

# Notes to the Financial Statements

## 1. CORPORATE INFORMATION

Ashiana Housing Limited ("the Company") having CIN L70109WB1986PLC040864 is a public limited company domiciled and incorporated in India and its shares are publicly traded on the National Stock Exchange ("NSE") and the Bombay Stock Exchange ("BSE"), India. The registered office of the company is situated at 11G Everest, 46/C, Chowringhee Road, Kolkata - 700071 and the head office is situated at 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017.

The principal business activity of the company is Real Estate Development. The company has its presence in the states of Rajasthan, Jharkhand, Maharashtra, Haryana, West Bengal, Gujarat and Tamil Nadu

The financial statements were authorised for issue in accordance with a resolution passed by the Board of Directors on 16th June, 2020.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 2.1 Basis of preparation

The financial statements (Separate financial statements) have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in Indian Rupees ("INR" or "₹") and all amounts are rounded to the nearest Lakhs, except as stated otherwise. ₹ 0 represents amount below ₹ 50,000/-

### 2.2 Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in Note 2.24. Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if

material, their effects are disclosed in the notes to the financial statements.

### 2.3 Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The normal operating cycle in respect of real estate operations of the company is the time between the acquisition of land/ development rights for a real estate project and its realisation into cash and cash equivalents by way of sale of developed units. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

### 2.4 Property, Plant and Equipment

Freehold land and capital work-in-progress is carried at cost, including transaction costs and borrowing costs. All other items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its

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acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of property, plant and equipment are as follows:

Class of property, plant and equipment	Useful life (in years)
Buildings	60
Plant & Machinery	5-15
Furniture & Fixtures	8-10
Vehicles	5-10
Electrical Installations	10
Equipment's and facilities	5
Computer Hardware	3

The useful lives have been determined based on technical evaluation done by the management, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset is included in the statement of profit and loss when the asset is derecognised.

Physical verification of Property, Plant and Equipment is carried out in a phased manner. Certain Plant and Machinery including Shuttering and Scaffoldings is verified on completion of a Project due to nature of such assets

## 2.5 Investment properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

The building component of the investment properties are depreciated using the straight-line method over 60 years from the date of original purchase, being their useful life as estimated by the management. The estimated useful life of the building is same as that prescribed in Schedule II to the Companies Act, 2013.

The company discloses the fair value of investment properties as at the end of the year, which is determined by registered accredited independent valuers.

Investment properties are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of investment properties are included in profit and loss in the period of de-recognition.

## 2.6 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment loss.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised on a straight-line method over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of intangible assets are as follows:

Class of intangible assets	Useful life (in years)
Trademark and Logo	10
Software	3

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually.

## 2.7 Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell

Non-current assets classified as held for sale and their related liabilities are presented separately in the balance sheet. Non-current assets are not depreciated or amortised while they are classified as held for sale.

## 2.8 Inventories

Construction material and hotel and club consumables are valued at lower of cost and net realisable value. However, materials and

# Notes to the Financial Statements

other items are not written down below cost if the constructed units/food and beverages in which they are used are expected to be sold at or above cost. Cost is determined on first in, first out (FIFO) basis

Land/Development Rights are valued at lower of cost and net realisable value.

Completed units and project development forming part of work in progress are valued at lower of cost and net realisable value. Cost includes direct materials, labour, project specific direct and indirect expenses, borrowing costs and pro-rata unrealised cost from EWS/LIG units.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

## 2.9 Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance sheet, which are subject to an insignificant risk of changes in value. Bank overdrafts are shown under borrowings in the balance sheet.

Other Bank Balances includes Balances with Bank to the extent secured against the borrowings, Bank Balances for unclaimed dividend, and Balances in Bank Accounts designated as RERA Account wherein 70% of amount collected from allottees is deposited.

## 2.10 Financial Instruments

### A. Financial Instruments - Initial recognition and measurement

Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument. The company determines the classification of its financial assets and liabilities at initial recognition. 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.

### B.1. Financial assets –Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

#### a. Financial assets at fair value through profit or loss

Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.

#### b. Financial assets measured at amortised cost

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.

#### c. Financial assets at fair value through OCI

All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The company makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the company decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

### B.2. Financial assets –Derecognition

The company derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset

Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

### C. Investment in subsidiaries, joint ventures and associates

Investments made by the company in subsidiaries, joint ventures and associates are measured at cost in the separate financial statements of the company

### D.1. Financial liabilities –Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

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

Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

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b. Financial liabilities measured at amortised cost

Interest bearing loans and borrowings including debentures issued by the company are subsequently measured at amortised cost using the effective interest rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the statement of profit and loss.

## D.2. Financial liabilities –Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or expires

## E Offsetting financial instruments

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

## F. Fair value measurement

The company measures certain financial instruments at fair value at each reporting date. 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 presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- 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 to the company.

The company uses valuation technique 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.

## 2.11 EWS/LIG units

In terms of the building bye laws of various states in which the company operates, it is required to develop certain units for Economically Weaker Section (EWS) and Lower Income Group (LIG) people alongwith the development of the main group housing project.

EWS/LIG units in the balance sheet comprise of amounts deployed by the company towards land, development and/or

purchase of EWS/LIG units, as reduced by amounts received from the allottees and unrealised cost from such units.

## 2.12 Revenue Recognition

Revenue is recognised upon transfer of control of promised product or services to customer in an amount that reflects the consideration the company expects to receive in exchange for those product or service, regardless of when the payment is received. Revenue is measured at the Transaction price, excluding amounts collected on behalf of the third parties.

The specific recognition criteria for the various types of the company's activities are described below:

### Real estate projects

In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset.

To determine the point in time at which a customer obtains control of a promised asset and the entity satisfies a performance obligation, the company considers following indicators of the transfer of control to customers:

- (a) the company has a present right to payment for the asset;
- (b) the company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (c) the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (d) the amount of revenue can be measured reliably;
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably;
- (f) the customer has accepted the asset.

The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to certainty of realisation.

### Hotel and club services

Revenue from rooms, food and beverages, club and other allied services, is recognised upon rendering of the services.

### Interest income

Interest income from debt instruments (including Fixed Deposits) is recognised using the effective interest rate method. The effective interest rate is that rate that exactly discounts estimated

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future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

## Dividends

Revenue is recognised when the Company's right to receive the payment is established.

## Rental Income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease term.

## Delayed payment charges

Delayed payment charges claimed to expedite recoveries are accounted for on realisation.

## Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

## 2.13 Foreign currency transactions

Foreign currency transactions are translated into Indian rupee using the exchange rates prevailing on the date of the transaction. Foreign exchange gains and losses resulting from the settlement of these transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are recognised in profit or loss

## 2.14 Employee benefits

### Short Term employee benefits

Liabilities for wages, salaries and other employee benefits that are expected to be settled within twelve months of rendering the service by the employees are classified as short term employee benefits. Such short term employee benefits are measured at the amounts expected to be paid when the liabilities are settled.

### Post employment benefits

#### (a) Defined contribution plans

The company pays provident fund contribution to publicly administered provident funds as per the local regulations. The contributions are accounted for as defined contribution plans and are recognised as employee benefit expense when they are due.

#### (b) Defined benefit plans

The liabilities recognised in the balance sheet in respect of defined benefit plan, namely gratuity and leave pay, are the present value of the defined benefit obligation at the end of the year less the fair value of plan assets, if any. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in the retained earnings in the statement of changes in equity and in the balance sheet.

## 2.15 Leases

### A. Company as a Lessee

The Company assesses whether a contract contains a lease at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

The company applies a single recognition and measurement approach for all leases, except for leasehold land, short-term leases and leases of low-value. For short-term and leases of low value, the Company recognises the lease payments as an operating expense on a straight line basis over the term of the lease. Leasehold land is carried at the acquisition cost i.e. one-time lease premium paid at the time of acquisition of leasehold rights. For all other leases, the Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for

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any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the incremental borrowing rate at the lease commencement date. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Right-of-use assets are included in the Leased Assets and lease liabilities are included in other current and non-current financial liabilities in the balance sheet. Lease payments have been classified as financing cash flows in the Statement of Profit and Loss.

Leasehold Land under Leased assets represents land allotted by Government of Rajasthan for 99 years on leasehold basis and is recognised at cost. Leased building improvements under Leased assets are initially recognised at cost and subsequently measured at cost less accumulated depreciation. The depreciation is calculated on a straight line basis based on the lease period.

## B. Company as a Lessor

Leases for which the company is a lessor is classified as finance or operating leases. Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term, unless the receipts are structured to increase in line with expected general inflation.

## 2.16 Finance Costs

Borrowing costs that are attributable to ongoing projects of the company are charged to work in progress as a part of the cost of such project.

Other borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred.

## 2.17 Selling Costs

Selling expenses related to specific projects/units are being charged to Statement of Profit and Loss in the year in which the revenue thereof is accounted and till such time these costs are carried forward as Unaccrued Selling Expenses under the head Other Current Assets.

Project-wise unaccrued selling expenses carried forward are reviewed by the management annually after commencement of revenue recognition of such projects and abnormal selling expenses in excess of standard costs as estimated by the management minus selling costs estimated to be incurred thereof in future are charged to Statement of Profit and Loss.

## 2.18 Taxes

### Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

### Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at the reporting date.

Deferred tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

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## 2.19 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the company has present determined obligations as a result of past events and an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

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

A Contingent liability is not recognised but disclosed in the notes to the accounts, unless the probability of an outflow of resources is remote.

A contingent asset is generally neither recognised nor disclosed.

## 2.20 Earnings per share

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

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

## 2.21 Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the company, on or before the end of the reporting period but not distributed at the end of the reporting period.

## 2.22 Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the company.

## 2.23 Impairment of assets

The company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of

assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

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

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss.

## 2.24 Critical accounting estimates

### Property, plant and equipment

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

### Intangible assets

The company tests whether intangible assets have suffered any impairment on an annual basis. The recoverable amount of a cash generating unit is determined based on value in use calculations which require the use of assumptions.

### Investment property

The charge in respect of periodic depreciation on investment properties is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of company's investment properties are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

### Revenue Recognition

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning where relevant, the timing of satisfaction of performance obligations, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. The company recognises revenue when the company satisfies its performance obligations.

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## Selling costs

Project wise unaccrued selling expenses carried forward are reviewed by the management annually and compared with the standard costs. The standard selling costs and selling costs expected to be incurred in future are estimated by the management annually project-wise keeping in mind various factors such as location of the project, market scenario, sales volume, pricing, etc.

## Inventories

Inventories comprising of land/development rights, completed units and project development forming part of work-in-progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the standalone financial statements for the period in which such changes are determined.

## Trade Receivable

As per Ind AS 109, the company is required to apply expected credit losses model for recognizing the provision for doubtful debts. The expected credit losses are determined based on the past trends & assumptions.

## Recognition and measurement of defined benefit obligations

The obligations arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities, the period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligation.

