash and cash equivalents	-	-	-	-
Bank balances	-	-	441,588.00	441,588.00
Others	-	-	9,000.00	9,000.00
Equity			85,29,712.00	85,29,712.00
Financial Liability :				
Non-Current :				
Borrowings	-	-	-	-
Other financial liabilities	-	-	800,000.00	800,000.00
Current:				
Borrowings	-	-	-	-
Trade payables	-	-	5,000.00	5,000.00
Other financial liabilities	-	-	-	-

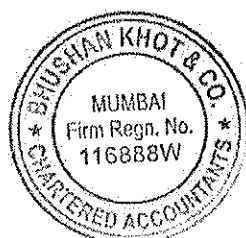


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01 st April 2016	Fair value through Profit and Loss	Fair value through Other Comprehensive Income	Amortised cost	Total
Financial Asset				
Non-Current Assets				
Investments	-	-	-	-
Investment in Equity instruments	-	-	-	-
Investment in Preference Shares	-	-	-	-
Other Non-Current Financial Assets	-	-	-	-
Current Assets				
Investments	-	-	-	-
Trade receivables	-	-	-	-
Cash and cash equivalents	-	-	-	-
Bank balances	-	-	867,503.00	867,503.00
Others	-	-	18,000.00	18,000.00
Equity	-	-	50,103.00	50,103.00
Financial Liability				
Non-Current				
Borrowings	-	-	-	-
Other financial liabilities	-	-	800,000.00	800,000.00
Current				
Borrowings	-	-	-	-
Trade payables	-	-	5,000.00	5,000.00
Other financial liabilities	-	-	30,400.00	30,400.00

Carrying amount of Investment, Trade Receivables, Cash and Cash Equivalent, Bank balances, Other financial Assets, Trade payables and Other financial liabilities as at 31st March, 2018, 31st March, 2017 and 1st April, 2016 approximate the Fair Value because of their short term nature. The parent and the subsidiary will recognize the loan given and taken at a nominal value of loan given and no interest is accrued on the loan. Difference between carrying amount and fair values of bank deposits, other financial assets, other financial liabilities and borrowings subsequently measured at amortized cost is not significant each of year presented.



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B) Fair value hierarchy

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels :

Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - Inputs are other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs are not based on observable market data (unobservable inputs). Fair values are determined in whole or in part using a valuation model based on assumption that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data. The Company has fair valued the transaction of financial guarantee (under Other Financial Liabilities) on the basis of internal comparable of a similar transaction with an unrelated party. The fair value so determined will therefore be classified under Level 2. The investments included in Level 3 of fair value hierarchy have been valued using the cost approach to arrive at their fair value.

The cost of unquoted investments approximate the fair value because there is a wide range of possible fair valued measurements and the cost represents estimate of fair valued within that range.

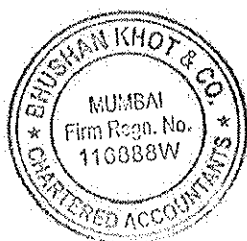
C) Financial risk management

i) Risk management framework

a) The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors has established the risk management committee, which is responsible for developing and monitoring the risk management policies. The Company reports regularly to the Board of Directors on its activities.

b) The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which the employees understand their roles and obligations.

c) The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.



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ii) The Company has exposure to the following risks from the financial instruments:

a) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits. The carrying amount of financial assets represents the maximum credit exposure.

• Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's Credit risk in this respect. The Company's credit risk with regard to trade receivables has a high degree of risk diversification, due to the large number of projects of vary in sizes and types with numerous different customer categories in a large number of geographical markets. Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required. Also the Company does not have any significant concentration of credit risk.

The ageing of trade receivables is as follows:

Particulars	31st March, 2018	31st March, 2017	01st April, 2016
Trade Receivables (Unsecured)	-	-	-
Over six months	-	-	-
Less than six months	-	-	-

The amounts reflected in the table above are not impaired as on the reporting date.

• Investment in Debt securities, Loans to Related Parties and Deposits

The Company has investments in non-convertible preference shares, loans to related parties and project deposits. Based on prior experience and assessments performed by the management such financial Assets are not impaired as on the reporting date.

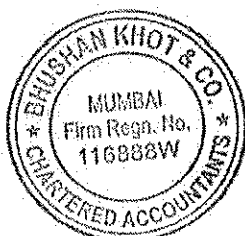
• Cash and Bank Balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

b) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.



