

INDEPENDENT AUDITOR'S REPORT

To the Members of Sentia Properties Limited Report on the Financial Statements

We have audited the accompanying financial statements of **Sentia Properties Limited** (“the Company”), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended and a summary of the significant accounting policies and other explanatory information.

Management’s Responsibility for the Financial Statements

The Company’s Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (“the Act”) with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India.

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

Auditor’s Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. In conducting the Audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder and the Order issued under section 143(11) of the Act.

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

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company’s preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company’s Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the of the Company as at March 31, 2018, and its financial performance, total comprehensive income, the changes in equity and its cash flows for the year ended on that date.

Other Matter

The Company had prepared separate sets of statutory financial statements for the year ended March 31, 2017, and March 31, 2016, in accordance with Accounting Standards prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) on which we issued auditor's reports dated May 24, 2017, and May 04, 2016, respectively to the shareholders of the Company. These financial statements have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS, which have also been audited by us. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in 'Annexure A' a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required under provisions of Section 143(3) of the Act, based on our audit we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
 - e. On the basis of the written representations received from the directors of the Company as on March 31, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2018 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company during the year.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N

Saurabh Gupta
Partner
Membership No.: 517614

New Delhi
30 April 2018

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under ' Report on Other Legal and Regulatory Requirements' section of our report to the members of Sentia Properties Limited of even date)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, we report that:

- i) As the Company has no Fixed Assets during the year. Accordingly, the provisions of clauses 3(i)(a), 3(i)(b) and 3(i)(c) of the Order are not applicable to the Company.
- ii) As the Company has no Inventories during the year. Accordingly, the provisions of clause 3(ii) of the Order are not applicable to the Company.
- iii) The Company has granted unsecured loans to companies covered in the register maintained under Section 189 of the Act, and with respect to the same:
 - a. In our opinion, the terms and conditions of the grant are not prejudicial to the company's interest.
 - b. In our opinion, the schedule of repayment of principal amount and payment of interest has been stipulated and the repayment of principal amount and receipt of interest are regular.
 - c. There is no overdue amount in respect of loans granted to such companies, with regard to principal amount and interests.
- iv) In our opinion, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans, investments, guarantees, and security.
- v) According to the information and explanations given to us, the Company has not accepted any deposits within the meaning of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.
- vi) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.
- vii) In respect of Statutory dues :
 - a. According to the records of the Company, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax, Cess and any other statutory dues have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at March 31, 2018 for a period of more than six months from the date of becoming payable.
 - b. According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, which have not been deposited.

- viii) In our opinion, the Company has not defaulted in repayment of loans or borrowings to any bank during the year. Further, the Company has no loans or borrowings payable to a financial institution or government and no dues payable to debenture-holders during the year.
- ix) As explained to us, no money raised by way of initial public offer or further public offer (including debt instruments) during the year. The Company has not obtained any term loans during the year. Accordingly, the provisions of clause 3(ix) of the Order are not applicable to the Company.
- x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or its employees was noticed or reported during the year.
- xi) In our opinion, the provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company as the Company does not pay/provide for any managerial remuneration. Accordingly, the provisions of clause 3(xi) of the Order are not applicable to the Company.
- xii) The Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii) of the Order are not applicable to the Company.
- xiii) According to the information and explanations given to us, all the transactions with the related parties are in compliance with Sections 177 & 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements as required by applicable accounting standards.
- xiv) According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of Shares or fully or partly convertible debentures during the year. Accordingly, the provisions of clause 3(xiv) of the Order are not applicable to the Company.
- xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year. Accordingly, the provisions of clause 3(xv) of the Order are not applicable to the Company.
- xvi) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N

Saurabh Gupta
Partner
Membership No.: 517614

New Delhi
30 April 2018

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Sentia Properties Limited of even date)

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

We have audited the internal financial controls over financial reporting of **Sentia Properties Limited** ("the Company") as of March 31, 2018 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