## Recognition of Deferred Tax Asset

The deferred tax assets in respect of unabsorbed losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the unabsorbed losses

## Provisions and contingencies

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the Balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

# Balance Sheet

as at 31st March, 2020

₹ in Lakhs

Particulars	Notes	As at	
		31 <sup>st</sup> March, 2020	31 <sup>st</sup> March, 2019
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	3.1	5,354	5,880
Investment Property	3.2	6,123	5,912
Intangible Assets	3.3	57	82
Intangible Assets under Development	3.4	33	-
Leased Assets	3.5	1,352	198
Financial Assets	3.6		
- Investment in Subsidiaries	3.6.1	182	286
- Investments Others	3.6.2	4	4
- Deposits with Banks	3.6.3	3,216	2,718
- Other Financial Assets	3.6.4	426	300
Deferred Tax Assets (Net)	3.7	965	(244)
		<b>17,712</b>	<b>15,135</b>
<b>Current assets</b>			
Inventories	4.1	61,961	62,472
Financial Assets	4.2		
- Investment in Subsidiaries / Joint Ventures	4.2.1	3,699	4,071
- Investments Others	4.2.2	1,143	6,505
- Trade Receivables	4.2.3	1,768	1,073
- Cash and Cash Equivalents	4.2.4	4,787	2,439
- Other Bank Balances	4.2.5	1,827	1,088
- Other Financial Assets	4.2.6	5,480	5,577
Current Tax Assets (Net)	4.3	329	616
Other Current Assets	4.4		
- Trade Advance and Deposits	4.4.1	7,494	7,333
- EVS/LIG units	4.4.2	1,959	2,204
- Others	4.4.3	3,352	4,768
		<b>93,799</b>	<b>98,145</b>
<b>Total Assets</b>		<b>1,11,511</b>	<b>1,13,280</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	5.1	2,047	2,047
Other Equity	5.2	73,378	76,469
		<b>75,425</b>	<b>78,516</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial Liabilities	6.1		
- Borrowings	6.1.1	10,377	14,274
- Other Financial Liabilities	6.1.2	1,188	201
Non - Current Provisions	6.2	325	301
		<b>11,890</b>	<b>14,776</b>
<b>Current liabilities</b>			
Financial Liabilities	7.1		
- Borrowings	7.1.1	19	24
- Trade Payables	7.1.2		
a) Dues of Micro and Small Enterprises		126	164
b) Dues of Creditors other than Micro and Small Enterprises		1,880	973
- Other Financial Liabilities	7.1.3	4,393	3,344
Other Current Liabilities	7.2		
- Advance from Customers	7.2.1	17,200	15,201
- Others	7.2.2	444	189
Current Provisions	7.3	134	93
		<b>24,196</b>	<b>19,988</b>
<b>Total Equity and Liabilities</b>		<b>1,11,511</b>	<b>1,13,280</b>
Corporate Information & Significant Accounting Policies	1 & 2		
Accompanying notes to the Financial Statements	1 to 26		

In terms of our report of even date attached herewith

For **VMSS & ASSOCIATES**

Chartered Accountants

Firm Registration No: 328952E

**Vishal Gupta**  
(Managing Director)  
DIN 00097939

**Varun Gupta**  
(Whole-time Director)  
DIN 01666653

**Hemant Kaul**  
(Independent Director)  
DIN 00551588

**Mahendra Jain**

Partner

Membership No: 413904

**Nitin Sharma**  
(Company Secretary)

**Vikash Dugar**  
(CFO)

Place: New Delhi

Date: 16th June, 2020

# Statement of Profit & Loss

for the year ended 31st March, 2020

Particulars	Notes	₹ in Lakhs	
		2019-20	2018-19
<b>Income</b>			
Revenue from Operations	8.1	25,808	29,100
Income from Partnership	8.2	422	1,082
Other Income	8.3	1,143	1,048
<b>Total Revenue</b>		<b>27,373</b>	<b>31,230</b>
<b>Expenses</b>			
Direct Costs:			
Purchases	9.1	4,085	5,781
Project Expenses	9.2	14,148	11,242
Changes in Inventories	9.3	728	1,214
Hotel & Club Expenses	9.4	748	776
		<b>19,709</b>	<b>19,013</b>
Employee Benefits Expense	9.5	2,478	2,686
Selling Expenses		2,870	2,586
Finance Costs	9.6	1,349	1,490
Depreciation & Amortization Expenses	9.7	905	804
Other Expenses	9.8	1,968	2,000
<b>Total Expenses</b>		<b>29,279</b>	<b>28,580</b>
<b>Profit/(Loss) before exceptional item and tax</b>		<b>(1,906)</b>	<b>2,650</b>
Less : Exceptional Item	9.9	1,739	-
<b>Profit/(Loss) before tax</b>		<b>(3,646)</b>	<b>2,650</b>
<b>Tax Expense:</b>			
Current Tax		396	785
Deferred Tax		(1,223)	97
		<b>(827)</b>	<b>882</b>
<b>Profit/(Loss) for the year</b>		<b>(2,819)</b>	<b>1,768</b>
<b>Other comprehensive income</b>			
A) Items that will not be reclassified to profit or loss			
- Changes in fair value of Equity Instruments		97	324
- Tax Expense relating to above		(24)	67
- Remeasurement of net defined benefit liabilities		(47)	30
- Tax Expense relating to above items		12	(11)
B) Items that will be reclassified to profit or loss			
		-	-
<b>Other comprehensive income for the year</b>		<b>37</b>	<b>410</b>
<b>Total comprehensive income for the year</b>		<b>(2,782)</b>	<b>2,178</b>
<b>Earnings per equity share</b>			
Basic & Diluted	11	(2.72)	2.13
<b>Corporate Information &amp; Significant Accounting Policies</b>			
<b>Accompanying notes to the financial statements</b>		1 & 2	1 to 26

In terms of our report of even date attached herewith

For **VMSS & ASSOCIATES**

Chartered Accountants

Firm Registration No: 328952E

**Vishal Gupta**  
(Managing Director)  
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**Varun Gupta**  
(Whole-time Director)  
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**Hemant Kaul**  
(Independent Director)  
DIN 00551588

**Mahendra Jain**

Partner

Membership No: 413904

**Nitin Sharma**  
(Company Secretary)

**Vikash Dugar**  
(CFO)

Place: New Delhi

Date: 16th June, 2020

# Cash Flow Statement

for the year ended 31st March, 2020

Particulars	₹ in Lakhs	
	2019-20	2018-19
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit/(Loss) before tax and exceptional items	(1,906)	2,650
Adjusted for :		
Depreciation	905	804
Interest Income	(301)	(299)
Dividend Income	-	(1)
Income from Investments	(369)	(297)
Provision for Doubtful Debts	(5)	(31)
Interest Paid	1,696	1,668
Irrecoverable Balances Written off	18	81
Liabilities Written Back	(102)	(59)
Provision for Employee Benefits	17	(51)
Fixed Assets written off	28	14
(Profit) / Loss on sale of Fixed Assets	3	(10)
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>(16)</b>	<b>4,470</b>
Adjusted for :		
Trade Receivables	(708)	295
Other Financial Assets	(29)	(408)
Non Financial Assets	1,500	1,748
Inventories	511	1,270
Trade Payables	970	(383)
Other Financial Liabilities	759	48
Customer Advances	1,999	(7,677)
Non Financial Liabilities	255	(147)
<b>CASH GENERATED FROM OPERATIONS</b>	<b>5,242</b>	<b>(784)</b>
Direct Taxes paid / adjusted	(109)	(596)
Cash flow before exceptional items	5,133	(1,380)
Exceptional item	(1,739)	-
<b>Net cash from Operating activities (A)</b>	<b>3,394</b>	<b>(1,380)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(523)	(887)
Sale of Fixed Assets	143	26
Net change in Investments	5,436	3,022
Interest Income	301	299
Other Income from Investments	369	298
<b>Net Cash from investing activities (B)</b>	<b>5,726</b>	<b>2,757</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Net Proceeds from borrowings	(3,902)	2,341
Payment of Lease Liabilities	(127)	-
Interest on Lease Liabilities	(154)	-
Interest Paid	(1,541)	(1,668)
Dividend paid	(308)	(308)
<b>Net Cash from Financing activities (C)</b>	<b>(6,033)</b>	<b>364</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)</b>	<b>3,087</b>	<b>1,741</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	<b>3,527</b>	<b>1,787</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<b>6,614</b>	<b>3,527</b>

01. Proceeds from long term and other borrowings are shown net of repayment.

02. Cash and Cash equivalents includes other bank balances..

In terms of our report of even date attached herewith

For **VMSS & ASSOCIATES**

Chartered Accountants

Firm Registration No: 328952E

**Vishal Gupta**  
(Managing Director)  
DIN 00097939

**Varun Gupta**  
(Whole-time Director)  
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**Hemant Kaul**  
(Independent Director)  
DIN 00551588

**Mahendra Jain**

Partner

Membership No: 413904

**Nitin Sharma**  
(Company Secretary)

**Vikash Dugar**  
(CFO)

Place: New Delhi

Date: 16th June, 2020

# Statement of Changes in Equity

for the year ended 31st March, 2020

## Equity share capital

Particulars	Notes	₹ in Lakhs		
		As at 31st March 2019	Changes during 2019-2020	As at 31st March 2020
102,352,099 Equity shares of ₹ 2/- each fully paid up	5.1	2,047	-	2,047
		<b>2,047</b>	<b>-</b>	<b>2,047</b>

## Other Equity

Particulars	Notes	Reserves and Surplus				Equity Investment Reserve (upon fair value through other comprehensive income)	Total
		Securities Premium	Debenture Redemption Reserve	Retained Earnings			
				General Reserve	Surplus in the statement of Profit and Loss		
<b>Balance as at 31.03.2018</b>		<b>19,958</b>	<b>750</b>	<b>49,000</b>	<b>3,415</b>	<b>1,476</b>	<b>74,599</b>
Profit for the year		-	-	-	1,767	-	1,767
Other comprehensive income for the year		-	-	-	20	391	411
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>1,787</b>	<b>391</b>	<b>2,178</b>
Dividends		-	-	-	(256)	-	(256)
Tax on Dividend		-	-	-	(53)	-	(53)
Transfer to General Reserve		-	-	2,500	(2,500)	-	-
Transfer to Debenture Redemption Reserve		-	562	-	(562)	-	-
Transfer from Debenture Redemption Reserve		-	(200)	-	200	-	-
Realised gains transferred to Retained Earnings		-	-	-	1,387	(1,387)	-
<b>Balance as at 31.03.2019</b>		<b>19,958</b>	<b>1,112</b>	<b>51,500</b>	<b>3,419</b>	<b>480</b>	<b>76,469</b>
Profit/(loss) for the year		-	-	-	(2,819)	-	(2,819)
Other comprehensive income for the year		-	-	-	(35)	72	37
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,854)</b>	<b>72</b>	<b>(2,782)</b>
Dividends		-	-	-	(256)	-	(256)
Tax on Dividend		-	-	-	(53)	-	(53)
Transfer from General Reserve		-	-	(1,500)	1,500	-	-
Transfer to Debenture Redemption Reserve		-	-	-	-	-	-
Transfer from Debenture Redemption Reserve		-	(1,112)	-	1,112	-	-
Realised gains transferred to Retained Earnings		-	-	-	448	(448)	-
<b>Balance as at 31.03.2020</b>		<b>19,958</b>	<b>-</b>	<b>50,000</b>	<b>3,316</b>	<b>105</b>	<b>73,378</b>