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- Exposure to Liquidity risk.

The table below provides details regarding the contractual maturities of financial liabilities including estimated interest payments as at 31st March, 2018

Particulars	Due within 12 months	Due within 1 to 3 years	More than 3 years
Financial Liabilities			
Borrowings	-	26,25,00,000/-	78,75,00,000/-
Trade payables			
Other financial liabilities			
The table below provides details regarding the contractual maturities of financial liabilities including estimated interest payments as at 31st March, 2017			
Financial Liabilities			
Borrowings			
Trade payables			
Other financial liabilities	8,00,000/-	-	-
The table below provides details regarding the contractual maturities of financial liabilities including estimated interest payments as at 31st March, 2016			
Financial Liabilities			
Borrowings			
Trade payables			
Other financial liabilities	8,00,000/-	-	-

c) Market risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

• Currency risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

• Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various Variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

Exposure to interest rate risk.



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The interest rate profile of the Company's interest bearing financial instruments as reported to the management is as follows:

Particulars	31 st March, 2018	31st March, 2017	1st April, 2016
Financial Assets			
Fixed rate instruments			
Bank Deposits			
- Current	-	-	-
- Non Current	-	-	-
Financial Liabilities			
Fixed rate instruments			
Borrowing - Non Convertible Debentures	105,00,00,000/-	-	-
Variable rate instruments			
Borrowing			
- From Schedule Bank	-	-	-
- From Financial institutions	-	-	-

XXIX. Capital Management

Equity share capital and other equity are considered for the purpose of Company's capital management.

The Company manages its capital so as to safeguard its ability to continue as a going concern and to optimize returns to shareholders.

The capital structure of the Company is based on management's judgment of its strategic and day-to-day needs with a focus on total equity so as to maintain investor, creditors and market confidence.

First-time adoption of Ind-AS

The transition as at April 1, 2016 to Ind As was carried out from Previous GAAP. The exemptions and exceptions applied by the Company in accordance with Ind AS 101 - First-time Adoption of Indian Accounting Standards, the reconciliations of equity and total comprehensive income in accordance with Previous GAAP to Ind AS are explained below:

Exemptions availed on first time adoption of Ind-AS 101

A) Optional Exemptions availed

i) Property, Plant & Equipment and Intangibles

As permitted by Ind As 101, the Company has elected to continue with the carrying values under previous GAAP for all the items of property, plant and equipment. The same election has been made in respect of intangible assets.

ii) Investment in Subsidiary

The Company has elected to adopt the carrying value under previous GAAP as on the date of transition i.e. April 1, 2016 in its separate financial statements.



B) Mandatory Exemption

i) Estimates

Ind AS estimates as at 1st April, 2016 are consistent with the estimates as at the same date made in conformity with the previous GAAP. The Company made estimates for the following items in accordance with the Ind AS at date of transition as these were not required under previous GAAP:

- Fair valuation of financial Instruments carried at FVTPL and/or FVOCI
- Determination of the discounted value for financial instruments carried at amortized cost

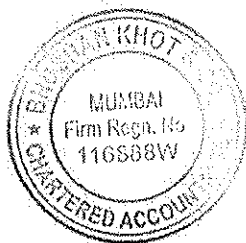
ii) De-recognition of financial assets and liabilities Ind AS 101 requires a first time adopter to apply the de-recognition provision of Ind AS 109 prospectively for transactions on or after the date of transition to Ind As. Accordingly, the Company has elected to apply the de-recognition provision of Ind AS 109 prospectively from the date of transition to Ind AS.

iii) Classification and measurement of financial assets

The Company has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortized cost has been done retrospectively except where the same is impracticable.

