

Independent Auditor's Report

To the Members of M/s. Gati Realtors Private Limited Report on the audit of Financial Statements

Opinion

We have audited the accompanying financial statements of M/s. **Gati Realtors Private Limited** (*"the Company"*) which comprises the Balance Sheet as at March 31, 2019, the Statement of Profit and Loss, (statement of changes in equity) and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ("Ind AS) specified under section 133 of the Act, of the state of affairs of the Company as at March 31, 2019, and profit/loss, changes in equity and its cash flows for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information other than the Financial Statements and Auditor's Report thereon

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

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 (*"the Act"*) with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance



with the Indian Accounting Standards (Ind As), including the accounting Standards specified 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 of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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

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

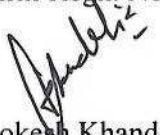
Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure-A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified 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, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company 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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For L S D & CO
Chartered Accountants
Firm Regn. No. 138200W


Lokesh Khandelia
Partner
M. No. 417396



Place: Mumbai

Date: 26-04-2019

Annexure: A to the Independent Auditor's Report

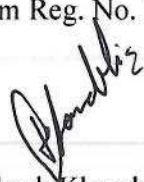
The annexure referred to in our Independent Auditor's Report to the member of Gati Realtors Private Limited for the year ended march 31st, March 2019

- 1 a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. The Fixed Assets have been physically verified by the management in a phased manner, designed to cover all the items over a period of three years, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the fixed asset has been physically verified by the management during the year and no material discrepancies between the books records and the physical fixed assets have been noticed.
 - c. The title deeds of immovable properties are held in the name of the company.
- 2 According to information and explanations given to us, physical verification of inventories have been conducted by the management of the company at reasonable intervals and if any material discrepancies noticed on physical verification of inventories have been properly dealt with by the Company in the books of account.
- 3 The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause iii (a) to (c) of the Order are not applicable to the Company and hence not commented upon.
- 4 In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013; In respect of loans, investments, guarantees, and security.
- 5 The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable to the Company.
- 6 As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.
- 7 a. According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, GST, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2019 for a period of more than six months from the date on when they become payable.
 - b. According to the information and explanation given to us, there are no dues of income tax, GST, service tax, duty of customs, duty of excise, value added tax outstanding on account of any dispute.
- 8 In our opinion and according to the information and explanations given to us, The Company has not taken any loan either from bank or financial institutions or from the government and has not issued any debentures. Accordingly, the provisions of clause (viii) of the Order are not applicable to the Company.



- 9 Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause (ix) of the Order are not applicable to the Company.
- 10 Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- 11 Based upon the audit procedures performed and the information and explanations given by the management, There is no managerial remuneration paid or provided during the year under review. Accordingly, the provisions of clause (xi) of the order is not applicable to the Company.
- 12 In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause (xii) of the Order are not applicable to the Company.
- 13 In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- 14 Based upon the audit procedures performed and the information and explanations given by the management, the company has not made preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause (xiv) of the Order is not applicable to the Company.
- 15 Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause (xv) of the Order are not applicable to the Company.
- 16 In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause (xvi) of the Order are not applicable to the Company and hence not commented upon.

For L S D & CO
Chartered Accountants
Firm Reg. No. 138200W


Lokesh Khandelia
Partner
Membership No. 417396



Place: Mumbai
Date: 26-04-2019

ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph (f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of **M/s Gati Realtors Private Limited** of even date)

Report on the internal financial controls over financial reporting under Clause (i) of Sub- section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **Gati Realtors Private Limited** (“the Company”) as of March 31st, 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, 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.

Auditor’s Responsibility

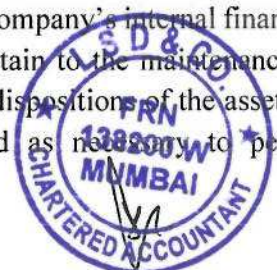
Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.