In terms of our report of even date attached herewith

For **VMSS & ASSOCIATES**

Chartered Accountants

Firm Registration No: 328952E

**Vishal Gupta**  
(Managing Director)  
DIN 00097939

**Varun Gupta**  
(Whole-time Director)  
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**Hemant Kaul**  
(Independent Director)  
DIN 00551588

**Mahendra Jain**

Partner

Membership No: 413904

**Nitin Sharma**  
(Company Secretary)

**Vikash Dugar**  
(CFO)

Place: New Delhi

Date: 16th June, 2020

# Notes to the Accounts

## 3.1 PROPERTY, PLANT & EQUIPMENT

₹ in Lakhs

Particulars	GROSS BLOCK		DEPRECIATION		NET BLOCK	
	As at 01.04.2019	Additions/ (Deductions) As at 31.03.2020	Up to 31.03.2019	For the year/ (Adjustments) 31.03.2020	As at 31.03.2020	As at 31.03.2019
LAND - FREEHOLD	206	-	-	-	206	206
BUILDING	2,414	-	129	42	2,243	2,286
PLANT & MACHINERY	3,778	50 (200)	1,573	344 (95)	1,806	2,204
FURNITURE & FIXTURES	789	31 (17)	243	58 (7)	510	546
VEHICLES	324	20 (37)	97	44 (27)	191	226
ELECTRICAL INSTALLATIONS	215	1 (25)	79	18 (11)	104	136
EQUIPMENTS AND FACILITIES	396	36 (0)	170	59 (0)	203	226
COMPUTERS- HARDWARE	237	66 (2)	187	26 (2)	89	50
<b>TOTAL</b>	<b>8,358</b>	<b>204</b> <b>(281)</b>	<b>2,479</b>	<b>591</b> <b>(142)</b>	<b>5,354</b>	<b>-</b>
<b>Previous Year Figures</b>	<b>7,260</b>	<b>1,555</b> <b>(159)</b>	<b>1,978</b>	<b>729</b> <b>(129)</b>	<b>-</b>	<b>5,880</b>

# Notes to the Accounts

## 3.2 INVESTMENT PROPERTY

Particulars	GROSS BLOCK		DEPRECIATION		NET BLOCK	
	As at 01.04.2019	Addition/ (Deduction) As at 31.03.2020	Up to 31.03.2019	For the year/ (Adjustments) Up to 31.03.2020	As at 31.03.2020	As at 31.03.2019
COMMERCIAL / RETAIL						
- Land	12	12	-	-	12	12
- Building	1,212	1,212	74	20	1,118	1,138
- Building in Progress	2,288	2,288	-	-	2,288	2,288
EDUCATIONAL						
- Land	668	668	-	-	668	668
- Building	1,121	1,121	17	17	1,087	1,104
RESIDENTIAL						
- Land	65	65	-	-	65	65
- Building	117	175*	7	2	283	110
- Building in progress	528	75	-	-	603	528
<b>TOTAL</b>	<b>6,011</b>	<b>6,261</b>	<b>98</b>	<b>40</b>	<b>6,123</b>	<b>-</b>
<b>Previous Year Figures</b>	<b>6,687</b>	<b>6,011</b>	<b>61</b>	<b>39</b>	<b>98</b>	<b>5,912</b>
		<b>(1,240)</b>		<b>(2)</b>		

\*Includes transfer from Property, Plant and Equipment ₹ 27.40 Lakhs/-

# Notes to the Accounts

(i) Information regarding income and expenditure of Investment properties

Particulars	2019-20	2018-19
Rental income derived from investment properties	183	213
Less: Direct operating expenses (including repairs and maintenance) that generated rental income	(12)	(11)
Less: Direct operating expenses (including repairs and maintenance) that did not generate rental income	(49)	(43)
Profit arising from investment properties before depreciation	122	159
Less - Depreciation	40	39
Profit arising from investment properties	<b>83</b>	<b>120</b>

(ii) The management has determined that the investment properties consist of three classes of assets - commercial, educational and residential - based on the nature, characteristics and risks of each property.

(iii) Fair Values of investment properties

Particulars	2019-20	2018-19
Commercial/Retail	6,120	6,630
Educational	2,063	2,129
Residential	1,239	925
<b>Total</b>	<b>9,423</b>	<b>9,684</b>

# Notes to the Accounts

## 3.2 INVESTMENT PROPERTY (Contd..)

### (iv) Estimation of Fair Value

The company obtains independent valuations for its properties annually. These valuations are based on valuations performed by a registered accredited independent valuer. The best evidence of fair value is current prices in an active market for similar properties. Where such information is not available, the company considers information from a variety of sources including:

- current prices in an active market for properties of different nature or recent prices of similar properties in less active markets, adjusted to reflect those differences
- discounted cash flow projections based on reliable estimates of future cash flows
- capitalised income projections based upon a property's estimated net market income, and a capitalisation rate derived from an evidence of market evidence

The main inputs used are the rental growth rates, expected vacancy rates, terminal yields and discount rates based on comparable transactions and industry data.

The Management is of the view that the fair value of investment properties under construction cannot be reliably measured and hence carrying cost pertaining to investment properties under progress have been taken as fair value.

### (v) The Company has no restrictions on the realisability of its investment properties.

### (vi) Reconciliation of fair value:

Particulars	₹ in Lakhs			
	Commercial/ Retail	Educational	Residential	Total
<b>Opening value as at 1 April 2019</b>	6,630	2,129	925	9,684
Fair value difference	(510)	(66)	64	(512)
Addition/transfer of investment property	-	-	251	251
<b>Closing value as at 31 March 2020</b>	<b>6,120</b>	<b>2,063</b>	<b>1,239</b>	<b>9,423</b>

### (vii) The company has no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements except to construct the educational building.

# Notes to the Accounts

## 3.3 INTANGIBLE ASSETS

Particulars	GROSS BLOCK		AMORTIZATION		NETBLOCK	
	As at 01.04.2019	Additions/ (Deductions) As at 31.03.2020	Up to 31.03.2019	For the year/ (Adjustments) Up to 31.03.2020	As at 31.03.2020	As at 31.03.2019
TRADEMARK AND LOGO	87	-	41	10	36	46
SOFTWARE	121	3	85	18	21	36
<b>TOTAL</b>	<b>209</b>	<b>3</b>	<b>127</b>	<b>28</b>	<b>57</b>	<b>-</b>
Previous Year Figures	<b>199</b>	<b>9</b>	<b>91</b>	<b>36</b>	<b>-</b>	<b>82</b>

## 3.4 INTANGIBLE ASSETS UNDER DEVELOPMENT

Particulars	GROSS BLOCK		AMORTIZATION		NETBLOCK	
	As at 01.04.2019	Additions/ (Deductions) As at 31.03.2020	Up to 31.03.2019	For the year/ (Adjustments) Up to 31.03.2020	As at 31.03.2020	As at 31.03.2019
SOFTWARE	-	33	-	-	33	-
	-	<b>33</b>	-	-	<b>33</b>	-

## 3.5 LEASED ASSETS

Particulars	GROSS BLOCK		AMORTIZATION		NETBLOCK	
	As at 01.04.2019	Additions/ (Deductions) As at 31.03.2020	Up to 31.03.2019	For the year/ (Adjustments) Up to 31.03.2020	As at 31.03.2020	As at 31.03.2019
LEASEHOLD LAND#	102	-	-	-	102	102
RIGHT TO USE - BUILDING	-	1,404 *	-	214	1,190	-
LEASED BUILDING IMPROVEMENTS	196	-	100	33	60	96
		(54)		(50)		
<b>TOTAL</b>	<b>298</b>	<b>1,404</b>	<b>100</b>	<b>247</b>	<b>1,352</b>	<b>198</b>
		(54)		(50)		

# Leasehold Land represents Land allotted on leasehold basis by Government of Rajasthan for 99 years.

\*on adoption of IND AS - 116

# Notes to the Accounts

## 3.6 FINANCIAL ASSETS - NON CURRENT

### 3.6.1 INVESTMENT IN SUBSIDIARIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Investment in Equity Instruments (fully paid-up) (unquoted):</b>		
50,000 equity shares of Latest Developers Advisory Ltd. (F.V. ₹ 10)	5	5
50,000 equity shares of Topwell Projects Consultants Ltd. (F.V. ₹ 10)	5	5
50,000 equity shares of Kairav Developers Ltd. (F.V. ₹ 10)	5	-
<b>Investment in Limited Liability Partnerships (unquoted):</b>		
Ashiana Maintenance Services LLP	167	276
	<b>182</b>	<b>286</b>

### 3.6.2 INVESTMENTS - OTHERS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Investment in Equity Instruments (fully paid-up):</b>		
<b>i. Quoted</b>		
3750 equity shares of Elite Leasings Ltd. (F.V. ₹ 10)	1	1
<b>ii. Unquoted</b>		
20,000 equity shares of Adityapur Toll Bridge Company Ltd. (F.V. ₹ 10)	2	2
	<b>3</b>	<b>3</b>
<b>Investment in Government Securities</b>		
In National Savings Certificate	1	1
	<b>1</b>	<b>1</b>
	<b>4</b>	<b>4</b>
Aggregate amount of quoted investments and market value thereof	1	1
Aggregate amount of unquoted investments	3	2

### 3.6.3 DEPOSITS WITH BANKS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
In Fixed Deposits*	3,216	2,718
	<b>3,216</b>	<b>2,718</b>
* Includes Lien- Marked Deposits	3,022	2,351

### 3.6.4 OTHER FINANCIAL ASSETS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<i>Considered Good - Unsecured</i>		
Business Promotion Deposit	426	300
	<b>426</b>	<b>300</b>

## 3.7 DEFERRED TAX ASSETS (NET)

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Deferred Tax Asset / (Liability) relating to:</b>		
- Property, Plant and Equipment and Intangible Assets	(230)	(402)
- Investment Property	253	193
- Financial Assets measured at fair value	(35)	(172)
- Employee Benefits	115	138
- Fiscal Allowance of Unabsorbed Losses	834	-
- Others	28	(1)
	<b>965</b>	<b>(244)</b>