C) Reconciliations between Previous GAAP and Ind AS

i) Effect of Ind AS adoption on the Balance Sheet as at 31st March, 2018 and 31st March, 2017:



Particulars	BALANCE SHEET AS AT 31.3.2018			BALANCE SHEET AS AT 31.3.2017		
	IGAAP	Effects of transition to Ind - AS	Ind AS	IGAAP	Effects of transition to Ind - AS	Ind AS
ASSETS						
Non-Current Assets						
(a) Property, Plant and Equipment						
(b) Other Intangible Assets						
(c) Financial Assets						
(i) Investments	1,01,50,400.00		1,01,50,400.00	3,90,400.00		3,90,400.00
(ii) Loans	1,05,00,00,000.00	41,33,501.00	1,05,41,33,501.00			
(iii) Other Financial Assets						
(d) Deferred Tax Assets (Net)						
(e) Other Non-Current Assets						
Current Assets						
(a) Investments	2,04,44,527.00		2,04,44,527.00	84,93,724.00		84,93,724.00
(b) Inventories						
(c) Financial Assets						
(i) Trade Receivables						
(ii) Cash and Cash Equivalents	680.00		680.00			
(iii) Bank Balances other than (ii) above	42,977.00		42,977.00	4,41,588.00		4,41,588.00
(iv) Other Financial Assets						
(d) Current Tax Assets (Net)	2,33,013.00		2,33,013.00			
(e) Other Current Assets	10,180.00		10,180.00	9,000.00		9,000.00
Total Assets	1,08,08,81,777.00	41,33,501.00	1,08,50,15,278.00	93,34,712.00		93,34,712.00
EQUITY AND LIABILITIES						
Equity						
(a) Equity Share Capital	1,00,000.00		1,00,000.00	1,00,000.00		1,00,000.00
(b) Other Equity	3,06,47,366.00	(1,05,413.35)	3,05,41,952.65	84,29,712.00		84,29,712.00
Liabilities						
Non-Current Liabilities						
(a) Financial Liabilities						
(i) Borrowings	1,05,00,00,000.00		1,05,00,00,000.00			
(ii) Other Financial Liabilities				8,00,000.00		8,00,000.00
(b) Provisions						
(c) Other Non-Current Liabilities						
Current Liabilities						
(a) Financial Liabilities						
(i) Trade Payables	1,10,613.00		1,10,613.00	5,000.00		5,000.00
(ii) Other Financial Liabilities		41,33,501.00	41,33,501.00			
(b) Other Current Liabilities	23,798.00		23,798.00			
(c) Provisions		1,05,413.35	1,05,413.35			
Total Equity and Liabilities	1,08,08,81,777.00	41,33,501.00	1,08,50,15,278.00	93,34,712.00		93,34,712.00



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ii) Reconciliation Statement of Profit and Loss as previously reported under IGAAP to Ind AS

Effect of Ind AS adoption on the Profit and Loss for the period ended 31st March, 2018 and 31st March, 2017

Particulars	PROFIT & LOSS FOR THE PERIOD 31.03.2018			PROFIT & LOSS FOR THE PERIOD 31.03.2017		
	IGAAP	Effects of transition to Ind-AS	Ind AS	IGAAP	Effects of transition to Ind-AS	Ind AS
INCOME						
Revenue From Operations						
Other Income	2,25,84,409.00		2,25,84,409.00	84,93,724.00	-	84,93,724.00
Interest Income on Loans / Advances	2,33,01,370.00	66,79,726.00	2,99,81,096.00	-	-	-
Total Income	4,58,85,779.00	66,79,726.00	5,25,65,505.00	84,93,724.00	-	84,93,724.00
EXPENSES						
Cost of materials consumed						
Changes in inventories of finished goods and work-in-progress						
Employee benefits expense	55,565.00		55,565.00	-	-	-
Finance costs	2,33,01,370.00	66,79,726.00	2,99,81,096.00	-	-	-
Depreciation and amortization expense						
Other expenses	3,11,190.00	1,05,413.35	4,16,603.35	14,115.00	-	14,115.00
Total Expenses	2,36,68,125.00	67,85,139.35	3,04,53,264.35	14,115.00	-	14,115.00
Profit Before tax	2,22,17,654.00	-1,05,413.35	2,21,12,240.65	84,79,609.00	-	84,79,609.00
Tax Expense						
Current tax						
- Current Year						
- Earlier Year						
- Deferred tax						
Profit for the year	2,22,17,654.00	-1,05,413.35	2,21,12,240.65	84,79,609.00	-	84,79,609.00
Other Comprehensive Income						
Items that will not be reclassified to profit or loss						
Remeasurement of the defined benefit (liabilities)/assets (net of tax)						
Total Comprehensive profit for the year	2,22,17,654.00	-1,05,413.35	2,21,12,240.65	84,79,609.00	-	84,79,609.00

As per our report of even date attached

For and on behalf of the Board

For Bhushan Khot & Co.