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

For L S D & CO
Chartered Accountants
Firm Reg. No. 138200W


Lokesh Khandelia
Partner
Membership No. 417396



Place: Mumbai

Date: 26-04-2019

Gati Realtors Private Limited
CIN. U45203MH2013PTC248056
Balance Sheet as at 31st March 2019

		Amount in Thousands(INR)	
		As at	
	Notes	31-Mar-19	31-Mar-18
ASSETS			
<u>Non - Current Assets</u>			
Property, Plant and equipment	2	61.16	-
Capital Work-in progress	2	20,179.10	5,494.77
Investment Properties	3	1,04,209.10	1,04,209.10
Other Non Current Assets	4	90.00	-
		<u>1,24,539.36</u>	<u>1,09,703.87</u>
<u>Current Assets</u>			
Financial assets			
i. Cash and Cash Equivalents	5	165.79	703.83
ii. Other Financial Assets	6	-	216.08
Other Current Assets	7	-	652.75
		<u>165.79</u>	<u>1,572.66</u>
Total Assets		<u>1,24,705.15</u>	<u>1,11,276.53</u>
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	8	1,08,625.00	1,08,625.00
Other Equity	9	(389.35)	(145.15)
		<u>1,08,235.65</u>	<u>1,08,479.85</u>
LIABILITIES			
<u>Current Liabilities</u>			
Financial liabilities			
i. Borrowings	10	14,456.33	1,475.00
ii. Trade Payable	11	1,863.62	1,243.57
Other Current Liabilities	12	149.55	78.11
		<u>16,469.50</u>	<u>2,796.68</u>
Total equities and liabilities		<u>1,24,705.15</u>	<u>1,11,276.53</u>
Significant Accounting Policies	1	-	-
see accompanying Notes to the Financial Statements	2-23		

As per our report of even date

For L S D & CO

Chartered Accountants

Firm Registration No. 138200

Lokesh Khandelia

Lokesh Khandelia
Partner

Membership No. 417396

Place: Mumbai

Date: 26-04-2019



For and on behalf of Board of Directors

Pawan Kumar Agarwal

Pawan Kumar Agarwal
Director
DIN: 01435580

Anil Cherian

Anil Cherian
Director
DIN: 05126014

Gati Realtors Private Limited

CIN. U45203MH2013PTC248056

Statement of Profit and Loss for the year ended March 31, 2019

Amount in Thousands(INR)

Year Ended

	Notes	31-Mar-19	31-Mar-18
Income			
Revenue From Operations	13	-	-
Expenses			
Depreciation		1.04	-
Other Expenses	14	243.16	87.49
Total Expenses		244.20	87.49
Profit Before Tax		(244.20)	(87.49)
Tax Expense			
- Current Tax		-	-
Profit / (Loss) for the year		(244.20)	(87.49)
Other Comprehensive Income		-	-
Total Comprehensive Income for the year		(244.20)	(87.49)
Earning Per Equity Share of face value of Rs 10 each			
Basic (in INR)	15	(0.02)	(0.02)
Diluted (in INR)	14	(0.02)	(0.02)

Significant Accounting Policies

see accompanying Notes to the Financial Statements

As per our report of even date

For L S D & CO

Chartered Accountants

Firm Registration No. 138200 W

Lokesh Khandelia

Partner

Membership No. 417396

Place: Mumbai

Date: 26-04-2019



For and on behalf of Board of Directors

Pawan Kumar Agarwal

Pawan Kumar Agarwal

Director

DIN: 01435580

Anil Cherian

Anil Cherian

Director

DIN: 05126014

Gati Realtors Private Limited

CIN. U45203MH2013PTC248056

Statement of Changes in Equity for the year ended March 31, 2019

(A) Equity share capital

	Amount in Thousands(INR)
Balance as at 1 April 2017	100.00
Changes in Equity share capital during 2017-18	1,08,525.00
Equity Share capital as at 31 March 2017	1,08,625.00
Changes in Equity share capital during 2018-19	-
Equity Share capital as at 31 March 2019	1,08,625.00

(B) Other equity

	Retained earnings	Total
Balance as at April 01, 2017	(57.66)	(57.66)
Profit/ (Loss) for the period	(87.49)	(87.49)
Other Comprehensive Income	-	-
Balance as at March 31, 2018	(145.15)	(145.15)
Profit/ (Loss) for the period	(244.20)	(244.20)
Other Comprehensive Income	-	-
Balance as at March 31, 2019	(389.35)	(389.35)

The accompanying Notes are an integral part of the Standalone Financial Statements.

