



**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 608-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905; Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

## **Independent Auditor's Report**

### **To the Members of AA INFRAPROPERTIES PRIVATE LIMITED**

#### **Report on the Standalone Ind AS Financial Statements**

We have audited the accompanying standalone Ind AS Financial Statements of **AA INFRAPROPERTIES PRIVATE LIMITED** ("the Company") which comprise the Standalone Balance Sheet as at 31<sup>st</sup> March, 2018, the Standalone Statement of Profit and Loss (including Statement of other comprehensive income), the Standalone Statement of Changes in Equity and the Standalone Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information (herein after referred to as "Ind AS Financial statements").

#### **Management's Responsibility for the 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 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

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

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these standalone Ind AS Financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and read with the Rules issued there under and the Order issued under section 143(11) of the Act.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.







# S. K. AGRAWAL & CO.

Chartered Accountants

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the 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 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 31<sup>st</sup> March, 2018, and its Profit including other comprehensive income, and its Cash Flows and the changes in equity for the year ended on that date.

## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order to the extent applicable.
2. As required by section 143 (3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose 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 Standalone Balance Sheet, the Standalone Statement of Profit and Loss including Other Comprehensive Income, the Standalone Statement of Cash Flows and Standalone the Statement of Changes in Equity dealt with by this report are in agreement with the books of account;





**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

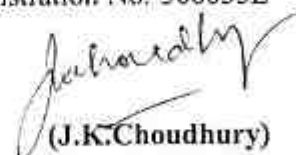
KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

- (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- (e) On the basis of written representations received from the Directors as on 31<sup>st</sup> March, 2018 taken on record by the Board of Directors, none of the Directors is disqualified as on 31<sup>st</sup> 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"; and
- (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:
- The Company has disclosed the impact of pending litigations on its financial position in its Standalone Ind AS financial statement- Refer Note 22(i) to the Ind AS financial statements;
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
  - There is no such sum which needs to be transferred, to the Investor Education and Protection Fund by the Company.

For S.K.Agrawal & Co.  
Chartered Accountants  
Firm Registration No.-306033E

  
(J.K.Choudhury)

Partner

Membership No. 9367

Place: Kolkata

Dated: 27<sup>th</sup> June, 2018







**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1665, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902/9903/9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

### **Annexure A to the Independent Auditors' Report**

The Annexure referred to in our Independent Auditor's Report to the members of **AA INFRA PROPERTIES PRIVATE LIMITED** ("the Company") on the standalone Ind AS financial statements for the year ended on 31<sup>st</sup> March 2018. We report that:

- I. The Company did not have any Property, Plant & Equipment. Hence this clause is not applicable.
- II. The Company does not have any Inventory. Hence this clause is not applicable.
- III. 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.
- IV. In our Opinion and according to the information and explanations given to us, the Company has complied with the provisions of Section 186 of the Act with respect to guarantees made.
- V. The Company has not accepted any deposits from the public.
- VI. As explained to us, the Company is not required to maintain cost records prescribed by the Central Government under sub-section (1) of section 148 of the Act.
- VII. (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, Sales tax, Service Tax, Value added Tax, Goods & Services 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 31<sup>st</sup> March, 2018 for a period of more than six months from the date on which they became payable. During the year, the company did not have any dues towards duty of excise and duty of custom;  
  
(b) According to the information and explanations given to us, there are no material dues in respect of Sales Tax, Income Tax, Custom Duty, Service Tax, Goods & Service Tax and Cess except the following:



**S. K. AGRAWAL & CO.***Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : www.skagrawal.co.in

Name of the Statute	Nature of Dues	Amount under dispute not yet deposited (Rs. In Laacs)	Financial Year to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income tax	37.28	13-14	CIT (Appeals)
Income Tax Act, 1961	Income tax	1234.76	15-16	DCIT (I)

- VIII. The company has not taken any loans from any banks or public financial institutions. Hence this clause is not applicable
- IX. To the best of our knowledge and belief and according to the information and explanations given to us, the Company did not raise any money by way of Initial Public Offer or Further Public Offer (including debt instruments) during the year.
- X. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year;
- XI. According to the information and explanations given to us, no Managerial remuneration has been paid by the Company during the year. Hence, Clause 3(xi) of the order is not reported.
- XII. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order is not applicable to the Company;
- XIII. In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of the Act and the details have been disclosed in the Standalone Ind AS Financial Statements as required by the applicable Indian Accounting Standards;
- XIV. According to the information and explanations given to us and based on our examination of records, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year;







**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

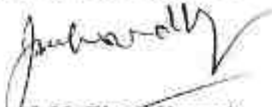
KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

- XV. According to the information and explanations given to us and based on our examination of records of the Company, the Company has not entered into any non-cash transactions with Directors or persons connected with them. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable; and
- XVI. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For S.K.AGRAWAL & Co.  
Chartered Accountants  
Firm Registration No.306033E

  
(J.K.Choudhury)

Partner

Membership No. 9367

Place: Kolkata

Dated: 27<sup>th</sup> June, 2018





**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 608-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1855, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

## **Annexure B to the Independent Auditors' Report**

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

We have audited the internal financial controls over financial reporting of **AA INFRA PROPERTIES PRIVATE LIMITED** ("the Company") to the extent records available with us in conjunction with our audit of the standalone Ind AS financial statements of the company as of and for the year ended 31<sup>st</sup> March, 2018.

### **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 Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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







**S. K. AGRAWAL & CO.**

*Chartered Accountants*

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902 / 9903 / 9904

FAX : 033-40089905, Website : [www.skagrawal.co.in](http://www.skagrawal.co.in)

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 Ind AS 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 Ind AS 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 Standalone Ind AS financial statements.

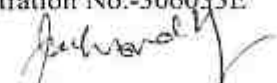
### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in Guidance Note on Audit of Internal Financial Control over Financial Reporting issued by the ICAI.

For S.K.Agrawal & Co.  
Chartered Accountants  
Firm Registration No.-306033E

  
(J.K.Choudhury)

Partner  
Membership No.9367

Place: Kolkata

Dated: 27<sup>th</sup> June, 2018





**A A INFRAPROPERTIES PRIVATE LIMITED**

Balance Sheet as at 31st March 18

		Amount in Rupees		
	Notes	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>ASSETS</b>				
<b>Non-current assets</b>				
Financial assets				
(a) Investments	4	464,492,535	451,102,845	289,568,996
(b) Loans	5a	820,802,750	-	1,858,567,840
		<u>1,285,295,285</u>	<u>451,102,845</u>	<u>2,148,136,836</u>
<b>Current assets</b>				
Financial assets				
(a) Cash and cash equivalents	7	3,188,460	288,190	20,093
(b) Loans	5a	-	-	202,815,033
(c) Other financial assets	5b	41,621,068	14,337,814	312,088,700
Other current assets	9	9,889,480	7,178,210	2,500,000
		<u>54,699,008</u>	<u>21,804,214</u>	<u>517,423,826</u>
<b>Total assets</b>		<u>1,339,994,293</u>	<u>472,907,059</u>	<u>2,665,560,662</u>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Equity Share Capital	10	4,100,000	4,100,000	4,100,000
Other Equity	11	302,076,926	294,406,810	276,877,764
<b>Total Equity</b>		<u>306,176,926</u>	<u>298,506,810</u>	<u>280,977,764</u>
<b>Liabilities</b>				
<b>Non-current liabilities</b>				
Financial liabilities				
(a) Borrowings	12a	999,034,653	159,034,653	2,308,570,093
Deferred Tax Liabilities (Net)	6	3,759,908	507,137	-
		<u>1,002,794,561</u>	<u>159,541,790</u>	<u>2,308,570,093</u>
<b>Current liabilities</b>				
Financial liabilities				
(b) Other financial liabilities	12b	26,396,573	7,054,138	35,380,785
Other current liabilities	13	2,709,919	5,806	27,331,008
Current Tax Liabilities(Net)	8	1,916,315	7,798,515	13,301,012
		<u>31,022,807</u>	<u>14,858,459</u>	<u>76,012,805</u>
<b>Total liabilities</b>		<u>1,033,817,368</u>	<u>174,400,249</u>	<u>2,384,582,898</u>
<b>Total equity and liabilities</b>		<u>1,339,994,293</u>	<u>472,907,059</u>	<u>2,665,560,662</u>