# Notes to the Accounts

## 4.1 INVENTORIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
(As taken, valued and certified by the management)		
Work-in-progress :		
- Land/Development Rights	6,145	5,910
- Project development	12,641	12,720
- Construction material	1,129	769
Completed units	17,792	14,175
Future projects :		
- Land/Development Rights	15,606	18,409
- Project Development	8,643	10,483
Hotel & Club Consumables	6	6
	<b>61,961</b>	<b>62,472</b>

## 4.2 FINANCIAL ASSETS - CURRENT

### 4.2.1 INVESTMENT IN SUBSIDIARIES / JOINT VENTURES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Investment in Capital of Partnership Firms (Unquoted)</b>		
<b>i. Subsidiaries</b>		
Ashiana Amar Developers	5	5
<b>ii. Joint Ventures</b>		
Ashiana Manglam Developers *	-	166
Ashiana Greenwood Developers	89	88
Megha Colonizers	461	443
Ashiana Manglam Builders	606	677
Ashiana Manglam Builders - Extention Land Division	300	404
Vista Housing	2,238	2,289
	<b>3,699</b>	<b>4,071</b>

\* Retired w.e.f 31.03.2020

The particulars of partnership firms on the basis of audited Balance Sheet as at 31.03.2020, are given below :-

#### a) Ashiana Amar Developers

Name of Partners	₹ in Lakhs	
	Share	Capital (₹)
Ashiana Housing Ltd.	95.00%	5
Ashiana Maintenance Services LLP	5.00%	5

#### b) Ashiana Greenwood Developers

Name of Partners	₹ in Lakhs	
	Share	Capital (₹)
Shubhlabh Buildhome Private Ltd	50.00%	71
Ashiana Housing Ltd.	50.00%	89

#### c) Megha Colonizers

Name of Partners	₹ in Lakhs	
	Share	Capital (₹)
N.K. Gupta	7.50%	69
Vinod Goyal	7.75%	71
Ram Babu Agarwal	3.75%	35
Ajay Gupta	7.50%	69
Ritesh Agarwal	16.50%	152
Manglam Build Developers Ltd.	3.00%	28
Rajendra Agarwal	4.00%	37
Ashiana Housing Ltd.	50.00%	461

# Notes to the Accounts

## 4.2 FINANCIAL ASSETS - CURRENT (Contd..)

### 4.2.1 INVESTMENT IN SUBSIDIARIES / JOINT VENTURES (Contd..)

#### d) Ashiana Manglam Builders

Name of Partners	Share			Balance	₹ in Lakhs Capital (₹)
	25% of pre tax yearly profit upto cumulative aggregate of ₹ 1325 Lakhs (Since fully accrued)	40% of pre tax yearly profit upto cumulative aggregate of ₹ 2005.40 Lakhs (Since fully accrued and withdrawn)			
Ashiana Housing Ltd.	100.00%	-	-	50.00%	606
Ram Babu Agarwal	-	50.00%	-	25.00%	275
Manglam Build Developers Ltd.	-	50.00%	-	25.00%	274

#### e) Ashiana Manglam Builders - Extention Land Division

Name of Partners	Share			Balance	₹ in Lakhs Capital (₹)
	14% of pre tax yearly profit upto cumulative aggregate of ₹ 220 Lakhs	30% of pre tax yearly profit upto cumulative aggregate of ₹ 490 Lakhs			
Ashiana Housing Ltd.	100%	-	-	50.00%	300
Ram Babu Agarwal	-	-	-	25.00%	225
Manglam Build Developers Ltd.	-	100%	-	25.00%	(175)

#### f) Vista Housing

Name of Partners	Share				Balance	₹ in Lakhs Capital (₹)
	15% of pre tax yearly profit upto cumulative aggregate of ₹ 1500 Lakhs	30% of pre tax yearly profit upto cumulative aggregate of ₹ 4100 Lakhs				
		First ₹ 866 Lakhs	Balance			
Ashiana Housing Ltd.	100.00%	-	-	-	50.00%	2,238
Manglam Build Developers Ltd.	-	100.00%	75.05%	-	37.50%	45
Ram Babu Agarwal	-	-	24.95%	-	12.50%	113

### 4.2.2 INVESTMENTS - OTHERS

Particulars	Face Value per unit	No. of Units	AS AT		₹ in Lakhs	
			31.03.2020	No. of Units	31.03.2019	AS AT
<b>In Mutual Funds (Unquoted)</b>						
ICICI Prudential Corporate Bond Fund - Growth	10	19,16,065.387	399	19,16,065.387		366
ICICI Prudential Corporate Bond Fund - Direct plan - Growth	10	34,60,410.245	744	34,60,410.245		681
Axis Stratagic Bond Fund - Growth	10	-	-	20,69,206.075		376
Axis Stratagic Bond Fund - Direct Growth	10	-	-	36,68,544.209		702
ICICI Prudential Liquid Fund - Direct plan - Growth	100	-	-	10,47,217.263		2,895
Aditya Birla Sun Life Liquid Fund - Growth Direct	100	-	-	33,465.623		101
Franklin India Income Opportunities Fund- Growth	10	-	-	62,02,211.246		1,384
			<b>1,143</b>			<b>6,505</b>
Aggregate amount of unquoted investments and repurchase value thereof			1,143			6,505

# Notes to the Accounts

## 4.2 FINANCIAL ASSETS - CURRENT (Contd..)

### 4.2.3 TRADE RECEIVABLES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<i>Considered Good - Unsecured</i>		
Due for more than six months*	700	675
Other Debts*	1,066	395
	<b>1,765</b>	<b>1,070</b>
Credit Impaired		
Due for more than six months	9	14
Less: Provision for doubtful debts	6	11
	<b>3</b>	<b>3</b>
	<b>1,768</b>	<b>1,073</b>
*Includes receivable from a subsidiary LLP in which some directors are partner	39	25

### 4.2.4 CASH AND CASH EQUIVALENTS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Balances with Scheduled Banks:		
In Current Account*	4,433	1,904
In Fixed Deposit Account	264	529
Cheques/DD in hand	50	-
Cash-in-hand	39	6
	<b>4,787</b>	<b>2,439</b>
* includes against secured borrowings	0	14

### 4.2.5 OTHER BANK BALANCES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Balances with Scheduled Banks:		
- In RERA Current Account	466	295
- In RERA Fixed Deposit Account	1,233	202
- In Unclaimed Dividend Account	128	146
- In Fixed Deposit Account - Lien Marked	-	445
	<b>1,827</b>	<b>1,088</b>

### 4.2.6 OTHER FINANCIAL ASSETS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<i>Considered Good - Unsecured</i>		
Refundable Advance/Deposit against development rights	-	300
Advances recoverable in cash	365	233
Deposits	391	306
Statutory Charges Recoverable	4,723	4,738
	<b>5,480</b>	<b>5,577</b>

## 4.3 CURRENT TAX ASSETS (NET)

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Taxation Advances and Refundable (Net of Provisions)	(1,917)	(2,027)
Add: Set off of MAT Credit Entitlement	2,246	2,210
	329	<b>183</b>
MAT Credit Entitlement	-	433
	<b>329</b>	<b>616</b>

# Notes to the Accounts

## 4.4 OTHER CURRENT ASSETS

### 4.4.1 TRADE ADVANCE AND DEPOSITS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<i>Considered Good - Unsecured</i>		
Advance/Deposit against land/development rights:		
Projects Launched	3,813	2,237
Future Projects	2,134	3,580
Advances recoverable in cash or in kind or for value to be received	1,548	1,515
	<b>7,494</b>	<b>7,333</b>

### 4.4.2 EWS/LIG UNITS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Land	441	463
Work in Progress	16	322
Completed units	1,452	1,885
Advance to parties	206	248
	<b>2,114</b>	<b>2,919</b>
Less: Advance from allottees	155	454
Provision for unrealized cost	-	260
	<b>1,959</b>	<b>2,204</b>

### 4.4.3 OTHERS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Unaccrued Selling Expenses	3,352	4,768
	<b>3,352</b>	<b>4,768</b>

## 5.1 EQUITY SHARE CAPITAL

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Authorised :</b>		
175000000 Equity shares of ₹ 2/- each	<b>3,500</b>	<b>3,500</b>
<b>Issued, Subscribed and Paid up :</b>		
102352099 Equity shares of ₹ 2/- each fully paid up	2,047	2,047
	<b>2,047</b>	<b>2,047</b>

### (i) Details of shareholders holding more than 5% of the Equity Shares in the company:

Name of Shareholder	₹ in Lakhs			
	As at 31.03.2020		As at 31.03.2019	
	Nos.	% holding	Nos.	% holding
Vishal Gupta	1,40,34,340	13.71	1,40,34,340	13.71
Ankur Gupta	2,02,44,825	19.78	2,02,44,825	19.78
Varun Gupta	2,02,44,825	19.78	2,02,44,825	19.78
Rachna Gupta	62,10,485	6.07	62,10,485	6.07

### (ii) Term /Rights attached to Equity Shares

The company has only one class of Equity Share having a par value of ₹ 2 per share. Each holder of Equity Shares 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.

During the year ended 31 March 2020, the amount of per share dividend recognized as distributions to equity shareholders was ₹ 0.25 (31st March 2019: ₹ 0.25)

# Notes to the Accounts

## 5.1 EQUITY SHARE CAPITAL (Contd..)

### (ii) Term /Rights attached to Equity Shares (Contd..)

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.

(iii) The Board of Directors, in its meeting on 16th June, 2020, have proposed a dividend of ₹ 0.30/- per equity share for the financial year ended 31st March, 2020. The proposal is subject to the approval of shareholders at the Annual General Meeting to be held and if approved would result in a cash outflow of approximately ₹ 307 Lakhs .

## 5.2 OTHER EQUITY

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>a) Securities Premium</b>		
As per last Account	19,958	19,958
<b>b) Debenture Redemption Reserve</b>		
As per last Account	1,112	750
Add: Amount transferred from surplus in Statement of Profit & Loss	-	562
Less: Amount transferred to surplus in Statement of Profit & Loss	(1,112)	(200)
	<b>-</b>	<b>1,112</b>
<b>c) Retained Earnings</b>		
<b>General Reserve</b>		
As per last Account	51,500	49,000
Add: Amount transferred from surplus in Statement of Profit & Loss	-	2,500
Less: Amount transferred to surplus in Statement of Profit & Loss	(1,500)	-
	<b>50,000</b>	<b>51,500</b>
<b>Surplus in the Statement of Profit &amp; Loss</b>		
As per last Account	3,419	3,415
Profit/[Loss] for the year	(2,819)	1,767
Remeasurement of net defined benefit liabilities	(35)	20
Dividends	(256)	(256)
Tax on Dividend	(53)	(53)
Transfer from/(to) General Reserve	1,500	(2,500)
Transfer from Debenture Redemption Reserve	1,112	200
Transfer to Debenture Redemption Reserve	-	(562)
Transfer from Equity Investment Reserve	448	1,387
	<b>3,316</b>	<b>3,419</b>
<b>Total Retained Earnings</b>	<b>53,316</b>	<b>54,919</b>
<b>d) Equity Investment Reserve</b>		
As per last Account	480	1,476
Changes in fair value of equity instruments	72	391
Less: Transfer to Retained Earnings upon realisation	(448)	(1,387)
	<b>105</b>	<b>480</b>
<b>TOTAL</b>	<b>73,378</b>	<b>76,469</b>

### Nature of Reserves

#### a) Securities Premium

Securities Premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

#### b) Debenture Redemption Reserve

In terms of Companies (Share Capital and Debenture) Rules amended by Ministry Corporate Affairs vide Notification dated 16<sup>th</sup> August, 2019 the company is now exempted from creating Debenture Redemption Reserve, being a listed company.