Chartered Accountants

Firm Regn No. 116888W

Bhushan Khot

Partner

M No. 101858

Place: Mumbai

Date: 30th May, 2018



For Platinum Infradevelopment Private Limited

Amol V. Tambe

Director

DIN - 07092582

Shivram T. Tawde

Director

DIN - 07478869



NOTES TO FINANCIAL STATEMENTS

3	INVESTMENTS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	Investment in Fixed Capital having PSR of 97.60% in Joint Venture Entities (LLPs) :			
	M/s Akshay Gruhpraveesh LLP	97,600.00	97,600.00	-
	M/s Manas Gruhpraveesh LLP	97,600.00	97,600.00	-
	M/s Shivkrupa Gruhpraveesh LLP	97,600.00	97,600.00	-
	M/s Tirupati Gruhpraveesh LLP	97,600.00	97,600.00	-
	M/s Samudra Darshan Gruhpraveesh LLP	97,60,000.00	-	-
	Total	1,01,50,400.00	3,90,400.00	-

4	LOANS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	Financial Assets carried at Amortised Cost (Unsecured, considered good, unless stated otherwise)			
	Advances:			
	(a) Related Parties	1,05,00,00,000.00	-	-
	(b) Related Parties - Ind As Adjustments	41,33,501.00	-	-
	(c) Others	-	-	-
	Total	1,05,41,33,501.00	-	-

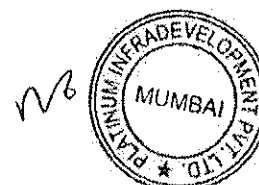
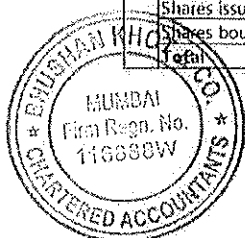
5	INVESTMENTS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	Investment in Fluctuating Capital having PSR of 97.60% in Joint Venture Entities (LLPs):			
	M/s Akshay Gruhpraveesh LLP	41,33,766.00	17,60,839.00	-
	M/s Manas Gruhpraveesh LLP	25,29,656.00	83,894.00	-
	M/s Shivkrupa Gruhpraveesh LLP	44,89,165.00	15,87,803.00	-
	M/s Tirupati Gruhpraveesh LLP	83,56,574.00	50,61,190.00	-
	M/s Samudra Darshan Gruhpraveesh LLP	9,35,366.00	-	-
	Total	2,04,44,527.00	84,93,724.00	-

6	CASH AND BANK BALANCE	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	Cash and cash equivalents			
	(a) Balances with Bank	42,977.00	4,41,588.00	8,67,503.00
	(b) Cash in hand	680.00	-	-
		43,657.00	4,41,588.00	8,67,503.00
	Bank Balance other than above*			
	(a) Deposit with original maturity of more than 3 months but less than 12 months	-	-	-
	(b) Margin money deposit under lien	-	-	-
	Total	43,657.00	4,41,588.00	8,67,503.00

7	CURRENT TAX ASSETS (NET)	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	Advance Income Tax	2,33,013.00	-	-
	Total	2,33,013.00	-	-

8	OTHER CURRENT ASSETS	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	(a) Advances for supply of goods & services	1,180.00	-	-
	(b) Prepaid Expenses	-	9,000.00	18,000.00
	(c) Other Current Assets	9,000.00	-	-
	Total	10,180.00	9,000.00	18,000.00

9	SHARE CAPITAL	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
	(a) Authorised			
	1,00,000 Equity Shares of Rs. 10 each	10,00,000.00	10,00,000.00	10,00,000.00
	Total	10,00,000.00	10,00,000.00	10,00,000.00
	(b) Issued, Subscribed and Paid Up			
	10,000 Equity Shares of Rs.10 each fully paid up	1,00,000.00	1,00,000.00	1,00,000.00
	Total	1,00,000.00	1,00,000.00	1,00,000.00
	(c) Reconciliation of the Number of Equity Shares			
	Shares outstanding at the beginning of the year	10,000	10,000	10,000
	Shares issued during the year	-	-	-
	Shares bought back during the year	-	-	-
	Total	10,000	10,000	10,000



NOTES TO FINANCIAL STATEMENTS

(d) Terms and Rights attached to Equity Shareholders

The Company has only one class of equity shares having a face value of Rs.10 per share. Each holder of equity share is entitled to one vote per equity share. In the event of winding-up, the holders of equity shares shall be entitled to receive remaining assets, if any in the proportion to the number of shares held at the time of commencement of winding-up. The shareholders have all other rights as available to the Equity shareholders as per the provisions of the Companies Act, 2013 read together with the Memorandum of Association and Articles of Association of the Company, as applicable.