**Significant Accounting Policies**

3

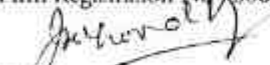
The accompanying notes are an integral part of the financial statements.

As per our report on even date

For **S. K. AGRAWAL & COMPANY**

Chartered Accountants

Firm Registration No. 306033E



J.K. Choudhury

Partner

Membership No-9367

Place: Kolkata

Dated: **27 JUN 2018****AA INFRAPROPERTIES PVT. LTD.**  
Director**AA INFRAPROPERTIES PVT. LTD.**  
Director

**AA INFRAPROPERTIES PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2018**

	Notes	Amount in Rupees	
		2017-18	2016-17
<b>Income</b>			
Other income			
<b>Total income</b>	16	42,737,496	168,225,079
		<b>42,737,496</b>	<b>168,225,079</b>
<b>Expenses</b>			
Finance costs	17	27,046,192	140,009,065
Other expenses	18	256,767	230,564
<b>Total expenses</b>		<b>27,302,959</b>	<b>140,239,629</b>
<b>Profit before tax</b>		<b>15,434,537</b>	<b>27,985,450</b>
<b>Tax expense</b>			
Current Tax		3,209,472	8,745,690
Deferred Tax	6	3,252,771	507,137
Income Tax of Earlier Years		98,603	-
		<b>6,560,846</b>	<b>9,252,827</b>
<b>Profit for the year (I)</b>		<b>8,873,691</b>	<b>18,732,623</b>
<b>Other Comprehensive income:</b>			
<b>Other comprehensive income/(loss) for the year, net of tax (II)</b>			
<b>Total comprehensive income for the year, net of tax (I + II)</b>		<b>8,873,691</b>	<b>18,732,623</b>
Earnings per Equity Share of ₹ 10 each	19		
Basic & Diluted		21.64	45.69
<b>Significant accounting policies</b>	3		
The accompanying notes are an integral part of the financial statements.			
As per our report on even date			

For **S. K. AGRAWAL & COMPANY**

Chartered Accountants

Firm Registration No: 306033E

*J.K. Choudhury*

**J.K. Choudhury**

Partner

Membership No-9367

Place: Kolkata

Dated: **27 JUN 2018**



**AA INFRAPROPERTIES PVT. LTD.**

*Atanu*  
**Director**

**AA INFRAPROPERTIES PVT. LTD.**

*Debm*  
**Director**



# AA INFRAPROPERTIES PRIVATE LIMITED

## Statement of Changes in Equity for the year ended 31 March 2018

### a. Equity Share Capital:

Equity shares of Re 10 each issued, subscribed and fully paid

As at 1 April 2016

Issue of share capital

At 31 March 2017

Issue of share capital

At 31 March 2018

No. of shares	Amount in Rupees
410,000	4,100,000
-	-
410,000	4,100,000
-	-
410,000	4,100,000

### b. Other equity

For the year ended 31 March 2018

Particulars	Reserves & Surplus		Items of OCI	Total Equity
	Equity Component of Compound Financial Instruments (Preference shares)	Retained earnings	FVTOCI reserve	
As at 1 April 2017	140,965,347	153,441,463	-	294,406,810
Profit for the year	-	8,873,691	-	8,873,691
Other comprehensive income for the year	-	-	-	-
<b>Total Comprehensive Income for the year</b>	-	<b>8,873,691</b>	-	<b>8,873,691</b>
Dividends (Note 15)	-	(1,000,000)	-	(1,000,000)
Dividend distribution tax on dividend (Note 15)	-	(203,576)	-	(203,576)
As at 31 March 2018	140,965,347	161,111,578	-	302,076,926

For the year ended 31 March, 2017

Particulars	Reserves & Surplus		Items of OCI	Total Equity
	Equity Component of Compound Financial Instruments (Preference shares)	Retained earnings	FVTOCI reserve	
As at 1st April 2016	140,965,347	135,912,417	-	276,877,764
Profit for the year	-	18,732,623	-	18,732,623
Other comprehensive income for the year	-	-	-	-
<b>Total Comprehensive Income for the year</b>	-	<b>18,732,623</b>	-	<b>18,732,623</b>
Dividends (Note 15)	-	(1,000,000)	-	(1,000,000)
Dividend distribution tax on dividend (Note 15)	-	(203,577)	-	(203,577)
As at 31 March 2017	140,965,347	153,441,463	-	294,406,810

As per our report on even date

For S. K. AGRAWAL & COMPANY

Chartered Accountants

Firm Registration No. 3060334

*J.K. Choudhury*

J.K. Choudhury

Partner

Membership No. 9367

Place: Kolkata

Dated 27 JUN 2018



AA INFRAPROPERTIES PVT. LTD.

*Italwani*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Dey*  
Director

**AA INFRAPROPERTIES PRIVATE LIMITED**  
Statement of Cash Flows for the year ended 31 March 2018

Particulars	Amount in Rupees	
	March 31,2018	March 31,2017
<b>A. CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Net profit before tax	15,434,537	27,985,450
<b>Adjustment to reconcile profit before tax to net cash flow</b>		
Finance costs	27,046,192	140,009,064
Guarantee commission from subsidiary	(1,600,000)	(2,646,800)
Fair value change of investments in Mutual Funds	(12,112,490)	(1,533,849)
Sundry Balance Written Back	(2,044)	-
Interest on Income Tax Refund	(718,398)	-
Balance Written off	26,373	-
Interest Income	(28,304,564)	(164,044,430)
<b>Operating profit before working capital changes</b>	<b>(230,394)</b>	<b>(230,565)</b>
<b>Adjustments for-</b>		
Other Current Liability	1,400	250
Other Financial Liabilities	(4,999,000)	2,460,483
Other Current Asset	(2,017,000)	-
<b>Cash generated in operations</b>	<b>(7,244,994)</b>	<b>2,230,168</b>
Income Tax Paid (net of refund)	(9,192,520)	-
<b>Net Cash inflow from Operating Activities</b>	<b>(16,437,514)</b>	<b>2,230,168</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES:</b>		
Advance received from Subsidiary	2,621,310	2,646,800
Interest Received	-	457,206,734
Loans and advances	-	2,047,045,059
	<b>2,621,310</b>	<b>2,506,898,593</b>
<b>Less : Purchase of Non current Investments</b>	<b>-</b>	<b>160,000,000</b>
Investment in shares of Subsidiary	(1,277,200)	-
Loan given to Subsidiary	(820,802,750)	-
<b>Net cash flow from Investing Activities</b>	<b>(819,458,640)</b>	<b>2,346,898,593</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Loan taken	840,000,000	-
Loan Repaid	-	(2,149,535,440)
Dividend paid (including net dividend distribution tax)	(1,203,576)	(1,203,577)
Interest paid(including tax thereon)	-	(198,121,647)
<b>Net cash flow from Financing Activities</b>	<b>838,796,424</b>	<b>(2,348,860,664)</b>
<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>2,900,270</b>	<b>268,097</b>
Cash and Cash Equivalents at the beginning of the year (Refer note-8)	288,190	20,093
Cash and Cash Equivalents at the end of the year (Refer note-8)	3,188,460	288,190