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

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

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of

the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

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

For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration No.: 005975N

Saurabh Gupta
Partner
Membership No.: 517614

New Delhi
30 April 2018

SENTIA PROPERTIES LIMITED

Balance Sheet as at		All amount in ₹ thousands, unless otherwise stated		
	Note	31 March 2018	31 March 2017	01 April 2016
I ASSETS				
Non-current assets				
(a) Non-current tax assets (net)	6	1,324.32	260.00	-
		<u>1,324.32</u>	<u>260.00</u>	<u>-</u>
Current assets				
(a) Financial Assets				
Cash and cash equivalents	7	275.38	13.17	265.93
Loans	8	2,83,758.41	-	-
(b) Other current assets	9	30,00,000.00	30,00,000.00	30,00,000.00
		<u>32,84,033.79</u>	<u>30,00,013.17</u>	<u>30,00,265.93</u>
Total of Assets		<u>32,85,358.11</u>	<u>30,00,273.17</u>	<u>30,00,265.93</u>
II EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	10	500.00	500.00	500.00
(b) Other equity	11	(3,42,159.83)	(2,33,190.35)	(59,177.61)
		<u>(3,41,659.83)</u>	<u>(2,32,690.35)</u>	<u>(58,677.61)</u>
Liabilities				
Non-current liabilities				
(a) Financial liabilities				
Borrowings	12 A	-	-	29,56,527.55
(b) Deferred tax liabilities (net)	13	-	10,316.98	1,02,404.54
		<u>-</u>	<u>10,316.98</u>	<u>30,58,932.09</u>
Current liabilities				
(a) Financial liabilities				
Borrowings	12 B	36,16,996.00	32,22,635.04	-
Other financial liabilities	14	11.80	11.50	11.45
(b) Other current liabilities	15	10,010.14	-	-
		<u>36,27,017.94</u>	<u>32,22,646.54</u>	<u>11.45</u>
Total of Equity & Liabilities		<u>32,85,358.11</u>	<u>30,00,273.17</u>	<u>30,00,265.93</u>

Summary of significant accounting policies

5

The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

Saurabh Gupta

Partner

Place: Gurugram**Date:** 30 April 2018**For and on behalf of the board of directors****Youdhvir Singh Malhan**

Director

[DIN:05307581]

Bhavya Narwal

Director

[DIN:06947995]

SENTIA PROPERTIES LIMITED

All amount in ₹ thousands, unless otherwise stated

Statement of Profit and Loss for the	Note	Year ended March 31,	
		2018	2017
Revenue			
Other income	16	10,643.19	-
Total Revenue		10,643.19	-
Expenses			
Finance costs	17	1,29,912.34	2,66,087.48
Other expenses	18	17.32	12.82
Total Expenses		1,29,929.66	2,66,100.30
Loss before tax		(1,19,286.47)	(2,66,100.30)
Tax expense	19	-	-
Current tax		(10,316.98)	(92,087.56)
Deferred tax credit			
Loss after tax		(1,08,969.49)	(1,74,012.74)
Total Comprehensive Income for the year		(1,08,969.49)	(1,74,012.74)
Earnings per equity share	20		
Equity share of par value ₹10/- each			
Basic (₹)		(2,179.39)	(3,480.25)
Diluted (₹)		(2,179.39)	(3,480.25)

Summary of significant accounting policies

5

The accompanying notes are integral part of the financial statements

This is the statement of profit and loss referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

For and on behalf of the board of directors**Saurabh Gupta**

Partner

Place: Gurugram

Date: 30 April 2018

Yudhvir Singh Malhan

Director

[DIN:05307581]

Bhavya Narwal

Director

[DIN:06947995]

SENTIA PROPERTIES LIMITED

All amount in ₹ thousands, unless otherwise stated

Statement of Cash flows for the	Year ended March 31,	
	2018	2017
A. Cash flow from operating activities:		
Loss before tax for the year	(1,19,286.47)	(2,66,100.30)
Adjustments to reconcile net profit to net cash provided by operating activities		
:		
Interest income	(10,643.19)	-
Interest expenses	1,29,912.34	2,66,087.48
Operating loss before working capital changes	(17.32)	(12.82)
Working capital changes and other adjustments:		
Increase in other liabilities and provisions	10,010.44	0.05
Cash generated from / (used in) operating activities	9,993.12	(12.77)
Income tax paid, net	(1,064.32)	(260.00)
Net cash generated from/(used in) operating activities	8,928.80	(272.77)
B. Cash flow from investing activities:		
Inter-corporate deposits given	(2,99,896.00)	-
Inter-corporate deposits received back	21,500.00	-
Interest received on inter-corporate deposits	5,280.78	-
Net cash generated from / (used in) investing activities	(2,73,115.22)	-
C. Cash flow from financing activities:		
Inter-corporate borrowings taken	53,64,550.00	20.00
Repayment of inter-corporate borrowings	(50,00,000)	-
Proceeds from term loans	50,00,00,000	-
Repayment of term loans	(50,00,00,000)	-
Interest paid on borrowings from banks and financial institutions	(1,00,101.37)	-
Net cash generated from / (used in) financing activities	2,64,448.63	20.00
D. Increase/ (decrease) in cash and cash equivalents, net (A+B+C)	262.21	(252.77)
E. Cash and cash equivalents at the beginning of the year	13.17	265.93
F. Cash and cash equivalents at the end of the year (D+E)	275.38	13.17
G. Reconciliation of cash and cash equivalents as per cash flow statement		
Cash and cash equivalents includes		
Cash on hand	-	0.47
Balances with scheduled banks		
In current accounts	275.38	12.70
	275.38	13.17

Note:

- a) The accompanying notes form an integral part of the financial statements.
- b) Ind-AS-7 allows entities to report cash flow from operating activities using either the direct or indirect method, however listing regulations issued by SEBI (Securities Exchange Board of India) requires the listed companies to present cash flow only under indirect method. The company has presented the above cash flow statement by using the indirect method.