(e) Shareholders holding more than 5% Equity Shares		No. of Equity Shares		
Equity Shares of Rs.10 each fully paid held by-	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016	
(i) Vishal Ratanghayra	1,625	1,625	6,500	
(ii) Gurminder Singh Seera	875	875	1,000	
(iii) Ramnath Miglani	5,000	5,000	-	
(iv) Shrivatsa Vakil	2,500	-	-	
(v) Janhavi Aditya Bhatt	-	2,500	2,500	

10 OTHER EQUITY	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
(a) Debenture Redemption Reserve	2,00,00,000.00	-	-
(b) Retained Earnings	-	-	-
Balance at the beginning of the Financial Year	84,29,712.00	(49,897.00)	(3,000.00)
Profit during the year transferred	2,21,12,240.65	84,79,609.00	(46,897.00)
Add: Other Comprehensive Income	-	-	-
Less: Dividend Paid	-	-	-
Transferred To Debenture Redemption Reserve	2,00,00,000.00	-	-
Tax on Dividend	-	-	-
Balance at the end of the Financial Year	1,05,41,952.65	84,29,712.00	(49,897.00)
Total Reserve & Surplus (a)+(b)	3,05,41,952.65	84,29,712.00	(49,897.00)

11 NON-CURRENT LIABILITIES	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
(a) Financial Liabilities	-	-	-
(i) Borrowings	-	-	-
Non Convertible Debentures *	1,05,00,00,000.00	-	-
Total	1,05,00,00,000.00	-	-

*Secured Against 1. First mortgage and charge over all rights, title, interest, development rights, Movables and Receivables of Joint Ventures. 2. Pledge of 100% shares of Platinum InfraDevelopment Private Limited, 3. Promoters Personal guarantee.

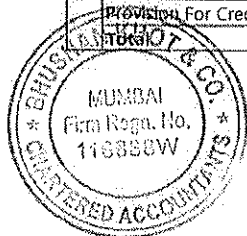
12 OTHER NON-CURRENT FINANCIAL LIABILITIES	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Financial Liabilities carried at Amortised Cost	-	-	-
Advances from Joint Venture	-	8,00,000.00	8,00,000.00
Total	-	8,00,000.00	8,00,000.00

13 TRADE PAYABLES	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Financial Liabilities carried at Amortised Cost	-	-	-
(a) Due to Micro, Small and Medium Enterprises	-	-	-
(b) Others	-	-	-
(i) Related Parties	-	-	-
(ii) Other Parties	1,10,613.00	5,000.00	5,000
Total	1,10,613.00	5,000.00	5,000.00

14 OTHER CURRENT FINANCIAL LIABILITIES	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Financial Liabilities carried at Amortised Cost	-	-	-
(a) Loans & Advances from Directors	-	-	30,400.00
(b) Debenture Interest - Ind As Adjustments	41,33,501.00	-	-
Total	41,33,501.00	-	30,400.00

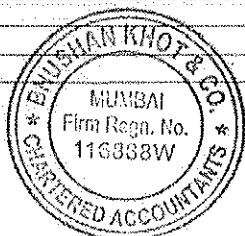
15 OTHER CURRENT LIABILITIES	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
(a) Advances from customer	-	-	-
(b) Statutory Dues	23,798.00	-	-
Total	23,798.00	-	-

16 PROVISIONS (CURRENT)	As at 31st March, 2018	As at 31st March, 2017	As at 1st April, 2016
Provision For Credit Loss Allowance	1,05,413.35	-	-
Total	1,05,413.35	-	-