In terms of our attached report of even date

For **S. K. AGRAWAL & COMPANY**

Chartered Accountants

Firm Registration No : 306033E

*Suborak*

**J.K.Choudhury**

Partner

Membership No-9367

Place: Kolkata

Dated: 27 JUN 2018



**AA INFRAPROPERTIES PVT. LTD.**

*Halim*  
**Director**

**AA INFRAPROPERTIES PVT. LTD.**

*Dey*  
**Director**



**AA INFRA PROPERTIES PRIVATE LIMITED**  
**Statement of Cash Flows for the year ended 31 March 2018 (Contd.)**

**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 Flow.

(b)

Particulars	Amount in Rupees	
	As at 31.03.2018	As at 31.03.2017
Cash and Cash Equivalents comprises of:		
Cash in hand	17,266	39,391
Balances with banks:		
– On current accounts	3,171,194	248,799
<b>Cash and Cash Equivalents in Cash Flow Statement</b>	<b>3,188,460</b>	<b>288,190</b>

**(c) Amendment to Ind AS 7**

The amendments to Ind AS - 7 Cash Flow Statements requires the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities including both changes arising from cash flows and non-cash changes suggesting inclusion of a reconciliation between opening and closing balances in the balance sheet for liabilities arising from financing activities to meet the disclosure requirement. This amendment has become effective from 01.04.2017 and the required disclosure is made below. There is no other impact on the financial statements due to this amendment.

Particulars	As at 31.03.2017	Cash Flow	Non - Cash Changes		As at 31.03.2018
			Fair Value Changes	Current/ Non - Current Classification	
Borrowings - Non Current	-	840,000,000	-	-	840,000,000

As per our report of even date

For **S. K. AGRAWAL & COMPANY**

Chartered Accountants

Firm Registration No: 329088E

*J.K. Choudhury*

**J.K. Choudhury**

Partner

Membership No-9367

Place: Kolkata

Dated: **27 JUN 2018**



**AA INFRA PROPERTIES PVT. LTD.**

*A. K. Dasgupta*  
**Director**

**AA INFRA PROPERTIES PVT. LTD.**

*A. K. Dasgupta*

**Director**

## AA INFRAPROPERTIES PRIVATE LIMITED

### NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2018

#### 1. Corporate Information

A A Infraproperties Private Limited (referred to as "the Company") is a private limited company established in 2009 under the Companies Act applicable in India. The Company is engaged in the business of real estate development. The Company is domiciled in India and has its registered office at 375, Prince Anwar Shah Road, Jadavpur, Kolkata – 700068.

#### 2. Basis of Preparation of financial statements

##### a) Compliance with INDAS

For all periods up to and including the year ended 31 March 2017, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). These financial statements for the year ended 31<sup>st</sup> March 2018 are the first financial statements which the Company has prepared in accordance with Indian Accounting Standards ("Ind AS") including the Ind AS specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. Refer to note 27(1) and 27(2) for information on how the Company adopted Ind AS.

##### b) Historical cost convention

The financial statements have been prepared on going concern basis in accordance with the accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis, except for certain assets and liabilities which have been measured at fair values as explained in relevant accounting principles.

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 hitherto in use.

#### 3. Summary of Significant Accounting Policies

##### 3.1. Operating Cycle

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as sixty months for ongoing projects and twelve months in case of completed projects for the purpose of current- noncurrent classification of assets and liabilities. All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013.

##### 3.2. Foreign Currencies

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian Rupee (INR), which is the Company's functional and presentation currency.

Transactions in foreign currencies are initially recorded in by the Company at spot rates at the functional currency spot rate (i.e. INR) at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.



AA INFRAPROPERTIES PVT. LTD.

*[Signature]*  
Director

AA INFRAPROPERTIES PVT. LTD.

*[Signature]*  
Director



Foreign exchange gains and losses resulting from the settlement of transactions in foreign currencies and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the Statement of Profit & 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. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. 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 recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

### 3.3. Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- a) In the principal market for the asset or liability, or
- b) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their best economic interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- a) Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- b) Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- c) Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-



AA INFRAPROPERTIES PVT. LTD.

*Adarsh Singh*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Deepu*  
Director

## AA INFRAPROPERTIES PRIVATE LIMITED

### NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2018

assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

#### 3.4. Use of Estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities during and at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

#### 3.5. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of statement of cash flows; cash and cash equivalent, cash and short term deposits as defined above is net off outstanding bank overdrafts as they considered an integral part of the Company's cash management.

#### 3.6. Revenue and Other Income

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as set-out below:

Principles of Ind AS 18 in respect of sale of goods for recognising revenue, costs and profits from transactions of real estate which are in substance similar to delivery of goods when the revenue recognition process is completed; and

In case of real estate sales where agreement for sale is executed for under construction properties, revenue in respect of individual contracts is recognised when performance on the contract is considered to be completed.

Interest Income is recognised using the effective interest method and is included under the head 'Other Income' in the Statement of Profit and Loss.

Dividend Income is recognised when the Company's right to receive dividend is established.

All other incomes are recognised on accrual basis.



AA INFRAPROPERTIES PVT. LTD.

*Halwani*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Debn*  
Director



### 3.7. Taxes on Income

Tax expense comprises current and deferred 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.

Deferred tax is provided using the Balance Sheet method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements at the reporting date. Deferred income tax is not accounted for 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 profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates and laws that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

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

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.

### 3.8. Provisions and Contingencies

A provision is recognized when an enterprise has a present obligation (legal or constructive) as a result of past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the



AA INFRAPROPERTIES PVT. LTD.

*Handwritten signature*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Handwritten signature*  
Director

## AA INFRAPROPERTIES PRIVATE LIMITED

### NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2018

amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

#### 3.9. Borrowing Costs

Borrowing Costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the borrowing costs. Borrowing Costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date the asset is ready for its intended use is added to the cost of the assets. Capitalisation of Borrowing Costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted. All other borrowing costs are expensed in the period they occur.

#### 3.10. Earnings Per Share

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

The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

#### 3.11. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

##### A. Financial assets

##### i. Initial recognition and measurement



AA INFRAPROPERTIES PVT. LTD.

*Adhishan*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Sofar*  
Director



All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

**ii. Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in two categories:

- a. Debt instruments at amortised cost
- b. Equity instruments measured at fair value through other comprehensive income FVTOCI

**Debt instruments at amortised cost other than derivative contracts**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

**Equity investments**

All equity investments in scope of Ind-AS 109 are measured at fair value other than equity investments measured at deemed cost on first time adoption of Ind AS as set out in Note 26. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at FVTOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

**iii. De-recognition**

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
- the Company has transferred substantially all the risks and rewards of the asset



AA INFRAPROPERTIES PVT. LTD.