#### c) General Reserve

The General reserve is used from time to time for transfer of profits from Surplus in statement of Profit and Loss for appropriation purposes.

#### d) Equity Investment Reserve

This reserve represents the cumulative gains and losses arising on the revaluation of equity instruments measured at fair value through other comprehensive income, net off amounts reclassified to retained earnings when those assets have been disposed off.

# Notes to the Accounts

## 6.1 FINANCIAL LIABILITIES - NON CURRENT

### 6.1.1 BORROWINGS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Secured</b>		
<b>a Debentures</b>		
(i) 1000 10.15% Secured Redeemable Non-Convertible Debentures of ₹ 6,52,000 each Terms of Redemption : Redeemable at par in annual tranches within 26.04.2023	6,497	9,323
(ii) 700 11.45% Secured Redeemable Non-Convertible Debentures 2020 of ₹ 1,00,000 each fully paid up Terms of Redemption : Redeemable at par on 30.07.2020	696	687
(iii) 1000 11.45% Secured Redeemable Non-Convertible Debentures 2020 of ₹ 1,00,000 each fully paid up Terms of Redemption : Redeemable at par on 13.07.2020	995	981
(iv) 500 11% Secured Redeemable Non-Convertible Debentures 2019 of ₹ 1,00,000 each fully paid up" The debentures vide s.no (i) is secured by way of (a) charge on the completed unsold units of company's project Ashiana Town, Bhiwadi and its cashflows and (b) charge on Company's cashflows of its project Ashiana Anmol, Gurgaon The debentures vide s.no (ii) to (iv) are secured by first pari passu charge by way of mortgage on the Company's projects - Ashiana Umang at Jaipur and Ashiana Aangan at Neemrana including Land and Unsold Inventory and charge on all receivable of such projects.	-	498
<b>b Term Loan</b> From a Bank Project Loan - From AXIS Bank Limited Secured by way of exclusive mortgage on project land at Lavasa, Pune (Maharashtra) alongwith construction thereon and exclusive charge by way of hypothecation over all the tangible moveable assets of the project - Ashiana Utsav, Lavasa and exclusive charge on the receivables, escrow accounts, DSRA account of the project Ashiana Utsav at Lavasa. Terms of Repayment : In quarterly installments of ₹ 2 Crores each commencing from 28-02-2019	200	1,000
<b>c Overdraft Facilities</b> From State Bank of India: Secured by way of equitable mortgage on "TreeHouse" Hotel and retail mall at Village Centre, Bhiwadi. Terms of Repayment : Limit of ₹ 50 Crores (includes limit of ₹ 10 Crores subject to creation of additional security), which limit shall exhaust in 7 annual stipulated installments over a period of 96 months, including initial moratorium of 18 months from December 2015.	2,001	1,502
<b>d Vehicle Loan</b> i) From Banks ii) From Others Secured against hypothecation of vehicles financed by them. Terms of Repayment: ₹ 98 Lacs/- Under 37 EMI Scheme ₹ 19 Lacs/- Under 36 EMI Scheme	114 3	144 13
<b>Unsecured</b>		
<b>a Debentures</b> 1874 8% Unsecured Non-Convertible Debentures of ₹ 100,000/- each fully paid-up The debentures carry a coupon rate of 8% per annum with a reset option and are redeemable at par and/or premium within 20 years from the date of allotment (i.e. 28-09- 2018) out of the distributable surplus of the company's project "Ashiana Daksh" at Jaipur	1,847	1,841
	<b>12,353</b>	<b>15,989</b>
Less : Current Maturity (Refer Note No. 7.1.3)	1,976	1,715
	<b>10,377</b>	<b>14,274</b>

# Notes to the Accounts

## 6.1 FINANCIAL LIABILITIES - NON CURRENT (Contd..)

### 6.1.2 OTHER FINANCIAL LIABILITIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Security Deposit	201	201
Lease Liabilities	987	-
	<b>1,188</b>	<b>201</b>

### 6.2 NON-CURRENT PROVISIONS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Provision for Employee Benefits:		
- Gratuity	322	296
- Leave Pay	3	5
	<b>325</b>	<b>301</b>

## 7.1 FINANCIAL LIABILITIES - CURRENT

### 7.1.1 BORROWINGS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Overdraft Facilities - secured</b>		
i. From HDFC Bank:	17	-
Secured by way of lien on certain fixed deposits		
Terms of Repayment : Repayable on demand		
ii. From State Bank of India:	2	24
Secured by way of lien on certain fixed deposits		
Terms of Repayment : Repayable on demand		
	<b>19</b>	<b>24</b>

### 7.1.2 TRADE PAYABLES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Dues of micro and small enterprises	126	164
Dues of creditors other than micro and small enterprises	1,880	973
	<b>2,006</b>	<b>1,137</b>

Disclosures pursuant to Schedule III of Companies Act, 2013 in relation to trade payables falling under the category of Micro and Small enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 are as follows:

Particulars	₹ in Lakhs	
	2019-20	2018-19
(a) Principal amount due to such suppliers	126	164
(b) Interest accrued and due to such suppliers on above (a) amount	-	-
(c) Amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day	-	-
(d) Amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	0	0
(e) Interest accrued and remaining unpaid at the end of the accounting year	-	-
(f) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the company.

# Notes to the Accounts

## 7.1 FINANCIAL LIABILITIES - CURRENT (Contd..)

### 7.1.3 OTHER FINANCIAL LIABILITIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Current maturities of long-term borrowings	1,976	1,715
Interest accrued but not due on borrowings	281	291
Unclaimed Dividends	128	146
Security deposits	350	372
Lease Liabilities	290	-
Other liabilities	1,368	820
	<b>4,393</b>	<b>3,344</b>

## 7.2 OTHER CURRENT LIABILITIES

### 7.2.1 ADVANCE FROM CUSTOMERS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Customer Advances	17,200	15,201
	<b>17,200</b>	<b>15,201</b>

### 7.2.2 OTHER CURRENT LIABILITIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Statutory Dues	444	189
	<b>444</b>	<b>189</b>

## 7.3 CURRENT PROVISIONS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Provision for Employee Benefits:		
- Gratuity	133	93
- Leave Pay	0	0
	<b>134</b>	<b>93</b>

## 8.1 REVENUE FROM OPERATIONS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Real Estate:</b>		
Completed Units	24,915	28,138
<b>Hotel &amp; club:</b>		
Rooms, Restaurant, Banquets and other services	892	962
	<b>25,808</b>	<b>29,100</b>

## 8.2 INCOME FROM PARTNERSHIP

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Share of Profit/(Loss) from:		
Partnership Firms	531	775
Limited Liability Partnerships	(109)	307
	<b>422</b>	<b>1,082</b>

# Notes to the Accounts

## 8.3 OTHER INCOME

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Interest	301	255
Income from Investments:		
Rent	183	226
Interest on Bonds/Debentures	-	44
Dividend from others	-	1
Profit on sale of investments	186	71
Profit/(Loss) on sale of Fixed Assets (Net)	(3)	10
Miscellaneous Income	374	382
Liabilities Written Back	102	59
	<b>1,143</b>	<b>1,048</b>

## 9.1 PURCHASES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Land / Development Rights	4,055	5,781
Flat	29	-
	<b>4,085</b>	<b>5,781</b>

## 9.2 PROJECT EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Consumption of construction materials (Indigenous)	6,574	5,003
Wages	288	321
PRW Charges	1,530	1,371
Other Direct Construction Expenses	1,770	1,658
Power & Fuel	188	189
Architects' Fee & Consultancy Charges	328	205
Employee Benefit Expenses	852	768
Rent and Hire Charges	22	17
Insurance	23	11
Repair & Maintenance		
To Machineries	30	1
To Others	78	27
Professional & Consultancy charges	85	43
Financial Cost	347	178
Statutory Levies and Taxes	225	132
GST Credit Reversals	341	349
Approvals	534	337
Unrealized cost from EWS/LIG	290	32
Miscellaneous Project Expenses	645	598
	<b>14,148*</b>	<b>11,242</b>
*Includes project - post completion expenses	119	116

# Notes to the Accounts

## 9.3 CHANGES IN INVENTORIES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
<b>Opening Stock :</b>		
Work-in-progress :		
- Land/Development Rights	5,910	4,826
- Project development	12,720	11,508
Completed units	14,175	25,324
Future projects :		
- Land/Development Rights	18,409	14,880
- Project development	10,483	6,373
	<b>61,697</b>	<b>62,911</b>
Less: Transfer to EWS/LIG units	142	-
	<b>61,555</b>	<b>62,911</b>
<b>Less: Closing Stock:</b>		
Work-in-progress :		
- Land/Development Rights	6,145	5,910
- Project development	12,641	12,720
Completed units	17,792	14,175
Future projects :		
- Land/Development Rights	15,606	18,409
- Project development	8,643	10,483
	<b>60,826</b>	<b>61,697</b>
	<b>728</b>	<b>1,214</b>

## 9.4 HOTEL & CLUB EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Consumables (indigenous)	240	257
Personnel	122	121
Management Fee	36	35
Power & fuel	143	153
Other running expenses	206	210
	<b>748</b>	<b>776</b>

## 9.5 EMPLOYEE BENEFITS EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Salary and allowances	1,997	1,956
Directors' Remuneration	215	452
Contribution to Provident & Other Funds	58	63
Staff welfare expenses	208	215
	<b>2,478</b>	<b>2,686</b>

The disclosures required under Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015 are given below, based on the Actuarial Report certified by a Practicing Actuary.