NOTES TO FINANCIAL STATEMENTS

17	OTHER INCOME	For the year ended 31st March, 2018	For the year ended 31st March, 2017
	(a) Profit / Loss From Investment with Joint Venture Entities (LLPs)	2,25,84,409.00	84,93,724.00
	(b) Reimbursement of Interest & Issue Exp from Joint Venture Entities (LLPs)		
	i. Towards Interest	2,33,01,370.00	
	ii. Towards Issue Expenses	25,46,225.00	
	iii. Towards IND AS Adjustments in respect of Fair Value Measurement	41,33,501.00	
	Total	5,25,65,505.00	84,93,724.00
18	EMPLOYEE BENEFIT EXPENSES	For the year ended 31st March, 2018	For the year ended 31st March, 2017
	(a) Salaries, Stipend and Allowances	55,565.00	
	Total	55,565.00	
19	FINANCE COST	For the year ended 31st March, 2018	For the year ended 31st March, 2017
	(a) Interest on Debenture	2,33,01,370.00	
	(b) Amortized Issue expenses	25,46,225.00	
	(c) IND AS Adjustments in respect of Fair Value Measurement	41,33,501.00	
	Total	2,99,81,096.00	
20	OTHER EXPENSES	For the year ended 31st March, 2018	For the year ended 31st March, 2017
	(a) Director Sitting Fees	1,45,224.00	
	(b) Listing Fees	54,000.00	
	(c) Annual Custodial Charges	9,000.00	9,000.00
	(d) Bank Charges		115.00
	(e) Profession Tax	10,000.00	
	(f) Provision for Expected Credit Loss	1,05,413.35	
	(g) ROC Fees	4,060.00	
	(h) GST Expenses	35,540.00	
	(i) Miscellaneous Expenses	3,219.00	
	(j) Auditors Remuneration	50,000.00	5,000.00
	(k) TDS Late Payment Interest	147.00	
	Total	4,16,603.35	14,115.00
	Payment to Auditor		
	As Auditor		
	(a) Audit Fees	50,000.00	5,000.00
	(b) Other Services		
	Total	50,000.00	5,000.00
INCOME TAX		For the year ended 31st March, 2018	For the year ended 31st March, 2017
	(a) Income Tax recognized in Statement of Profit & Loss		
	Current Tax Expenses		
	Tax of the Earlier Years		
	Deferred Tax Expenses		
	Total Tax Expenses recognized in Statement of Profit & Loss		
	Deferred Tax related to Items recognized in Statement of Other Comprehensive Income		
	Remeasurement of Defined Benefit Plans		
	Income tax Charged to Statement of Other Comprehensive Income		
	(b) Reconciliation of Effective Tax Rate		
	Profit Before Tax	2,21,12,240.65	84,79,609.00
	Tax at India's Statutory Income Tax Rate	25.75	25.75
	Tax on above		
	Tax of the Earlier Years		
	Income Not chargeable to Tax	2,21,12,240.65	84,79,609.00
	Share of Profit from JV	2,25,84,409.00	84,93,724.00
	Reversal of 80 IA		
	MAT Credit Utilised of Earlier Years		
	Change in Income Tax Rate & Others		
	Total Tax Expenses recognized in Profit & Loss A/C		
	Effective Tax Rate		

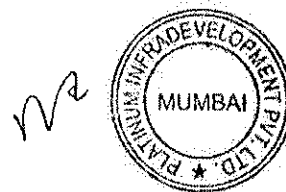


NOTES TO FINANCIAL STATEMENTS

21	EARNING PER SHARE	Year ended 31st March, 2018	Year ended 31st March, 2017
	(a) Net Profit for Basic & Diluted EPS	2,21,12,240.65	84,79,609.00
	(b) Number of Equity Shares at the beginning of the year	10,000	10,000
	(c) Total Number of Shares outstanding at the end of the year	10,000	10,000
	Earning Per Share - Basic (Rs.)	2,211.22	847.96
	Earning Per Share - Diluted (Rs.)	2,211.22	847.96
	Face Value Per Share (Rs.)	10.00	10.00
22	CONTINGENT LIABILITIES & COMMITMENTS	As at 31st March, 2018	As at 31st March, 2017
	(a) Claims against the company not acknowledged as debt ^a - Income Tax		
	(b) Guarantees (i) Bank Guarantees (ii) Surety Bond (Custom Authorities)		
	(c) Undrawn Commitment (i) Towards Non Convertible Debentures	40,00,00,000.00	
23	THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT (MSMED) ACT, 2006	Year ended 31st March, 2018	Year ended 31st March, 2017
	The information regarding Micro, Small and Medium enterprises has been determined to the extent such parties have been identified on the basis of information available with the company:		
	(a) Principal amount and Interest due thereon remaining unpaid to any supplier as on 31st March	-	-
	(b) Interest paid by the Company in terms of Section 16 of the MSMED Act along with the amounts of the payment made to the supplier beyond the appointed day during the accounting year	-	-
	(c) the amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act	-	-
	(d) the amount of interest accrued and remaining unpaid	-	-
	(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of this Act.	-	-

Information about major customers

The Company does not have any customers contributing more than 10% to its revenues for the Financial Year 2017-18 & 2016-17.