*Haleem*

Director

AA INFRAPROPERTIES PVT. LTD.

*Dogra*

Director

**iv. Impairment of financial assets**

In accordance with Ind-AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance

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

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

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive, discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

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

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial instruments is described below:

- Financial assets measured at amortised cost: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the group does not reduce impairment allowance from the gross carrying amount.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the



AA INFRAPROPERTIES PVT. LTD.

*Shalimar*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Shafiq*  
Director



## AA INFRA PROPERTIES PRIVATE LIMITED

### NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED MARCH 31, 2018

objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

#### B. Financial liabilities

##### i. Initial recognition and measurement

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

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

##### ii. Subsequent measurement

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

##### Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include derivatives, financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risks are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss.

#### Borrowings

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

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



AA INFRA PROPERTIES PVT. LTD.

*Galwan*  
Director

AA INFRA PROPERTIES PVT. LTD.

*S. S. S.*  
Director

### Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year. The amounts are generally unsecured. Trade and other payables are presented as current liabilities unless payment is not due within the Company's operating cycle. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

### Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the lender for a loss it incurs because the specified borrower fails to make a payment when due in accordance with the terms of a loan agreement. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

### De-recognition

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

### Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

AA INFRAPROPERTIES PVT. LTD.

  
Director

AA INFRAPROPERTIES PVT. LTD.

  
Director





# AA INFRAPROPERTIES PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2018

## Note 4. Financial assets - Investments

	Amount in Rupees		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Investments (Fully Paid)</b>			
<b>At deemed cost:</b>			
<i>Equited shares-Unquoted</i>			
<b><u>In Subsidiary Companies</u></b>			
Indocean Developers Private limited	289,568,996	289,568,996	289,568,996
6985317 Shares of LKR 100 each fully paid up			
AA Infra(Middle East) Ltd	1,277,200	-	-
20000 shares of \$1.00 Each fully paid up			
	<b>290,846,196</b>	<b>289,568,996</b>	<b>289,568,996</b>
<b>At fair value through profit &amp; Loss:</b>			
<b>In Units of Mutual Fund - Quoted</b>			
Reliance Corporate Bond Fund (G)	173,646,339	161,533,849	-
11,992,564.610 units of Rs.10 each fully paid up *			
	<b>173,646,339</b>	<b>161,533,849</b>	<b>-</b>
<b>Total Non Current Investments</b>	<b>464,492,535</b>	<b>451,102,845</b>	<b>289,568,996</b>
<b>Aggregate amount of Quoted Investments</b>	<b>173,646,339</b>	<b>161,533,849</b>	<b>-</b>
<b>Aggregate amount of Unquoted Investments</b>	<b>290,846,196</b>	<b>289,568,996</b>	<b>289,568,996</b>
<b>Aggregate Deemed Cost for those investments for which the Previous GAAP carrying amount is the deemed cost</b>	<b>-</b>	<b>-</b>	<b>289,568,996</b>

\* Represents securities pledged with bank as security against loan taken by the subsidiary.

AA INFRAPROPERTIES PVT. LTD.

*Halewood*  
Director

AA INFRAPROPERTIES PVT. LTD.

*Deepu*  
Director



**AA INFRA PROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

Amount in Rupees

**Note 5a. Financial assets - Loans**

(Unsecured considered good unless otherwise stated)

	Non- Current			Current		
	As at 31-Mar-2018	As at 31-Mar-	As at 01-Apr-2016	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
Loans to related party (Refer Note 22) *						
Subsidiary Companies						
Considered Good						
Indocean Developers Pvt. Ltd	-	-	1,858,567,840	-	-	202,815,033
AA Infra( Middle East) Ltd	820,802,750	-	-	-	-	-
<b>Total loans</b>	<b>820,802,750</b>	<b>-</b>	<b>1,858,567,840</b>	<b>-</b>	<b>-</b>	<b>202,815,033</b>

**Note 5b. Other financial assets**

Amount in Rupees

	Current		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
Interest Receivables	28,304,564	-	312,088,700
Advances to related parties (Refer Note 22) *			
Indocean Developers Pvt. Ltd.	13,055,510	14,337,814	-
AA Infra properties Ltd	260,994	-	-
<b>Total other financial assets</b>	<b>41,621,068</b>	<b>14,337,814</b>	<b>312,088,700</b>

AA INFRA PROPERTIES PVT. LTD.

  
 Director

AA INFRA PROPERTIES PVT. LTD.

  
 Director




**AA INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 6 - Deferred Tax Assets & Liabilities (Net)**

Nature - (liability) / asset	Amount in Rupees		
	As at 31.03.2018	As at 31.03.2017	As at 01.04.2016
<b>Deferred Tax Liabilities</b>			
Fair valuation of Mutual funds	3,759,908	507,137	-
<b>Total (A)</b>	<b>3,759,908</b>	<b>507,137</b>	<b>-</b>
<b>Deferred Tax Assets</b>			
Others through CGI	-	-	-
<b>Total (B)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Deferred Tax (Liabilities)/Assets (B-A)</b>	<b>(3,759,908)</b>	<b>(507,137)</b>	<b>-</b>

	Amount in Rupees	
	As at 31.03.2018	As at 31.03.2017

The reconciliation of estimated income tax expenses at statutory income tax rate to income tax expenses reported in statement of Profit & Loss is as follows :

Accounting Profit Before Income Tax	15,434,537	27,985,450
Indian statutory Income Tax rate (%)	27.5525%	33.063%
Expected Income Tax Expenses	4,252,601	9,252,829
Tax effect of adjustments to reconcile expected income tax expenses to reported income tax expenses :		
Income exempt from income taxes	-	-
Fair Value gain not recognised in taxable profit	-	(507,136)
Additional Income	62,547	-
Impact of differential tax rate	(1,105,676)	-
Impact due to different head of income	-	-
Permanent differences	-	-
Deferred Tax (see note above)	3,252,771	507,137
<b>Total Income Tax Expenses</b>	<b>6,462,243</b>	<b>9,252,830</b>
<b>Effective Tax Rate</b>	<b>41.87%</b>	<b>33.06%</b>

**AA INFRAPROPERTIES PVT. LTD.**

*Halwani*  
Director

**AA INFRAPROPERTIES PVT. LTD.**

*Dapu*  
Director



**AA INFRA PROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 7. Cash and Cash Equivalents**

	Amount in Rupees		
	As at 31-Mar-2018	Current As at 31-Mar-2017	As at 01-Apr-2016
Balances with Banks on Current Accounts	3,171,194	248,799	236
Cash on hand	17,266	39,391	19,857
<b>Total Cash and Cash Equivalents</b>	<b>3,188,460</b>	<b>288,190</b>	<b>20,093</b>

**Note 8. Current Tax Assets/ (Liabilities)**

		Amount in Rupees		
		As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
Current Tax Assets	(A)	52,491,028	67,176,661	52,928,475
Current Tax liabilities	(B)	54,407,343	74,975,176	66,229,487
<b>Net Current Tax Assets/ (Liabilities)</b>	<b>(A-B)</b>	<b>(1,916,315)</b>	<b>(7,798,515)</b>	<b>(13,301,012)</b>