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
<b>Defined Contribution Plan</b>		
Contribution to Defined Contribution Plan, charged off for the year are as under:		
Employer's Contribution to Provident & Pension Fund	92.41	91.24

# Notes to the Accounts

## 9.5 EMPLOYEE BENEFITS EXPENSES (Contd..)

### Defined Benefit Plan

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

₹ in Lakhs

Particulars	Leave Pay (Unfunded)		Gratuity (funded)	
	2019-20	2018 - 2019	2019-20	2018 - 2019
a. Movement in present value of defined benefit obligations				
Present value of obligation at the beginning of the year	5.58	10.76	570.29	531.81
Service Cost	0.78	1.35	72.14	66.93
Interest Cost	0.45	0.66	43.57	40.62
Remeasurements - Actuarial (gains)/losses	(1.71)	(5.27)	49.47	(30.56)
Benefits paid	(2.72)	(1.92)	(60.67)	(38.52)
Present value of obligation at the end of the year	2.37	5.58	674.80	570.29
b. Movement in Fair value of Plan Asset				
Fair Value of Plan Asset Beginning of the year	-	-	182.08	67.27
Interest Income	-	-	14.16	5.18
Actual contribution	-	-	81.48	148.43
Actuarial Gain/Losses	-	-	1.98	(0.28)
Benefits paid	-	-	(60.67)	(38.52)
Fair Value of Plan Asset End of the year	-	-	219.03	182.08
c. Reconciliation of fair value of assets and obligations				
Present value of obligation at the end of the year	2.37	5.58	674.80	570.29
Fair Value of Plan assets as at the end of the year	-	-	219.04	182.08
Net liability recognised in Balance Sheet	2.37	5.58	455.76	388.21
d. Amount recognised in the Statement of Profit and Loss under				
Employee Benefit Expenses				
Service Cost	0.78	1.35	72.14	66.93
Interest Cost	0.45	0.66	43.57	40.62
Expected return on plan assets	-	-	(14.17)	(5.17)
Net expenses recognised in the statement of Profit and Loss	1.23	2.01	101.55	102.38
e. Amount recognised in the other comprehensive income				
Return on plan assets	-	-	(1.99)	0.27
Actuarial (gains)/losses arising form change in demographic assumptions	-	(0.01)	-	(0.88)
Actuarial (gains)/losses arising form change in financial assumptions	0.31	(0.28)	54.73	(3.87)
Actuarial (gains)/losses arising form experience adjustments	(2.02)	(4.99)	(5.26)	(25.81)
Net expenses recognised in the other comprehensive income	(1.71)	(5.27)	47.48	(30.29)
f. The weighted-average assumptions used to determine net periodic benefit cost are set out below:				
Mortality Table (L.I.C.)	2012-14	2006-08	2012-14	2012-14
Interest rate for discounting	6.76%	7.78%	6.76%	7.78%
Rate of escalation in salary (per annum)	5.00%	5.00%	5.00%	5.00%
Weighted average duration of defined benefit obligation	3 Years	3 Years	15 Years	15 Years

₹ in Lakhs

Particulars	Leave Pay (Unfunded)		Gratuity (funded)	
	2019-20	2018 - 2019	2019-20	2018 - 2019
<b>Sensitivity Analysis</b>				
Defined Benefit Obligation Discount Rate + 100 basis points	(0.29)	(0.43)	(53.78)	(40.78)
Defined Benefit Obligation Discount Rate - 100 basis points	0.30	0.49	54.35	47.63
Defined Benefit Obligation Salary Escalation Rate + 100 basis points	0.36	0.56	55.14	39.30
Defined Benefit Obligation Salary Escalation Rate - 100 basis points	(0.31)	(0.48)	(53.90)	(33.47)

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

# Notes to the Accounts

## 9.5 EMPLOYEE BENEFITS EXPENSES (Contd..)

Expected Cashflows of defined benefit obligation:

Particulars	₹ in Lakhs	
	Gratuity	
<b>With in 1 year</b>	137.84	
1-2 Year	30.42	
2-3 Year	20.33	
3-4 Year	58.03	
4-5 Year	21.84	
above 5 years	1,157.00	
	<b>1,425.46</b>	

## 9.6 FINANCE COSTS

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Interest :		
- On Debentures	1,381	1,269
- Others	156	358
Finance cost on Lease Liabilities	154	-
Loan Processing & Other Financial Charges	4	41
	<b>1,696</b>	<b>1,668</b>
Less: Ongoing projects related finance cost	347	178
	<b>1,349</b>	<b>1,490</b>

## 9.7 DEPRECIATION & AMORTIZATION EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Relating to :		
- Property, plant & equipment	591	729
- Investment property	40	39
- Goodwill	-	0
- Other intangible assets	28	36
- Leased Assets	247	-
	<b>905</b>	<b>804</b>

## 9.8 OTHER EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Rent	55	155
Rates and Taxes	33	22
Insurance	8	11
Travelling and Conveyance	230	250
Legal and Professional	180	140
Communication Expenses	59	57
Printing & Stationery	55	54
Repairs and Maintenance :		
To Machineries	12	12
To Building	157	160
To Others	247	173
Auditors' Remuneration :		
For Statutory Audit	25	31
For Internal Audit	13	13
For Tax Audit	4	5
For Other Services	2	5
For Reimbursement of Expenses	6	6

# Notes to the Accounts

## 9.8 OTHER EXPENSES (Contd..)

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Corporate Social Responsibility Expenses	99	126
Contribution to Political Parties	100	-
Unsold Inventory Upkeep Charges	81	87
GST on Cross charge and others	58	140
Miscellaneous Expenses	493	475
Items relating to previous year	8	13
Provision for Doubtful Debts (Net)	(5)	(31)
Irrecoverable Balances Written off	18	81
Fixed Assets written off	28	14
	<b>1,968</b>	<b>2,000</b>

### (i) Corporate Social Responsibility Expenditure

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Amount required to be spent as per Section 135 of the Act	111	190
Amount spent during the year		
- Actual Expenditure	99	126
- Qualifying Expenditure	99	126

## 9.9 EXCEPTIONAL ITEM

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Selling expenses	1,739	-
	<b>1,739</b>	

## 10 TAX EXPENSES

Particulars	₹ in Lakhs	
	AS AT 31.03.2020	AS AT 31.03.2019
Current tax		
Income Tax	-	781
MAT Credit Entitlement foregone	397	-
Tax Adjustments	(1)	4
	<b>396</b>	<b>785</b>
Deferred Tax		
Deferred Tax	(1,223)	97
	<b>(827)</b>	<b>882</b>

### (i) The major components of tax expense for the years ended 31 March 2020 and 31 March 2019 are:

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
<b>Current Tax:</b>		
Current tax expenses for current year	-	781
MAT Credit Entitlement foregone	397	-
Current tax expenses pertaining to prior periods	(1)	4
	<b>396</b>	<b>785</b>
Deferred tax obligations	(1,223)	97
<b>Total tax expense reported in the statement of profit or loss</b>	<b>(827)</b>	<b>882</b>

# Notes to the Accounts

## 10 TAX EXPENSES (Contd..)

(ii) The reconciliation of estimated income tax expense at statutory income tax rate to income tax expenses reported in statement of profit and loss is as follows:

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
<b>Profit before income taxes</b>	<b>(3,646)</b>	<b>2,650</b>
At statutory income tax rate	25.17%	34.94%
Expected Income Tax expenses	(918)	926
Tax effects of adjustments to reconcile expected income tax expense to reported income tax expense		
Income exempt from tax	(106)	(379)
Non deductible expenses for tax purposes	93	61
Income under other heads	78	235
Deduction for preliminary expenses u/s 35D of Income Tax Act	(21)	(30)
Tax pertaining to prior periods	(1)	4
Others (Net)	48	65
<b>Total Income Tax expenses</b>	<b>(827)</b>	<b>882</b>

(iii) Significant components of net deferred tax assets and liabilities for the year ended on 31st March, 2020 is as follows:

Particulars	Opening Balance	₹ in Lakhs		Closing Balance
		Recognised/ reversed through Profit and Loss	Recognised/ reversed in other comprehensive income	
<b>Deferred Tax Assets/(Liabilities) in relation to:</b>				
Property, plant and equipment and intangible assets	(402)	172	-	(230)
Investment property	193	59	-	253
Financial assets measured at fair value	(172)	162	(24)	(35)
Employee Benefits	138	(34)	12	115
Fiscal Allowance of unabsorbed losses	-	834	-	834
Others	(1)	30	-	28
<b>Net Deferred Tax Assets/(Liabilities)</b>	<b>(244)</b>	<b>1,222</b>	<b>(12)</b>	<b>965</b>

Particulars	Opening Balance	₹ in Lakhs		Closing Balance
		Recognised/ reversed through Profit and Loss	Recognised/ reversed in other comprehensive income	
<b>Deferred Tax Assets/(Liabilities) in relation to:</b>				
Property, plant and equipment and Intangible Assets	(486)	84	-	(402)
Investment property	281	(88)	-	193
Financial assets measured at fair value	(239)		67	(172)
Employee Benefits	166	(18)	(11)	138
Others	73	(75)	-	(1)
<b>Net Deferred Tax Assets/(Liabilities)</b>	<b>(204)</b>	<b>(97)</b>	<b>56</b>	<b>(244)</b>

## 11 EARNINGS PER SHARE

The earnings per share has been calculated as specified in Ind-AS 33 on "Earnings Per Share" prescribed by Companies (Accounting Standards) Rules, 2015 and related disclosures are as below :

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
<b>For Calculating Basic and Diluted earnings per share</b>		
a) Profits/(Loss) attributable to equity holders of the company (₹ in Lacs)	(2,782)	2,178
b) Weighted average number of equity shares used as the denominator in calculating EPS (Nos.)	10,23,52,099	10,23,52,099
c) Basic and Diluted EPS (a/b)	(2.72)	2.13

# Notes to the Accounts

## 12 COMMITMENTS AND CONTINGENCIES

### a. Real Estate commitments

(i) Company's following projects are being developed under Development Agreement with respective land owners on revenue sharing/ area sharing basis :

- a) Ashiana Sehar , Jamshedpur
- b) Ashiana Aditya, Jamshedpur
- c) Ashiana Amantaran , Jaipur
- d) Ashiana Dwarka, Jodhpur
- e) Ashiana Shubham, Chennai
- f) Ashiana Anmol, Sohna
- g) Ashiana Maitri, Uttarpara (Kolkata)

(ii) In terms of the Real Estate (Regulation and Development) Act 2016 (RERA) the Company is under an obligation to rectify structural defect or defect in workmanship within 30 days if brought to notice of the promoter by allottee within 5 years from the date of handing over possession.

### c. Other Commitments

Estimated amount of contracts remaining to be executed on capital account and not provided for amounts to ₹ 4.05 Lakhs (P.Y. ₹ Nil); against which the company has given advance of ₹ Nil (P.Y. ₹ Nil Lacs).