This is the statement of cash flows referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

For and on behalf of the board of directors

Saurabh Gupta

Partner

Place: Gurugram

Date: 30 April 2018

Youshvir Singh Malhan

Director

[DIN:05307581]

Bhavya Narwal

Director

[DIN:06947995]

SENTIA PROPERTIES LIMITED

Statement of changes in equity as at 31 March 2018

All amount in ₹ thousands, unless otherwise stated

(A) Equity share capital*

Particulars	Opening balance as at 1 April 2016	Issue of equity share capital during the year	Balance as at 31 March 2017	Issue of equity share capital during the year	Balance as at 31 March 2018
Equity share capital	500.00	-	500.00	-	500.00

(B) Other equity**

Particulars	Reserves and surplus		Other comprehensive income		Total
	Equity element of long term loans	Retained earnings			
Opening balance as at 1 April 2016	3,69,799.07	(4,28,976.68)	-	-	(59,177.61)
Loss for the year	-	(1,74,012.74)	-	-	(1,74,012.74)
Other comprehensive income	-	-	-	-	-
Balance as at 31 March 2017	3,69,799.07	(6,02,989.42)	-	-	(2,33,190.35)
Loss for the year	-	(1,08,969.49)	-	-	(1,08,969.49)
Other comprehensive income	-	-	-	-	-
Balance as at 31 March 2018	3,69,799.07	(7,11,958.91)	-	-	(3,42,159.83)

*Refer Note - 10

**Refer Note - 11

The accompanying notes are integral part of the financial statements

This is the statement of changes in equity referred to in our report of even date.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

For and on behalf of the board of directors

Saurabh Gupta

Partner

Youdhvir Singh Malhan

Director

[DIN:05307581]

Bhavya Narwal

Director

[DIN:06947995]

Place: Gurugram

Date: 30 April 2018

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

1. Nature of principal activities

Sentia Properties Limited “the Company” was incorporated on October 08, 2007 with the main objects of carrying on the business of purchasing, selling, developing, constructing, hiring or otherwise acquire and deal in all real or personal estate / properties and construct, acquire hold/sell properties, buildings, and to act as real estate agent and all other related and ancillary objects. The company is domiciled in India and its registered office is situated at M-62 and 63, First Floor, Connaught Place, New Delhi – 110001.

2. General information & statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 (‘the Act’) (to the extent notified) and guidelines issued by Securities Exchange Board of India (SEBI), read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs (‘MCA’)) and relevant amendments rules issued thereafter. The Company has uniformly applied the accounting policies during the periods presented.

For all periods up to and including the year ended 31 March 2017, the Company has prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP). These financial statements for the year ended 31 March 2018 are the first which the Company has prepared in accordance with Ind AS. For the purpose of comparatives, financial statements for the year ended 31 March 2017 and opening balance sheet as at 1 April 2016 are also prepared under Ind AS.

The financial statements for the year ended 31 March 2018 were authorized and approved for issue by the Board of Directors on 30 April 2018.

3. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorized into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

4. Recent accounting pronouncement

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards) (Amendments) Rules, 2018, notifying amendments to Ind AS 12, ‘Income taxes’, Ind AS 21, ‘The effects of changes in foreign exchange rates and also introduced new revenue recognition standard Ind AS 115 ‘Revenue from contracts with customers’. These amendments rules are applicable to the Company from 1 April 2018.

Ind AS 115 ‘Revenue from Contracts with Customers’ (Ind AS 115)

Ministry of Corporate Affairs (‘MCA’) has notified new standard for revenue recognition which overhauls the existing revenue recognition standards including Ind AS 18 – Revenue and Ind AS 11 – Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

1. Identification of the contracts with the customer
2. Identification of the performance obligations in the contract
3. Determination of the transaction price
4. Allocation of transaction price to the performance obligations in the contract (as identified in step 2)
5. Recognition of revenue when performance obligation is satisfied.

Since there is no revenue from operations during the year or in past years it has no impact either on retained earnings or to its net income on and on-going basis.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Amendment to Ind AS 12

The amendment to Ind AS 12 requires the entities to consider restriction in tax laws in sources of taxable profit against which entity may make deductions on reversal of deductible temporary difference (may or may not have arisen from same source) and also consider probable future taxable profit. The Company is evaluating the requirements of the amendment and its impact on the financial statements.