**Note 9. Other Assets**

	Amount in Rupees		
	As at 31-Mar-2018	Current As at 31-Mar-2017	As at 01-Apr-2016
Balance with Government Authorities	9,871,480	7,178,210	2,500,000
Advance for Expenses	18,000	-	-
<b>Total other assets</b>	<b>9,889,480</b>	<b>7,178,210</b>	<b>2,500,000</b>

**AA INFRA PROPERTIES PVT. LTD.**
  
 Director

**AA INFRA PROPERTIES PVT. LTD.**
  
 Director




**A A INFRA PROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note - 10. Equity Share Capital**

	Amount in Rupees		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Authorised Capital</b>			
10,00,000 Equity Shares of Rs. 10 each	10,000,000	10,000,000	10,000,000
<b>Issued, Subscribed and Paid-up Capital</b>			
4,10,000 Equity Shares of Rs. 10 each fully paid up in cash	4,100,000	4,100,000	4,100,000
<b>Total Equity Share Capital</b>	<b>4,100,000</b>	<b>4,100,000</b>	<b>4,100,000</b>

**a) The Reconciliation of Share Capital is given below:**

	As at 31-Mar-2018		As at 31-Mar-2017		As at 01-Apr-2016	
	No. of Shares	Amount in Rupees	No. of Shares	Amount in Rupees	No. of Shares	Amount in Rupees
At the beginning of the year	410,000	4,100,000	410,000	4,100,000	410,000	4,100,000
Issued during the Year	-	-	-	-	-	-
At the end of the year	<b>410,000</b>	<b>4,100,000</b>	<b>410,000</b>	<b>4,100,000</b>	<b>410,000</b>	<b>4,100,000</b>

**b) Terms/Rights attached to class of shares**

The Company has only one class of Equity Shares having a par value of Rs. 10 each. Holder of each Equity Share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**c) Details of Shareholders holding more than 5 percent of Equity Shares in the Company**

	As at 31-Mar-2018		As at 31-Mar-2017		As at 01-April-2016	
	No. of Shares	% holding	No. of Shares	% holding	No. of Shares	% holding
South City Projects (Kolkata) Ltd	358,750	87.50%	358,750	87.50%	358,750	87.50%
Jaideep Halwasiya	51,250	12.50%	51,250	12.50%	51,250	12.50%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares

**AA INFRA PROPERTIES PVT. LTD.**
  
**Director**
**AA INFRA PROPERTIES PVT. LTD.**
  
**Director**


**AA INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note - 11. Other equity**

	Amount in Rupees		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Reserves &amp; Surplus</b>			
Retained earnings	161,111,579	153,441,464	135,912,417
Equity Component of Compound Financial instrument(Prefence share)	140,965,347	140,965,347	140,965,347
<b>Total other equity</b>	<b>302,076,926</b>	<b>294,406,811</b>	<b>276,877,764</b>

**Retained Earnings** - Retained earnings includes surplus in the Statement of Profit and Loss, Ind-AS related adjustments as on the date of transition, remeasurement gains/ losses on defined benefit obligations.

**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**
**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**




**A A INFRAPROPERTIES PRIVATE LIMITED**
**Notes to financial statements for the year ended March 31, 2018**
**Note 12a.**

	Amount in Rupees		
	Non- Current		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Non-current Borrowings</b>			
<b>Unsecured</b>			
Loan from Related Parties			
From Holding Company -South City Projects(Kolkata) Ltd	840,000,000	-	1,907,035,440
From Directors- Jaideep Halwasiya	-	-	152,500,000
From Related Parties- Silver Cross Marketing Private limited	-	-	90,000,000
<b>Compound financial Instruments</b>			
5% Redeemable Non-Cumulative Non- convertible Preference Shares	159,034,653	159,034,653	159,034,653
<b>Total Non current Borrowings</b>	<b>999,034,653</b>	<b>159,034,653</b>	<b>2,308,570,093</b>

The above Unsecured loans are carrying interest@12% p.a (P.Y. 13% p.a) and are repayable after 5 years of dradown.

**Note 12 b. Other financial liabilities**

	Amount in Rupees		
	Current		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
Advance received from Subsidiary- Indocan Developers Pvt Ltd	-	-	4,539,917
others -Amount due to South City Projects(Kolkata) Ltd	2,001,000	7,000,000	-
Interest accrued and due on borrowings	24,341,573	-	30,786,980
Others	54,000	54,138	53,888
<b>Total other financial liabilities</b>	<b>26,396,573</b>	<b>7,054,138</b>	<b>35,380,785</b>

**Note 13. Other current liabilities**

	Amount in Rupees		
	Current		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
Statutory Liabilities	2,709,919	5,400	27,330,602
Other Payable	-	406	406
<b>Total other current Liabilities</b>	<b>2,709,919</b>	<b>5,806</b>	<b>27,331,008</b>

**AA INFRAPROPERTIES PVT. LTD.**

*Jaideep Halwasiya*  
Director


**AA INFRAPROPERTIES PVT. LTD.**

*Jaideep Halwasiya*  
Director

**AA INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 14a. Financial Assets**

	Amount in Rupees		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Financial Assets - Non Current</b>			
<u>At Amortised Cost</u>			
(a) Loans	820,802,750	-	1,858,567,840
<u>At Deemed Cost</u>			
Investments	290,846,196	289,568,996	289,568,996
<u>At Fair Value through profit or loss</u>			
Investments	173,646,339	161,533,849	-
<b>Total Non current financial assets (a)</b>	<b>1,285,295,285</b>	<b>451,102,845</b>	<b>2,148,136,836</b>
<b>Financial assets - current</b>			
<u>At Amortised cost</u>			
(a) Cash and cash equivalents	3,188,460	288,190	20,093
(b) Loans	-	-	202,815,033
(c) Other financial assets	41,621,068	14,337,814	312,088,700
<b>Total Current financial assets (b)</b>	<b>44,809,528</b>	<b>14,626,004</b>	<b>514,923,826</b>
<b>Total financial assets (a + b)</b>	<b>1,330,104,813</b>	<b>465,728,849</b>	<b>2,663,060,662</b>

**Note 14b. Financial liabilities**

	Amount in Rupees		
	As at 31-Mar-2018	As at 31-Mar-2017	As at 01-Apr-2016
<b>Financial liabilities - non current</b>			
<u>At Amortised Cost</u>			
(a) Borrowings	999,034,653	159,034,653	2,308,570,093
<b>Total Non Current Financial Liabilities (a)</b>	<b>999,034,653</b>	<b>159,034,653</b>	<b>2,308,570,093</b>
<b>Financial Liabilities - Current</b>			
<u>At Amortised Cost</u>			
Other financial liabilities	26,396,573	7,054,138	35,380,785
<b>Total Current Financial Liabilities (b)</b>	<b>26,396,573</b>	<b>7,054,138</b>	<b>35,380,785</b>
<b>Total Financial Liabilities (a + b)</b>	<b>1,025,431,226</b>	<b>166,088,791</b>	<b>2,343,950,878</b>


**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**
**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**



**AA INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 15. Distribution of Dividend**

	Amount in Rupees	
	As at 31-Mar-2018	As at 31-Mar-2017
<b>Dividends on Preference shares declared and paid:</b>		
Final dividend for 31 March 2017- ₹ 0.50 per share (1st April 2016 - ₹ 0.50 per share)	1,000,000	1,000,000
DDT on final dividend	203,576	203,577
	<b>1,203,576</b>	<b>1,203,577</b>