As per our report of even date

For L S D & CO

Chartered Accountants

Firm Registration No. 138200W

Lokesh Khandelia

Partner

Membership No. 417396

Place: Mumbai

Date: 26-04-2019



For and behalf of Board of Directors

Pawan Kumar Agarwal

Pawan Kumar Agarwal

Director

DIN: 01435580

Anil Cherian

Anil Cherian

Director

DIN: 05126014

Gati Realtors Private Limited
CIN. U45203MH2013PTC248056
Statement of Cash Flow for the year ended 31st March 2019

	Year Ended	
	31-Mar-19	31-Mar-18
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit / (Loss) before tax	(244.20)	(87.49)
Adjustments for:		
Finance Cost	-	-
Interest income	-	-
Operating profit / (loss) before working capital changes	(244.20)	(87.49)
Changes in working Capital:		
(Increase)/decrease in other financial assets	216.08	(216.08)
(Increase)/decrease in other current assets	562.75	(652.75)
Increase/(decrease) in trade payables	620.05	1,228.57
Increase/(decrease) in other current liabilities	71.44	78.11
Cash generated from Operations	1,226.12	350.36
Income Tax Paid	-	-
Net Cash from Operating Activities	1,226.12	350.36
B CASH FLOW FROM INVESTMENT ACTIVITIES		
Increase in Investment in Property	-	(1,04,209.10)
Purchase of fixed asset	(61.16)	-
Increase in CWIP	(14,684.33)	(5,494.77)
Net Cash Used in Investing Activities	(14,745.49)	(1,09,703.87)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of Equity shares	-	1,08,525.00
Proceeds from/ (Repayment of) Short-term Borrowings (Net)	12,981.33	1,445.00
Net Cash Generated from Financing Activities	12,981.33	1,09,970.00
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	(538.04)	616.49
Add : Cash and Cash Equivalents at the beginning of the year	703.83	87.34
Cash and Cash Equivalents at the end of year	165.79	703.83

Notes:

- a. The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) - Statement of Cash Flows.

Cash and Cash equivalents consist of cash on hand and balances with banks and investments in money market instruments.

- b. Cash and cash equivalents included in the statement of cash flows comprise the following amounts in the balance sheet:-

	As at	
	31-Mar-19	31-Mar-18
Cash on hand and Balance with Banks	165.79	703.83
	165.79	703.83

As per our report of even date
For L S D & CO
Chartered Accountants
Firm Registration No. 138200W

For and on behalf of Board of Directors

Lokesh Khandelia
Partner
Membership No. 41739
Place: Mumbai
Date: 26-04-2019



Pawan Kumar Agarwal

Pawan Kumar Agarwal
Director
DIN: 01435580

Anil Cherian

Anil Cherian
Director
DIN: 05126014

Gati Realtors Private Limited

CIN: U45203MH2013PTC248056

Notes forming part of the Financial Statements for the year ended 31st March 2019

I. Basis of Preparation and Significant Accounting Policies

1. Basis of Preparation

The standalone financial statements of Gati realtors Private Limited ("the Company") comply in all material aspects with Indian Accounting Standards ("Ind-AS") as prescribed under section 133 of the Companies Act, 2013 ("the Act"), as notified under the Companies (Indian Accounting Standards) Rules, 2015, Companies (Indian Accounting Standard) Amendment Rules 2016 and other accounting principles generally accepted in India.

Use of Estimates

The preparation of the financial statements in conformity with IND AS requires management to make estimates, judgments and assumption. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of financial statements and reported amounts of revenue and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note no. 1 (II). Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate change in estimates are made as management become aware of change in circumstances surrounding the estimates. Change in estimates are reflected in the financial statements in the period in which changes are made and if material, their effect are disclosed in the notes to the financial statements.

II. Significant Accounting Policies

A summary of the significant accounting policies applied in the preparation of the financial statements are as given below. These accounting policies have been applied consistently to all the periods presented in the financial statements

A Revenue recognition

Revenue from services rendered is recognized as the service is performed based on agreements arrangement with concerned parties

B Impairment of Assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

C Provisions, contingent Liability and Contingent Assets

Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event and it is probable ("more likely than not") that it is required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the estimated cash flows to settle the present obligation, its carrying amount is the present value of those cash flows. The discount rate used is a pre-tax rate that reflects current market assessments of the time value of money in that jurisdiction and the risks specific to the liability.

Contingent liability is a possible obligation arising from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events but is not recognised because it is not possible that an outflow of resources embodying economic benefit will be required to settle the obligations or reliable estimate of the amount of the obligations cannot be made. The Company discloses the existence of contingent liabilities in Notes to Financial Statements.