NOTES TO FINANCIAL STATEMENTS

RELATED PARTY DISCLOSURES

Related party disclosure, as required by Indian Accounting Standard-24, is as below:

(a) List of Related Parties

(i) Joint Venturer

- M/s Akshay Gruhpraves LLP
- M/s Manas Gruhpraves LLP
- M/s Shivkrupa Gruhpraves LLP
- M/s Tirupati Gruhpraves LLP
- M/s Samudra Darshan Gruhpraves LLP

(ii) Key Managerial Personnel

- Amol Tambe
- Shivram Tawde

Designation

- Director
- Director

(b) The following transactions were carried out with related parties in the ordinary course of business:

Name of Party	Type of relation	Nature of Transaction	Income / Expense/ Asset/ Liability	2017-18 Amount	2016-17 Amount
M/s Akshay Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	Assets	(17,00,000.00)	-
M/s Akshay Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	Assets	-	97,600.00
M/s Akshay Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Assets	14,00,00,000.00	-
M/s Akshay Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	Income	31,06,849.00	-
M/s Akshay Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Liability	(2,00,000.00)	2,00,000.00
M/s Akshay Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	Income	40,72,927.00	17,60,839.28
M/s Manas Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	Assets	(1,15,000.00)	-
M/s Manas Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	Assets	-	97,600.00
M/s Manas Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Assets	14,00,00,000.00	-
M/s Manas Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	Income	31,06,849.00	-
M/s Manas Gruhpraves LLP	Joint Venture	Loans & Advance From JV	Liability	(2,00,000.00)	2,00,000.00
M/s Manas Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	Income	25,60,764.00	83,891.67
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	Assets	(15,65,000.00)	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	Assets	-	97,600.00
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Assets	16,00,00,000.00	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	Income	35,50,685.00	-
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Loans & Advance From JV	Liability	(2,00,000.00)	2,00,000.00
M/s Shivkrupa Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	Income	44,66,362.00	15,87,803.80
M/s Tirupati Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	Assets	(77,39,831.00)	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	Assets	-	97,600.00
M/s Tirupati Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Assets	34,00,00,000.00	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	Income	75,45,205.00	-
M/s Tirupati Gruhpraves LLP	Joint Venture	Loans & Advance From JV	Liability	(2,00,000.00)	2,00,000.00
M/s Tirupati Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	Income	1,10,35,215.00	50,61,190.00
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Fixed Capital Contribution	Assets	97,60,000.00	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Fluctuating Capital Contribution	Assets	4,86,225.00	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Loans & Advance to JV	Assets	27,00,00,000.00	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Reimbursement of Interest Expenses	Income	59,91,782.00	-
M/s Samudra Darshan Gruhpraves LLP	Joint Venture	Share of Profit/Loss From JV	Income	4,49,141.00	-

(c) Terms and conditions of transactions with related parties

The sales and purchases / services rendered to and from related parties are made on terms equivalent to those that prevail in arm's length transactions. There have been no guarantees provided or received for any related party receivables or payables.

OTHER NOTES

The financial statements of the Company for the year ended March 31, 2017, were audited by predecessor auditor. We have relied on the audited financial statement of previous year with respect to opening balance as at April 1, 2017. Further, the company has made necessary re-grouping of the last year figure to make it comparable with the current financial year figures and there is no impact of the same on financial statement and same is not material.

As per our report of even date attached

For Bhushan Khot & Co
Chartered Accountants
(FRN: 116888 W)

Bhushan Khot
Partner
M. No. 101858



For Platinum Infradevelopment Private Limited

Amol V. Tambe
(Director)
DIN - 07092582

Shivram T. Tawde
(Director)
DIN - 07478869



Place: Mumbai
Date: 30th May, 2018