**Note:**

The Board of directors has recommended dividend of 5% (Rs.0.50 per Preference Share of Rs.10/-) for financial year ended 31st March 2018 subject to the approval of shareholders in the Annual General Meeting. However the same has not been recognised as liabilities as on 31st March 2018 in terms of IND AS 10 "Event after the Reporting Period"

**AA INFRAPROPERTIES PVT. LTD.**  
**Director****AA INFRAPROPERTIES PVT. LTD.**  
**Director**

# AA INFRAPROPERTIES PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2018

## Note 16. Other income

	Amount in Rupees	
	2017-18	2016-17
<b>Income from Financial Assets</b>		
Interest Income on Loan to Subsidiary	28,304,564	164,044,430
<b>Other non operating income</b>		
Fair Value Change of Investments measured at FVTPL	12,112,490	1,533,849
Guarantee Commission (From a Subsidiary Company)	1,600,000	2,646,800
Miscellaneous Income	-	-
Interest on Income Tax Refund	718,398	-
Balance Written Back	2,044	-
<b>Total</b>	<b>42,737,496</b>	<b>168,225,079</b>

## Note 17. Finance Costs

	Amount in Rupees	
	2017-18	2016-17
Interest Expense on Loan from Related Parties	27,046,192	140,009,065
<b>Total</b>	<b>27,046,192</b>	<b>140,009,065</b>

## Note 18. Other expenses

	Amount in Rupees	
	2017-18	2016-17
Rates & Taxes	2,150	1,900
Audit Fees	98,700	61,200
Bank Charges	9,045	7,445
Professional Fees	72,486	146,038
Travelling Expenses	11,926	-
Printing and Stationary	1,441	-
Conveyance Expenses	874	-
Balance Written off	26,373	-
Miscellaneous Expenses	33,772	13,981
<b>Total</b>	<b>256,767</b>	<b>230,564</b>

## Note 18.1 Auditor's Remuneration

	Amount in Rupees	
	2017-18	2016-17
<b>As Auditor:</b>		
Audit fees	87,600	17,325
Tax audit fees	5,900	23,025
Miscellaneous certificates and other matters	5,200	20,850
<b>Total</b>	<b>98,700</b>	<b>61,200</b>

AA INFRAPROPERTIES PVT. LTD.

*Gulwani*  
Director



AA INFRAPROPERTIES PVT. LTD.

*Datta*  
Director



**AA INFRAPROPERTIES PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2018

---

**Note 19. Earnings Per Share (EPS)**

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

	2017-18	2016-17
Net Profit for calculation of Basic and Diluted Earnings Per Share (Amount in Rupees)	8,873,691	18,732,624
Weighted average number of shares (Nos.)	410,000	410,000
Earning per equity share	21.64	45.69
Basic & Diluted earning per share (₹)	21.64	45.69

**AA INFRAPROPERTIES PVT. LTD.**  
**Director****AA INFRAPROPERTIES PVT. LTD.**  
**Director**

## AA INFRAPROPERTIES PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2018

### Note 20. Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

#### Judgements, Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the Financial Statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur. In the process of applying the Company's accounting policies, management has made the following judgements, estimates and assumptions, which have the most significant effect on the amounts recognised in the Financial Statements:

#### Fair value measurement of financial instruments and guarantees

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

#### Provisions and contingencies

The assessments undertaken in recognising provisions and contingencies have been made in accordance with the applicable Ind AS. 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. Where the effect of time value of money is material, provisions are determined by discounting the expected future cash flows. The Company has significant capital commitments in relation to various capital projects which are not recognized on the balance sheet.

In the normal course of business, contingent liabilities may arise from litigation and other claims against the Company. Guarantees are also provided in the normal course of business. There are certain obligations which management has concluded, based on all available facts and circumstances, are not probable of payment or are very difficult to quantify reliably, and such obligations are treated as contingent liabilities and disclosed in the notes but are not reflected as liabilities in the financial statements. Although there can be no assurance regarding the final outcome of the legal proceedings in which the Company involved, it is not expected that such contingencies will have a material effect on its financial position or profitability.

AA INFRAPROPERTIES PVT. LTD.



Director

AA INFRAPROPERTIES PVT. LTD.



Director





**AA INFRA PROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 21. Contingent Liabilities**

	As at 31.03.2018	As at 31.03.2017	Amount in Rupees As at 01.04.2016
i) Claims against the Company not acknowledged as debts:			
Income Tax (Net of advances)	127,205,138	85,841,660	58,681,380
<b>Total</b>	<b>127,205,138</b>	<b>85,841,660</b>	<b>58,681,380</b>

	As at 31.03.2018	As at 31.03.2017	Amount in Rupees As at 01.04.2016
ii). Guarantees given			
Against Loans taken by a Subsidiary	2,910,000,000	2,910,000,000	2,750,000,000
<b>Total</b>	<b>2,910,000,000</b>	<b>2,910,000,000</b>	<b>2,750,000,000</b>

**AA INFRA PROPERTIES PVT. LTD.**

*[Signature]*  
**Director**

**AA INFRA PROPERTIES PVT. LTD.**

*[Signature]*  
**Director**



**AA INFRA PROPERTIES PRIVATE LIMITED**Notes to financial statements for the year ended March 31, 2018

---

**Note 22. Disclosure in respect of Related Parties pursuant to Ind AS 24****List of Related Parties****I. Parent and Subsidiary Companies:**

Name of related parties	Nature of relationship	% of Holding
South City Projects (Kolkata) Ltd	Parent	87.50%
Indocean Developers Private Ltd	Subsidiary	100%
AA Infra( Middle East) Ltd w.e.f 23.07.2017	Subsidiary	100%
AA Infra Properties Ltd w.e.f 16.08.2017	Step Down Subsidiary Company	100%

**II. Other related parties with whom transactions have taken place during the year:****a) Key Management Personnel**

Name of related parties	Nature of relationship
Mr. Jaideep Halwasiya	Director
Mr. Man Mohan Bagree	Director

**b) Entities where Key Management Personnel & their relatives have significant influence with whom transactions have taken place during the year**