Contingent assets usually arise from unplanned or other unexpected events that give rise to the possibility of an inflow of economic benefits. Contingent Assets are not recognised though are disclosed, where an inflow of economic benefits is probable.

D Trade receivable

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. If the receivable is expected to be collected within a period of 12 months or less from the reporting date (or in the normal operating cycle of the business, if longer), they are classified as current assets otherwise as non-current assets.

E Financial Instruments

All financial assets are recognised on trade date when the purchase of a financial asset is under a contract whose term requires delivery of the financial asset within the timeframe established by the market concerned. Financial assets are initially measured at fair value, plus transaction costs, except for those financial assets which are classified as at fair value through profit or loss (FVTPL) at inception. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value.

F Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less.

For the purposes of the Cash Flow Statement, cash and cash equivalents is as defined above, net of outstanding bank overdrafts. In the balance sheet, bank overdrafts are shown within borrowings in current liabilities

G Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Transaction costs in respect of long-term borrowings are amortised over the tenor of respective loans using effective interest method. All other borrowing costs are expensed in the period in which they are incurred.

Investment income earned on the temporary investment of specific borrowings on qualifying assets is deducted from the borrowing costs eligible for capitalization.



H Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Income tax expenses is recognized in the statement of profit and loss except to the extent that it relates to item recognized directly in equity, in which case it is recognized in other comprehensive income. Current income tax for current period and prior period is recognized at the amount of expected to be paid or recovered from tax authorities, using the tax rate and tax laws that have been enacted or substantively enacted by the Balance sheet date.

Minimum Alternative Tax (MAT) is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in guidance note issued by the Institute of Chartered Accountants of India. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

Deferred tax

Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax base of assets and liabilities and their carrying amount in the financial statements. Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realised in future. However where there is unabsorbed depreciation or carry forward losses, deferred tax asset are recognized only if there is virtual certainty of realisation of such assets. Deferred tax asset are reviewed at each balance sheet date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

I Earning per equity shares

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares during the period is adjusted for events including bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares), if any. For the purpose of calculating diluted earning per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of equity shares outstanding during the period are adjusted for the effect of all dilutive potential equity shares.

J Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Land is carried at cost. Investment properties are depreciated using the straight-line method over their estimated useful lives.

K Property, plant and equipment

All items of property, plant and equipment are stated at historical cost less depreciation and impairment, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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

Depreciation / Amortization

Depreciation on property, plant & equipment is provided as specified in Schedule II to the Companies Act, 2013.

L Recent accounting pronouncements

Ind AS 116

In March 2019, the Ministry of Corporate Affairs as notified the Companies (Indian Accounting Standards) Second Amended Rules, 2019 ("amended rules"). As per the amended rules, Ind AS 116 "Leases" supercedes Ind AS 17, is applicable for all accounting periods commencing on or after 1 April 2019.

Ind AS 116 introduces a new framework accounting of Lease contracts by Lessees.

The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 116 is expected to be insignificant.

2 Property, Plant and equipment

Computer

Opening Balance

Addition

Less: Depreciation

Closing Balance

Capital Work-In-Progress

Opening Balance

Addition during the year

Closing Balance

Amount in Thousands(INR)

As at

31-Mar-19 31-Mar-18

-	-
62.20	-
1.04	-
61.16	-

5,494.77	-
14,684.33	5,494.77
20,179.10	5,494.77



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Notes forming part of the Financial Statements for the year ended 31st March 2019

	As at	
	31-Mar-19	31-Mar-18
3 Investment Properties		
Land		
Opening Balance	1,04,209.10	-
Addition during the year:	-	1,04,209.10
	<u>1,04,209.10</u>	<u>1,04,209.10</u>

*Fair Value of Land is Rs. 16,43,33,801

Estimation of fair value

Estimation of fair value - The fair valuation is based on current prices in the active market for similar properties. The main inputs used are quantum, area, location, demand, restrictive entry to the complex, age of building and trend of fair market rent in respective area. This valuation is based on valuations performed by an accredited independent valuer.