### d. Gurantees

The contingencies in respect of various guarantees at the end of the reporting period are as follows:

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
Bank Guarantees	517	512
Corporate Guarantee given	Nil	248

### e. Contingent liabilities

Contingent Liability (not provided for) in respect of the following claims/demands:

Particulars	₹ in Lakhs	
	2019-20	2018 - 2019
Cess - Sonari land	8	8
Service Tax	NIL	95
Income Tax	106	54
Provident Fund	236	185
Commercial Tax	58	12
Employee State Insurance Corporation	NIL	4
Completion Certificate Charges	13	13

f. The Company filed a writ petition against Jamshedpur Notified Area Committee's (JNAC) order stopping construction work in company's commercial project Marine Plaza in Sonari, Jamshedpur, which was allowed by the Hon'ble High Court of Jharkhand, by its Order dated 17.12.2014. Consequently, the Company was allowed to carry out construction and marketing of the project and the State Government was directed by the Court to complete their enquiry, if any, in the matter on or before 30.06.2015. The Company has received a communication from Additional Deputy Commissioner, East Singhbhum, Jamshedpur through Tata Steel Ltd. that a Committee of the State Government has completed its enquiry and submitted its report to the State Government. However, any report or order in respect of the outcome of the enquiry has not been received by the company till date. Due to uncertainty and absence of any directions from the Government, the Company has stopped construction work at Marine Plaza Site. The company has again filed a writ petition against the State of Jharkhand and Tata Steel Ltd. in January 2019 for final outcome of the enquiry. A sum of ₹ 2288.22 Lakhs has been incurred by the Company on this project till the close of this year.

g. Pursuant to Order of the Haryana Authority for Advance Ruling, Goods and Service Tax (GST) on External Development Charges and Infrastructure Development Charges estimated at ₹ 60.02 Lakhs is recoverable from the customers of company's project "Ashiana Anmol" at Sohna, Gurgaon against which the company has decided to file an appeal before the relevant Appellate Authority. Pending finality, such GST is being collected from the customers and deposited with the authorities under protest and accordingly presented as liabilities and assets respectively in these accounts.

# Notes to the Accounts

## 12 COMMITMENTS AND CONTINGENCIES (Contd..)

- h. Company's land at Milakpur Gujar, Bhiwadi, District Alwar (Rajasthan) admeasuring 15.02 hectares, appearing in these accounts at book value of ₹ 338.97 Lakhs, is under acquisition, 12.834 hectares for residential purposes and 2.186 hectares for development of road, by the Government of Rajasthan. The Company has filed a Writ Petition before the Hon'ble High Court of Rajasthan against acquisition of land admeasuring 12.834 hectares challenging the entire acquisition proceeding against which the Hon'ble High Court has given stay. A compensation of ₹ 3,712.75 Lakhs has been declared by the Government which and interest thereon ₹ 2,640.74 Lakhs approx as at the close of the year shall be considered in the accounts on finality and receipt.

## 13 SEGMENT INFORMATION

### A. Basis of Segmentation

Based on the factors used to identify the entity's reportable segments, including the basis of organisation for management purposes, the Company has only one reportable segment namely, Development of real estate property. The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

### B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

### C. Information about major customers

None of the customers for the years ended 31st March, 2020 and 31st March, 2019 constituted 10% or more of the total revenue of the Company.

## 14 FINANCIAL INSTRUMENTS

### 14.1 Financial Instruments by category

The carrying value of financial instruments by categories as on 31st March, 2020 were as follows:

Particulars	Note Reference	Fair Value through Profit & Loss	Fair Value through OCI	Amortised Cost	₹ in Lakhs	
					Total carrying value	Total Fair Value
<b>Financial Assets</b>						
Investments						
- Equity Instruments (other than subsidiary, Joint ventures)	3.6.2	-	3	-	3	3
- Mutual Funds	4.2.2	-	1,143	-	1,143	1,143
- Government Securities	3.6.2	-	-	1	1	1
Non Current Deposits with Banks	3.6.3	-	-	3,216	3,216	3,216
Trade Receivables	4.2.3	-	-	1,768	1,768	1,768
Cash & Cash Equivalents	4.2.4	-	-	4,787	4,787	4,787
Other Bank Balances	4.2.5	-	-	1,827	1,827	1,827
Other Deposits	4.2.6	-	-	391	391	391
Other financial assets	4.2.6 & 3.6.4	-	-	5,514	5,514	5,514
<b>Total Financial Assets</b>		<b>-</b>	<b>1,146</b>	<b>17,503</b>	<b>18,650</b>	
<b>Financial Liabilities</b>						
Borrowings	6.1.1 & 7.1.1	-	-	10,396	10,396	10,396
Trade Payables	7.1.2	-	-	2,006	2,006	2,006
Other financial liabilities	6.1.2 & 7.1.3	-	-	5,581	5,581	5,581
<b>Total Financial Liabilities</b>		<b>-</b>	<b>-</b>	<b>17,983</b>	<b>17,983</b>	

# Notes to the Accounts

## 14 FINANCIAL INSTRUMENTS (Contd..)

### 14.1 Financial Instruments by category (contd..)

The carrying value of financial instruments by categories as on 31st March, 2019 were as follows:

Particulars	Note Reference	Fair Value through Profit & Loss	Fair Value through OCI	Amortised Cost	Total carrying value	₹ in Lakhs
						Total Fair Value
<b>Financial Assets</b>						
Investments						
- Equity Instruments (other than subsidiary, Joint ventures)	3.6.2	-	3	-	3	3
- Mutual Funds	4.2.2	-	6,505	-	6,505	6,505
- Government Securities	3.6.2	-	-	1	1	1
Non Current Deposits with Banks	3.6.3	-	-	2,718	2,718	2,718
Trade Receivables	4.2.3	-	-	1,073	1,073	1,073
Cash & Cash Equivalents	4.2.4	-	-	2,439	2,439	2,439
Other Bank Balances	4.2.5	-	-	1,088	1,088	1,088
Other Deposits	4.2.6	-	-	606	606	606
Other financial assets	4.2.6 & 3.6.4	-	-	5,271	5,271	5,271
<b>Total Financial Assets</b>		-	<b>6,508</b>	<b>13,195</b>	<b>19,703</b>	
<b>Financial Liabilities</b>						
Borrowings	6.1.1 & 7.1.1	-	-	14,298	14,298	14,298
Trade Payables	7.1.2	-	-	1,137	1,137	1,137
Other financial liabilities	6.1.2 & 7.1.3	-	-	3,545	3,545	3,545
<b>Total Financial Liabilities</b>		-	-	<b>18,979</b>	<b>18,979</b>	

### Management estimations and assumptions

- The management assessed that cash and cash equivalents, trade receivables, trade payables, bank overdrafts and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.
- The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:
  - The fair values of the quoted bonds and debentures and unquoted mutual funds are based on price quotations/NAV's at the reporting date.
  - The fair values of the unquoted equity shares have been determined based on certifications from valuers who have used Net Asset Value approach for determining the fair values.

### 14.2 Fair value hierarchy

The following table presents the fair value hierarchy of assets and liabilities measured at fair value on a recurring basis :

Particulars	Note Reference	Fair value measurement at end of the reporting period/year using				₹ in Lakhs
		Level 1	Level 2	Level 3	Total	
<b>As on 31st March, 2020</b>						
Financial Assets						
Mutual funds	4.2.2	1,143	-	-	1,143	
Equity Instruments (other than subsidiary, Joint ventures)	3.6.2	-	-	3	3	
<b>As on 31st March, 2019</b>						
Financial Assets						
Mutual funds	4.2.2	6,505	-	-	6,505	
Equity Instruments (other than subsidiary, Joint ventures)	3.6.2	-	-	3	3	

# Notes to the Accounts

## 14 FINANCIAL INSTRUMENTS (Contd..)

### 14.2 Fair value hierarchy (Contd..)

Level 1: Quoted Prices 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 assets or liabilities that are not based on observable market data (unobservable inputs).

The company's policy is to recognize transfers into and the transfers out of fair value hierarchy levels as at the end of the reporting period. There are no transfers between level 1 and level 2 during the end of the reported periods.

### 14.3 Financial Risk Management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Company's activities expose it to various financial risks like credit risk, liquidity risk and market risk (including interest rate risk). The company tries to foresee the unpredictable nature of financial markets and seek to minimise potential adverse impact of these risks on its financial performance. These risks are managed by the company taking several measures like requiring customers to pay advances progressive billing, management of funds by the treasury department, monitoring liquidity of the company through expected cash flow forecasts, etc.

The senior management of the company oversees the management of these risks. It is supported by a risk management committee that advises on financial risks and the appropriate financial risk governance framework for the Company. The risk management committee provides assurance to the Company's senior management 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 Audit Committee has additional oversight in the area of financial risks and controls. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken.

## 15 CAPITAL MANAGEMENT

The company believes that maintaining a sound capital base is imperative to ensure continued confidence of its stakeholders like investors, creditors, etc.

The following are the objectives of Capital management policy of the company:

- (i) Safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- (ii) Maintain an optimal capital structure to reduce the cost of capital

The company manages its capital structure and makes adjustment after considering changes in economic conditions and requirements of the financial covenants.

As a part of capital management strategy, the company may adjust the amount of dividends paid to shareholders, issue new shares, raise debt capital or sell assets to reduce debt. The company monitors capital basis a gearing ratio which is calculated by dividing the total borrowings by total equity. The company's strategy is to maintain a gearing ratio lower than 30%. In order to achieve this overall objective, the company ensures to meet its financial covenants attached to the interest bearing borrowings. There have never been any breaches in financial covenants of any interest bearing borrowings in the past and also in the current period.

# Notes to the Accounts

## 16 REVENUE FROM CONTRACTS WITH CUSTOMERS

The disclosure pursuant to IND AS 115 "Revenue from Contracts with Customers" are given herein below:

### A. Customer Contracts

#### (i) Revenue

Particulars	₹ in Lakhs	
	For the year ended March 31, 2020	For the year ended March 31, 2019
<b>(a) Revenue from contract with customers</b>		
Real Estate	24,915	28,138
Hotel & club	892	962
<b>(b) Income from investment activities/others</b>		
Other income	1,565	2,130
<b>Total</b>	<b>27,373</b>	<b>31,230</b>

#### (ii) Disaggregated revenue information

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Type of goods/services	₹ in Lakhs	
	For the year ended March 31, 2020	For the year ended March 31, 2019
Real Estate	24,915	28,138
Hotel & club	892	962
Other income	1,565	2,130
<b>Total revenue from contracts with customers</b>	<b>27,373</b>	<b>31,230</b>

#### (iii) Contract balances

Particulars	Sub heading	₹ in Lakhs	
		As at 31 March 2020	As at 31 March 2019
Contract Assets	Trade Receivables	1,768	1,073
Contract liabilities	Advance from Customers	17,200	15,201

#### (iv) Performance obligations

Information about the Company's performance obligations for material contracts are as summarised below:

The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to certainty of realisation.

The customer makes the payment of contracted price as per the installment stipulated in Builder Buyer's agreement.