Silver Cross Marketing Pvt. Ltd

**AA INFRA PROPERTIES PVT. LTD.****Director****AA INFRA PROPERTIES PVT. LTD.****Director**



**A A INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**C. Transactions :-**

Particulars	Holding Co- South City Projects (Kolkata) Limited	KMP- Mr. Jaideep Halwasiya	Wholly Owned Subsidiary- Indocean Developers Private Limited	Wholly Owned Subsidiary- AA Infra(Middle East) Limited	Stepdown Subsidiary- AA Infra Properties Ltd , JAFZA	Silver Cross Marketing Pvt. Ltd.
Loan taken	840,000,000 (108,756,170)	- (3,400,000)	- (-)	- (-)	- (-)	- (-)
Loan Repayment	- (2,015,791,610)	- (176,132,469)	- (-)	- (-)	- (-)	- (100,554,511)
Interest Payable	27,046,192 (108,085,299)	- (9,389,352)	- (-)	- (-)	- (-)	- (8,533,907)
Outstanding at the end of the year	867,046,192 (-) [1907035440]	- (-) [172732469]	- (-) (-)	- (-) [-]	- (-) [-]	- (100,554,511) (-)
Loan Given	- (-)	- (-)	- (-)	820,802,750 (-)	- (-)	- (-)
Loan Repayment	- (-)	- (-)	(2,373,471,573) (-)	- (-)	- (-)	- (-)
Interest Receivable	- (-)	- (-)	(164,044,430) (-)	28,304,564 (-)	- (-)	- (-)
Outstanding at the end of the year	- (-) [-]	- (-) [-]	- (-) [2373471573]	820,802,750 (-) [-]	- (-) [-]	- (-) [-]
Investment	- (-)	- (-)	289,568,996 (289,568,996)	1,277,200 (-)	- (-)	- (-)
Outstanding at the end of the year	- (-) [-]	- (-) [-]	289,568,996 (289,568,996) [289568996]	1,277,200 (-) [-]	- (-) [-]	- (-) (-)
Advance Given	- (-)	- (-)	38,403,773 (83,726,760)	- (-)	260,994 (-)	- (-)
Advance Repayment	- (-)	- (-)	41,286,078 (67,495,829)	- (-)	- (-)	- (-)
Guarantee Comission	- (-)	- (-)	1,600,000 (2,646,800)	- (-)	- (-)	- (-)
Outstanding at the end of the year	- (-) [-]	- (-) [-]	13,055,510 (14,337,814)	- (-) [-]	260,994 (-) [-]	- (-) (-)
Advances Received	20,409,977 (71,129,163)	- (-)	- (-)	- (-)	- (-)	- (-)
Advances Repayment	25,408,977 (64,129,183)	- (-)	- (-)	- (-)	- (-)	- (-)
Outstanding at the end of the year	2,001,000 (7,000,000) [-]	- (-) [-]	- (-) [4539917]	- (-) [-]	- (-) [-]	- (-) (-)
Guarantee given ( Refer note 2.21(b) )	- (-)	- (-)	2,910,000,000 (2,910,000,000)	- (-)	- (-)	- (-)
Outstanding at the end of the year	- (-) [-]	- (-) [-]	2,910,000,000 (2,910,000,000) [2750000000]	- (-) [-]	- (-) [-]	- (-) [-]
Guarantee Received	- (-)	- (-)	2,660,000,000 (2,660,000,000)	- (-)	- (-)	- (-)
Outstanding at the end of the year	- (-) [-]	- (-) [-]	2,660,000,000 (2,660,000,000) [2500000000]	- (-) [-]	- (-) [-]	- (-) (-)

Note : Figures as on 31.03.2017 are given in ( )

Figures as on 01.04.2016 are given in []

**AA INFRAPROPERTIES PVT. LTD.**
  
 Director

**AA INFRAPROPERTIES PVT. LTD.**
  
 Director


**Note 23. Fair Value Hierarchy**

The table shown below analyses financial instruments carried at fair value. The different levels have been defined below:-

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

Level 2: Inputs 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 for the asset or liability that are not based on observable market data (unobservable inputs)

a) **Financial assets and liabilities measured at fair value at 31 March 2018**

	Level 1	Level 2	Level 3	Total
<b>Financial Assets</b>				
Investment at FVTPL				
In Quoted units of Mutual funds	173,646,339			173,646,339
				-

**Financial assets and liabilities measured at fair value at 31 March 2017**

	Level 1	Level 2	Level 3	Total
<b>Financial Assets</b>				
Investment at FVTPL				
In Quoted units of Mutual funds	161,533,849			161,533,849
				-

**Financial assets and liabilities measured at fair value at 1 April 2016**

	Level 1	Level 2	Level 3	Total
<b>Financial Assets</b>				
Investment at FVTPL				
In Quoted units of Mutual funds	-			-
	-			-

(b) **Financial instruments at amortized cost**

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled

(c) During the year there has been no transfer from one level to another

AA INFRA PROPERTIES PVT. LTD.

*[Signature]*  
Director

AA INFRA PROPERTIES PVT. LTD.

*[Signature]*  
Director





**AA INFRAPROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 24. Financial risk management objectives and policies**

The Company's principal financial liabilities, comprise of borrowings and trade payables. The main purpose of these financial liabilities is to finance the Company's working capital requirements. The Company has various financial assets such as trade receivables, loans, investments, short-term deposits and cash & cash equivalents, which arise directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's Board of Directors oversees the management of these risks and advises on financial risks and the appropriate financial risk governance framework for the Company. The Company's Board of Directors assures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

**A. Credit Risk**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company.

**a) Credit Risk Management****1. Credit Risk Rating**

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A. Low Credit Risk

B. Moderate Credit risk

C. High credit risk

The Company provides for Expected Credit Loss based on the following:

Asset Group	Description	Provision for Expected Credit Loss*
Low Credit Risk	Cash and cash equivalents, other bank balances,	12 month expected credit loss/life time expected credit
Moderate Credit Risk	Trade receivables, loans and other financial assets	12 month expected credit loss/life time expected credit
High Credit Risk	Trade receivables, loans and other financial assets	Life time expected credit loss

\*Based on business environment in which the Company operates, a default on a financial asset is considered when the counterparty fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognized in statement of profit and loss.

Credit Rating	Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Low Credit Risk	Cash and cash equivalents, other bank balances, investments, loans and other financial assets	1,330,104,813	465,728,849	2,460,245,629
High Credit Risk	Loans and Trade Receivables	-	-	-

**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**
**AA INFRAPROPERTIES PVT. LTD.**
  
**Director**

**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.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

**Maturities of Financial Liabilities**

The table below analyse the Company's Financial Liabilities into relevant maturity groupings based on their contractual maturities

**March 31, 2018**

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings		999,034,653		999,034,653
Other Financial Liabilities	26,396,573		-	26,396,573

**March 31, 2017**

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	-	159,034,653	-	159,034,652.70
Other Financial Liabilities	7,054,138.00			7,054,138

**April 1, 2016**

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	2,149,535,440	-	159,034,653	2,308,570,093
Other Financial Liabilities	35,380,785	-		35,380,785

**C. Market Risk**

**a. Interest Rate Risk**

The Company has taken debt to finance its working capital, which exposes it to interest rate risk. Borrowings issued at variable rates expose the Company to interest rate risk.

*Interest Rate Risk Exposure*

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Variable Rate Borrowing	840,000,000	-	2,149,535,440
Fixed Rate Borrowing	-	-	-

**Interest rate sensitivity**

Profit or loss and equity is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

Particulars	March 31, 2018	March 31, 2017
<b>Interest Sensitivity*</b>		
Interest Rates increase by 100 basis points	(8,400,000)	-
Interest Rates decrease by 100 basis points	8,400,000	-

\*Holding all other variables constant

**b. Price Risk**

The Company's exposure to price risk arises from investments held and classified as FVTPL or FVOCI. To manage the price risk arising from investments, the Company diversifies its portfolio of assets.