4 Other Non current assets:		
(Unsecured, Considered Good unless otherwise stated)		
Deposit (National Securities Depository Ltd)	90.00	-
	<u>90.00</u>	<u>-</u>

5 Cash and Cash Equivalents:		
Cash on Hand	0.30	0.30
Balance with Bank	165.49	703.53
	<u>165.79</u>	<u>703.83</u>

	As at	
	31-Mar-19	31-Mar-18
6 Other financial assets:		
(Unsecured, considered good unless otherwise stated)		
Advances to Trade Payable	-	216.08
	<u>-</u>	<u>216.08</u>

7 Other current assets:		
(Unsecured, Considered Good unless otherwise stated)		
Balances with statutory authorities	-	652.75
	<u>-</u>	<u>652.75</u>

	As at	
	31-Mar-19	31-Mar-18
8 Share Capital:		
Authorised Equity Share Capital		
1,20,00,000 (as at 31st March 2018 - 1,20,00,000) of Rs. 10/- each	1,20,000.00	1,20,000.00
Issued, Subscribed and Paid up capital		
1,08,62,500 (as at 31st March 2018 - 1,08,62,500) of Rs. 10/- each fully paid up	<u>1,08,625.00</u>	<u>1,08,625.00</u>
	<u>1,08,625.00</u>	<u>1,08,625.00</u>

(a) Reconciliation of shares outstanding at the beginning and at the end of the reporting period:

	Year ended 31st March 2019		Year ended 31st March 2018	
	Number	Amount	Number	Amount
Equity shares outstanding at the beginning of the year	1,08,62,500	1,08,625.00	10,000	100.00
Equity shares allotted during the year	-	-	1,08,52,500	1,08,525.00
Equity shares outstanding at the end of the year	<u>1,08,62,500</u>	<u>1,08,625.00</u>	<u>1,08,62,500</u>	<u>1,08,625.00</u>

(b) Terms and rights attached to equity shares:

The Company has only one class of equity shares having a par value of Rs 10 - per share. Each shareholder is eligible for one vote per share held. In the event of liquidation of the Company, the shareholders will be eligible to receive remaining assets of the Company, after distribution of all preferential amounts, in proportion to their shareholding.

(c) Details of shareholders holding more than 5% Equity Shares in the Company on reporting date:

	As at 31st March 2019		As at 31st March 2018	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Future Market Networks Limited	1,08,62,500	100%	1,08,62,500	100%

(d) No shares has been allotted without payment being received in cash during five years immediately preceding the Balance Sheet date

	As at	
	31-Mar-19	31-Mar-18
9 Other Equity:		
Retained Earning		
Balance at the beginning of the year	(145.15)	(57.66)
Profit/ (Loss) for the year	(244.20)	(87.49)
Balance at the end of the year	<u>(389.35)</u>	<u>(145.15)</u>



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Notes forming part of the Financial Statements for the year ended 31st March 2019

	<u>31-Mar-19</u>	<u>31-Mar-18</u>
10 Borrowings:		
Unsecured		
Loans repayable on demand		
From Related Party	14,456.33	1,475.00
	<u>14,456.33</u>	<u>1,475.00</u>
11 Trade Payable		
Micro, Small and Medium Enterprises	-	-
Others	1,863.62	1,243.57
	<u>1,863.62</u>	<u>1,243.57</u>
11.01 There are no amounts outstanding to Micro, Small and Medium Enterprises as at 31st March 2019 and no amount were over due during the year for which disclosure requirements under Micro, Small and Medium Enterprises Development Act, 2006 are applicable.		
	<u>As at</u>	<u>31-Mar-18</u>
12 Other Liabilities:	<u>31-Mar-19</u>	<u>31-Mar-18</u>
Statutory dues Payables	149.55	78.11
	<u>149.55</u>	<u>78.11</u>
	<u>Year ended</u>	<u>31-Mar-18</u>
13 Revenue from Operations:	<u>31-Mar-19</u>	<u>31-Mar-18</u>
Revenue from Operations:	-	-
	<u>-</u>	<u>-</u>
14 Other Expenses:		
Legal & Professional Fees	15.34	9.07
Payment to auditors - (a)	23.60	20.00
Custodian charges	70.80	-
Bank Charges	6.71	0.41
Filing Fees	4.50	-
Director Sitting Fees	120.00	50.00
Other Expenses	2.21	8.01
	<u>243.16</u>	<u>87.49</u>
(a) <u>Payment to auditors</u>		
Statutory auditors		
Statutory Audit Fees	23.60	20.00
Other Services	-	-
	<u>23.60</u>	<u>20.00</u>
	<u>Year ended</u>	<u>31-Mar-18</u>
15 Earnings per Share (EPS):	<u>31-Mar-19</u>	<u>31-Mar-18</u>
Net Profit (Loss) after Tax as per Statement of Profit and Loss attributable to Equity Shareholders	(244.20)	(87.49)
Weighted average numbers of equity shares used for calculating Basic EPS	1,08,62,500	54,85,678
Dilutive impact, if any	-	-
Weighted average numbers of equity shares used for calculating Diluted EPS	1,08,62,500	54,85,678
Basic Earnings per Share (Rs)	(0.02)	(0.02)
Diluted Earnings per Share (Rs)	(0.02)	(0.02)
Face Value per Equity Share (Rs)	10.00	10