The Company is under an obligation to comply with the following In terms of the Real Estate (Regulation and Development) Act 2016 (RERA)

- Obligation to keep 70% of the amounts realized from real estate project from allottees from time to time, in a separate account in a scheduled bank
- To enable formation of the association or society of allottees
- Liability to rectify structural defect or defect in workmanship within 30 days if brought to notice of the company by allottee within 5 years from the date of handing over possession

## 17 Leases

The disclosure pursuant to INDAS 116 "Leases" are given herein below:

- The Company's lease asset primarily consist of leases for land and buildings for branch offices having the various lease terms. Effective April 1, 2019, the Company adopted Ind AS 116 "Leases" and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method. Consequently, the Company recorded the lease liability at the present value of the remaining lease payments discounted at the incremental borrowing rate as on the date of transition and has measured right of use asset at an amount equal to lease liability adjusted for any related prepaid and accrued lease payments previously recognised.

# Notes to the Accounts

## 17 Leases (Contd.)

(ii) The following is the summary of practical expedients elected on initial application:

- (a) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date
- (b) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application
- (c) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
- (d) Applied the practical expedient by not reassessing whether a contract is, or contains, a lease at the date of initial application. Instead applied the standards only to contracts that were previously identified as leases under Ind AS 17.
- (e) Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

(iii) Following is carrying value of right of use assets recognised on date of transition and the movements thereof during the year ended 31st March, 2020

Particulars	₹ in Lakhs
	Right to use - Building
<b>Balance as at April 1, 2019</b>	
Transition impact on account of adoption of Ind AS 116 "Leases"	1,404
Reclassified from property, plant and equipment on account of adoption of Ind AS 116 "Leases"	-
<b>Total Right of Use on the date of transition</b>	<b>1,404</b>
Additions during the year	-
Deletion during the year	-
Depreciation of Right of use assets	214
<b>Balance as at March 31, 2020</b>	<b>1,190</b>

(iv) The following is the carrying value of lease liability on the date of transition and movement thereof during the year ended March 31, 2020:

Particulars	₹ in Lacs
Transition impact on account of adoption of Ind AS 116 "Leases"	1,404
Additions during the year	-
Finance cost accrued during the year	154
Deletions	-
Payment of lease liabilities	281
<b>Balance as at March 31, 2020</b>	<b>1,277</b>
Current maturities of Lease liability	290
Non-Current Lease Liability	987

(v) The adoption of the new standard has resulted in decrease in profit before tax for the year by ₹ 87.39 Lacs (Increase in Depreciation expense and finance cost by ₹368.55 Lacs respectively with corresponding decrease in rent expense by ₹281.16 Lacs). The effect of this adoption is insignificant on earnings per share.

The adoption of the new standard has resulted in an increase in cash inflows from operating activities and an increase in cash outflows from financing activities on account of lease payments by ₹ 281.16 Lacs each. Total Deferred tax expense and deferred tax liabilities are decreased by ₹18.76 Lacs.

(vi) The maturity analysis of lease liabilities are as follows :-

Particulars	₹ in Lakhs
	31.03.2020
<b>Within one year</b>	<b>161</b>
After one year but not more than five years	898
More than five years	218
	<b>1277</b>

# Notes to the Accounts

## 17 Leases (Cond..)

- (vii) The weighted average incremental borrowing rate applied to lease liabilities as at April 1, 2019 is 11%.
- (viii) Rental expense recorded for short-term leases was ₹ 54.57 Lacs for the year ended March 31, 2020.
- (ix) The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

## 18 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies (Accounting Standards) Rules, 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

### a) Significant influenced entities

Name of Subsidiary	Country	Holding as at (in %)	
		31.03.2020	31.03.2019
Ashiana Maintenance Services LLP	India	99.70	99.70
Latest Developers Advisory Ltd	India	100	100
Topwell Projects Consultants Ltd.	India	100	100
Ashiana Amar Developers	India	100	100
Kairav Developers Limited	India	100	100

### b) List of Joint Venatures

Name of Subsidiary	Country
Vista Housing	India
Ashiana Greenwood Developers	India
Megha Colonizers	India
Ashiana Manglam Developers (Retired w.e.f 31.03.2020)	India
Ashiana Manglam Builders	India
Ashiana Manglam Builders- Extension Land	India

### c) Other related parties

#### (i) Key management personnel and their relatives

Name of Subsidiary	Relationship
Mr. Vishal Gupta	Managing Director
Mr. Ankur Gupta	Jt. Managing Director
Mr. Varun Gupta	Whole-time Director
Mr. Hemant Kaul	Independent Director
Mr. Abhishek Dalmia	Independent Director
Ms. Piyul Mukherjee	Independent Director
Mr. Anand Narayan	Independent Director
Ms. Sonal Mattoo	Independent Director
Mr. Vikash Dugar	Chief Financial Officer
Mr. Nitin Sharma	Company Secretary
Ms. Beila Gupta	Relative of Key management personnel

#### (ii) Others

Name of Subsidiary	Country
OPG Realtors Limited	India
BG Estates Private Limited	India
Karma Hospitality LLP	India

# Notes to the Accounts

## 18 RELATED PARTY TRANSACTIONS (Contd..)

₹ in Lakhs

Particulars	For the year ended March 31, 2020			For the year ended March 31, 2019		
	Significant influence entities	Joint Venture	Other related parties	Significant influence entities	Joint Venture	Other related parties
<b>Income</b>						
Establishment Charges	125.83	-	-	111.60	-	-
Recovery of Branch office Expenses	0.95	495.26	-	0.73	508.57	-
Sale of Assets	-	71.88	-	-	3.84	-
Sale of Materials	-	4.82	-	-	0.57	-
Hotel and club income	4.62	-	-	10.73	-	-
<b>Expenses</b>						
Purchase of Assets	-	136.00	1.93	-	-	63.90
Purchase of Material	-	0.18	124.33	-	0.09	112.36
Maintenance charges	349.08	-	-	356.86	-	-
Remuneration	-	-	258.83	-	-	362.43
Rent	-	3.60	149.18	-	3.60	146.93
Referral Charges	1.05	-	-	14.70	-	-
Management Fee	-	-	27.63	-	-	24.74
Staff Welfare	39.79	-	-	16.22	-	-
Other Expenses	1.65	-	81.69	0.85	-	4.07
<b>Year End Receivable</b>						
Trade Receivable	-	50.76	14.59	-	-	7.40
<b>Year End Payable</b>						
Advance from Customers	-	-	169.50	-	-	119.52
Trade Payables	50.17	-	-	8.13	-	-
Other Liabilities	-	-	35.10	-	-	84.45

The table below describes the compensation to key managerial personnel:

₹ in Lakhs

Particulars	Year Ended 31 March, 2020	Year Ended 31 March, 2019
Short term employee benefits	258.83	362.43
Post employment benefits	-	-
Defined contribution plan	-	-
Defined benefit plan	132.81	106.01
Other long term benefit	-	-
<b>Total</b>	<b>391.64</b>	<b>468.44</b>

## 19 ASSETS SECURED FOR BORROWINGS

The carrying amounts of assets secured for current and non current borrowings is given in the following table:

₹ in Lakhs

Particulars	Notes	31st March, 2020	31st March, 2019
<b>Non Current Assets</b>			
Property, Plant and Equipments	3.1	1,706	1,754
Investment Properties	3.3	817	832
Deposits with Banks	3.5.3	3,022	2,351
<b>Total</b>		<b>5,545</b>	<b>4,937</b>
<b>Current Assets</b>			
Trade Receivables	4.2.3	1,069	376
Cash and Cash Equivalents	4.2.4	0	14
Other bank balances	4.2.5	-	445
Inventories	4.1	26,535	18,216
<b>Total</b>		<b>27,603</b>	<b>19,051</b>

# Notes to the Accounts

- 20** Company's project "Ashiana Navrang" at Halol, Gujarat, being developed under Development Agreement model, has been called off during the year due to excessive slowdown in sales in recent years and lack of future prospects. The company has till date developed approximately 50% of the planned area and as per the settlement with the landowner, balance undeveloped land has been handed back to them. As a result, project development inventory under future projects amounting to ₹ 482 Lakhs and irrecoverable advance to landowner ₹ 18 Lakhs under the settlement, has been charged to Statement of Profit and Loss in these accounts.
- 21** Exceptional Item represents abnormal selling costs which, in the view of the management, are in excess of the standard cost in the present market scenario and does not have enduring benefit to the company in terms of future sales and hence, has been charged off to the Statement of Profit and Loss.
- 22** The company has decided to opt for the lower tax regime of 22% plus surcharge and cess available for corporate entities from current financial year onwards and also get exemption from payment of Minimum Alternate Tax (MAT) under the regime. Accordingly, the unutilized MAT credit entitlement of ₹ 3.97 Crores is being foregone by the company to avail the option and the same has been adjusted in the Statement of Profit and Loss under the head Current Taxes.

## 23 Impact of Covid19

The outbreak of COVID-19 pandemic has adversely impacted our company also like other entities. The company suspended operations in all the ongoing projects in compliance with lockdown instructions issued by the Central and State governments. However, the company resumed operations in a phased manner in line with subsequent guidelines of the government. Construction at all our sites started from 3rd May, 2020.

The management is actively monitoring effects of this pandemic on its operations including construction, supplies and workforce and financial condition including liquidity, inventories, receivables, investments and other assets/liabilities. The company has used the principles of prudence in applying judgements, estimates and assumptions in assessing its liquidity position and carrying value of its assets. We expect Covid-19 to negatively impact bookings and collections in the short term. The stoppage in construction work would also delay deliveries and handing overs in various projects. However, the company has sufficient liquidity and strong cashflow visibility due to good bookings in FY 19-20. We are better positioned than most of the real estate industry with low leverage, good liquidity, and cashflow visibility, and we expect to benefit from reduced competitive intensity in the long term. These times also present opportunities for acquiring lands and to enter into joint development agreements for new projects. The company will continue to monitor developments in future to identify any possible uncertainties and accordingly take actions.

- 24** On the basis of physical verification of assets, as specified in IND AS - 36 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the balance sheet as on 31.03.2020.

## 25 EXPENDITURE IN FOREIGN CURRENCY:

Particulars	₹ in Lakhs	
	2019 - 2020	2018 - 2019
Travelling Expenses	88.49	89.50
Consultant/Professionals Fee (including reimbursement)	66.15	26.81
Conference and Meeting expenses	35.66	23.69

## 26 Previous years figure have been regrouped/rearranged, wherever found necessary.

In terms of our report of even date attached herewith

For **VMSS & ASSOCIATES**

Chartered Accountants

Firm Registration No: 328952E

**Vishal Gupta**  
(Managing Director)  
DIN 00097939

**Varun Gupta**  
(Whole-time Director)  
DIN - 01666653

**Hemant Kaul**  
(Independent Director)  
DIN 00551588

**Mahendra Jain**

Partner

Membership No: 413904

**Nitin Sharma**  
(Company Secretary)

**Vikash Dugar**  
(CFO)

Place: New Delhi

Date: 16th June, 2020