**Sensitivity Analysis**

Particulars	March 31, 2018	March 31, 2017
<b>Price Sensitivity*</b>		
Price increase by 5%- FVOCI		-
Price decrease by 5%- FVOCI		-
Price increase by 5%- FVTPL	8,682,317	8,076,692
Price decrease by 5%- FVTPL	(8,682,317)	(8,076,692)

\*Holding all other variables constant



**AA INFRAPROPERTIES PVT. LTD.**

*[Signature]*  
**Director**

**AA INFRAPROPERTIES PVT. LTD.**

*[Signature]*  
**Director**



**AA INFRA PROPERTIES PRIVATE LIMITED**

Notes to financial statements for the year ended March 31, 2018

**Note 25. Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company's objectives when managing capital is to safeguard continuity, maintain a strong credit rating and healthy capital ratios in order to support its business and provide adequate return to shareholders through continuing growth and maximise the shareholders value. The Company's overall strategy remains unchanged from previous year. The Company sets the amount of capital required on the basis of annual business and long-term operating plans which include capital and other strategic investments. The funding requirements are met through a mixture of equity, internal fund generation and borrowed funds. The Company's policy is to use short term and longterm borrowings to meet anticipated funding requirements. The Company monitors capital on the basis of the net debt to equity ratio. The Company is not subject to any externally imposed capital requirements. Net debt are long term and short term debts as reduced by cash and cash equivalents (including restricted cash and cash equivalents). Equity comprises share capital and free reserves (total reserves excluding OCI). The following table summarizes the capital of the Company:

		31-Mar-18	31-Mar-17	01-Apr-16
Borrowings		999,034,653	159,034,653	2,308,570,093
Less: cash and cash equivalents		3,188,460	288,190	20,093
<b>Net debt</b>	<b>(a)</b>	<b>995,846,193</b>	<b>158,746,463</b>	<b>2,308,550,000</b>
<b>Total capital</b>	<b>(b)</b>	<b>306,176,926</b>	<b>298,506,811</b>	<b>280,977,764</b>
<b>Capital and net debt</b>	<b>(a+b)</b>	<b>1,302,023,119</b>	<b>457,253,274</b>	<b>2,589,527,764</b>
<b>Gearing ratio</b>	<b>(a/a+b)</b>	<b>76%</b>	<b>34.72%</b>	<b>89%</b>

AA INFRA PROPERTIES PVT. LTD.

  
 Director

AA INFRA PROPERTIES PVT. LTD.

  
 Director


**Note 26. First-time adoption of Ind AS**

These financial statements, for the year ended 31 March 2018, are the first the Company has prepared in accordance with Ind AS.

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for periods ending on 31 March 2018, together with the comparative period data as at and for the year ended 31 March 2017, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at 1 April 2016, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at 1 April 2016 and the financial statements as at and for the year ended 31 March 2017.

**Exemptions and exceptions applied**

Ind AS 101 allows first-time adopters certain exemptions and mandatory exceptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following exemptions and exceptions:

- a The Company has elected to measure all of its investment in subsidiaries at their previous GAAP carrying value in accordance with Ind AS 101- First-time adoption of Indian Accounting Standards.
- b The estimates at 1 April 2016 and at 31 March 2017 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies) apart from FVTPL – Mutual Funds.

The estimates used by the Company to present these amounts in accordance with Ind AS reflect conditions at 1 April 2016 (i.e. the date of transition to Ind-AS) and as of 31 March 2017.

- c Ind AS 101 requires an entity to assess classification and measurement of financial assets on the basis of the facts and circumstances that exist at the date of transition to Ind AS in accordance with Ind AS 101- First-time adoption of Indian Accounting Standards.

**AA INFRA PROPERTIES PVT. LTD.**

*[Signature]*  
**Director**



**AA INFRA PROPERTIES PVT. LTD.**

*[Signature]*  
**Director**



# AA INFRAPROPERTIES PRIVATE LIMITED

## Notes to financial statements for the year ended March 31, 2018

### Note 27.1 Effect of the Transition to Ind AS

Reconciliations of the Company's balance sheets prepared under Indian GAAP and Ind AS as of April 1, 2016 and March 31, 2017 and reconciliation of the Company's Statement of Profit and Loss for the year ended March 31, 2017 prepared in accordance with Indian GAAP and Ind AS are presented below.

Particulars	Total Equity		Total Comprehensive Income	Remarks
	31-Mar-17	31-Mar-16	2016-17	
Balance of Total Equity/Net profit under Indian GAAP	176,514,751	158,808,840	17,705,911	
Adjustments:-				
Impact of fair value of Preference Share	120,965,347	120,965,347	-	Under Indian GAAP, 20,00,000 5% redeemable Non-cumulative Non-Convertible Preference Shares of Rs 10/- each consider at value at the time it is issued. These are redeemable in single bullet repayment on its maturity on 31st October 2021. At maturity it will be paid with premium of Rs.140/-. The premium on redemption of preference shares is treated as long term liability under Indian GAAP. Under IND AS, Preference share is treated as compound financial instrument and both is accumulated and allocated in liability and equity by discounting taking market rate of interest of 12% p.a
Proposed Dividend on Preference Share		1,203,577		Under Indian GAAP, Proposed dividend is reduced from retained earning and disclosed separately as short term provision. Under IND AS, it is added in retained earning as on 31.03.2016 and no separate disclosure for proposed dividend.
Fair value of Investments in mutual fund in accordance with Ind AS 109	1,026,712	-	1,026,712	Under Indian GAAP, the company accounted for long term investments as investment measured at cost less provision for other than temporary diminution in the value of investments. Under Ind AS, the company has designated such investments as FVTPL investments. Ind AS requires FVTPL investments to be measured at fair value. At Ind AS, difference between the instruments fair value and Indian GAAP carrying amount has been recognised as a fair value gain in statement of Profit and Loss, net of related deferred taxes.
Net Profit as per IND AS			18,732,623	
Balance of Equity/Total comprehensive income as on March 31, 2016 and March 31, 2017 under Ind AS	298,506,810	280,977,764	-	

### Note 27.2 Reconciliation of cash flows for the year ended March 31, 2017

The transition from erstwhile Indian GAAP to Ind AS has not made a material impact on the statement of cash flows.

AA INFRAPROPERTIES PVT. LTD.

*Director*  
Director



AA INFRAPROPERTIES PVT. LTD.

*Director*  
Director

## AA INFRAPROPERTIES PRIVATE LIMITED

Notes to financial statements for the year ended March 31, 2018

### Note 28:

The Company has assessed its Preference Share Capital with premium on redemption to be a Compound financial Instruments and accordingly split the same as per IND AS 109 into Financial Liability Instrument of

### Note 29 - Standards issued but not effective

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:

**Amendments to Ind AS 12 Recognition of Deferred Tax Assets for Unrealised Losses** The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

These amendments are effective for annual periods beginning on or after 1 April 2018. These amendments are not expected to have any impact on the Company as the Company has no deductible temporary differences or assets that are in the scope of the amendments.

**Appendix B to Ind AS 21 Foreign Currency Transactions and Advance Consideration** The Appendix clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine the transaction date for each payment or receipt of advance consideration.

The Appendix is effective for annual periods beginning on or after 1 April 2018. However, since the Company's current practice is in line with the Interpretation, the Company does not expect any effect on its financial statements.

Amendments to Ind AS 112 Disclosure of Interests in Other Entities, Ind AS 40 Investment Property and Ind AS 28 Investments in Associates and Joint Ventures are not applicable to the Company.

### Note 30 -

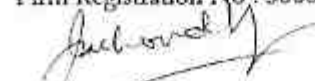
Figures for the Previous Year have been re-grouped and/or re-arranged wherever necessary.

As per our report on even date

For **S. K. AGRAWAL & COMPANY**

Chartered Accountants

Firm Registration No : 306033E

  
**J.K. Choudhury**

Partner

Membership No-9367

Place: Kolkata

Dated: **27 JUN 2018**

**AA INFRAPROPERTIES PVT. LTD.**

  
**Director**

**AA INFRAPROPERTIES PVT. LTD.**

  
**Director**