16 The Company is yet to commence operations. There is no reportable business and geographical segment that need to be disclosed as required under Ind AS 108 - Operating Segments

17 The Company is having staff strength of less than ten employees and the provisions of Gratuity Act, 1972 are not applicable to the Company. Accordingly, no liability has been provided during the year.



Gati Realtors Private Limited
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Notes forming part of the Financial Statements for the year ended 31st March 2019

18 Related Party Transactions:

- a) **Holding Company** Future Market Networks Limited
- b) **Key Managerial persons / Directors**
Anil Cherian
Pawan Agarwal
Udita Jhunjhunwala
Pranod Arora

The following transactions were carried out with the Related Parties:

	<u>F.Y. 2018-19</u>	<u>F.Y. 2017-18</u>
<u>Holding Company</u>		
Interest Paid	1,079.63	150.00
Short Term Borrowings	13,387.50	1,475.00
	<u>31/03/2019</u>	<u>31/03/2018</u>
<u>Balance outstanding at the end of the year</u>		
Holding Company	14,456.33	1,475.00

Director's Remuneration

	<u>Year ended</u>	
<u>Director Sitting Fee</u>	<u>31/03/2019</u>	<u>31/03/2018</u>
Anil Cherian	40.00	20.00
Pawan Agarwal	40.00	20.00
Pranod Arora	-	10.00
Udita Jhunjhunwala	40.00	-

- 19 The Company has not recognized Deferred Tax Assets/ Deferred Tax Liability during the year as per the Indian Accounting Standard (Ind AS) 12 - "Income Taxes" as there is no timing difference adjustments, having consequences on the book profit and tax profit.

20 Financial Instruments : Financial Risk Management

The Company's business activities expose it to a variety of financial risks, namely liquidity risk, market risks and credit risk. The Company's senior management has overall responsibility for the establishment and oversight of the Company's risk management framework.

A. Management of Liquidity Risk:

Liquidity risk is the risk that the company will face in meeting its obligations associated with its financial liabilities. The company's approach to managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses. In doing this management considers both normal and stressed conditions. A material and sustained shortfall in our cash flow could undermine the company's credit rating and impair investor confidence.

The following table shows the maturity analysis of the company's financial liabilities based on contractually agreed undiscounted cash flows as at the balance sheet date:

Particulars	Less than 1 year	1 to 5 years	More than 5 years	Total	Carrying Amount
Borrowings	14,456.33	-	-	14,456.33	14,456.33
Trade Payable	1,863.62	-	-	1,863.62	1,863.62

E. Capital Management

The company considers the following components of its Balance Sheet to be managed capital:

Total equity as shown in the balance sheet includes retained profit and share capital.

The company aims to manage its capital efficiently so as to safeguard its ability to continue as a going concern and to optimise returns to shareholders. The capital structure of the company is based on management's judgement of the appropriate balance of key elements in order to meet its strategic and day-to-day needs. We consider the amount of capital in proportion to risk and manage the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets.

The company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain investor, creditors and market confidence and to sustain future development and growth of its business. The company will take appropriate steps in order to maintain, or if necessary adjust, its capital structure. The Company is not subject to financial covenants in any of its significant financing agreements.

21 Offsetting financial assets and financial liabilities:

There are no offset of any Financial Assets and Financial Liabilities as at 31st March 2019 and 31st March 2018.

22 Contingent Liability and Commitments Rs. Nil (2018: Nil)

23 Previous years figures have been regrouped and rearranged whenever considered necessary

As per our report of even date

For L S D & CO

Chartered Accountants

Firm Registration No. 138200W

Lokesh Khandelwal
Partner

Membership No. 417396

Place: Mumbai

Date: 26-04-2019



For and on behalf of Board of Directors

Pawan Agarwal

Pawan Kumar Agarwal
Director
DIN: 01435580

Anil Cherian

Anil Cherian
Director
DIN: 05126014