Amendment to Ind AS 21

The amendment to Ind AS 21 requires the entities to consider exchange rate on the date of initial recognition of advance consideration (asset/liability), for recognizing related expense/income on the settlement of said asset/liability. The Company is evaluating the requirements of the amendment and its impact on the financial statements.

5. Summary of significant accounting policies

The financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These were used throughout all periods presented in the financial statements, except where the company has applied certain accounting policies and exemptions upon transition to Ind AS.

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

5.2 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale, a qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

5.3 Revenue recognition

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

Interest income

Interest on delayed receipts, cancellation/forfeiture income and transfer fees from customers are recognized on accrual basis except in cases where ultimate collection is considered doubtful.

Dividend income

Dividend income is recognized at the time when right to receive the payment is established, which is generally when the shareholders of the investee party approve the dividend.

5.4 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

5.5 Foreign currency

Functional and presentation currency

The financial statements are presented in Indian Rupee ('INR' or '₹') which is also the functional and presentation currency of the Company.

Transactions and balances

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

5.6 Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

- i. **Debt instruments at amortized cost** – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
 - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
 - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.
- ii. **Equity instruments** - All equity investments in scope of 'Ind AS 109 Financial Instruments' ('Ind AS 109') are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL).
- iii. **Mutual funds** - All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is primarily de-recognized when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Financial liabilities

Initial recognition and measurement

All financial liabilities are recognized initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Subsequent measurement – Amortized cost

Subsequent to initial recognition, financial liabilities are measured at amortized cost using the effective interest method.

De-recognition of financial liabilities

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

Offsetting of financial instruments

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

5.7 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive. When estimating the cash flows, the Company is required to consider –

- All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

The Company applies approach permitted by Ind AS 109, which requires lifetime expected credit losses to be recognized for trade receivables.

Other financial assets

For recognition of impairment loss on other financial assets, the Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

5.8 Income taxes

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).

Minimum alternate tax ("MAT") credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred tax is recognized in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealized tax loss are recognized to the extent that it is probable that the underlying tax loss will be utilized against future

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognized outside statement of profit and loss is recognized outside statement of profit or loss (either in other comprehensive income or in equity).

5.9 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, other short term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

5.10 Provisions, contingent liabilities and contingent assets

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or,
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

5.11 Earnings per equity share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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

5.12 Significant management judgment in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management's judgments

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgment.

Significant estimates

Revenue and inventories – The Company recognizes revenue using the percentage of completion method. This requires forecasts to be made of total budgeted cost with the outcomes of underlying construction and service contracts, which further require assessments and judgments to be made on changes in work scopes, claims (compensation, rebates etc.) and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

All amount in ₹ thousands, unless otherwise stated

	31 March 2018	31 March 2017	01 April 2016
Note - 6			
Non-current tax assets (net)			
Advance income tax, including tax deducted at source	1,324.32	260.00	-
	<u>1,324.32</u>	<u>260.00</u>	<u>-</u>
Note - 7			
Cash and cash equivalents			
Cash on hand	-	0.47	260.47
Balances with banks			
In current accounts	275.38	12.70	5.47
	<u>275.38</u>	<u>13.17</u>	<u>265.93</u>
Note - 8			
Loans - current			
(Unsecured, considered good)			
Inter-corporate loans to related parties	2,83,758.41	-	-
	<u>2,83,758.41</u>	<u>-</u>	<u>-</u>
Note - 9			
Other current assets			
Advance against land	30,00,000.00	30,00,000.00	30,00,000.00
	<u>30,00,000.00</u>	<u>30,00,000.00</u>	<u>30,00,000.00</u>
Note - 10			
Equity share capital			
i Authorized	31 March 2018	31 March 2017	01 April 2016
	Number Amount	Number Amount	Number Amount
Equity share capital of face value of ₹10 each	50,000 500.00	50,000 500.00	50,000 500.00
	<u>50,000 500.00</u>	<u>50,000 500.00</u>	<u>50,000 500.00</u>
ii Issued, subscribed and fully paid up			
Equity share capital of face value of ₹10 each fully paid up	50,000 500.00	50,000 500.00	50,000 500.00
	<u>50,000 500.00</u>	<u>50,000 500.00</u>	<u>50,000 500.00</u>
iii Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year			
Equity shares			
Balance at the beginning of the year	50,000 500.00	50,000 500.00	50,000 500.00
Add: Issued during the year	- -	- -	- -
Less: Redeemed during the year	- -	- -	- -
Balance at the end of the year	<u>50,000 500.00</u>	<u>50,000 500.00</u>	<u>50,000 500.00</u>
iv Rights, preferences and restrictions attached to equity shares			
The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.			
v	50,000 (previous year 50,000) equity shares of the Company is held by holding company namely SORIL Holdings and Ventures Limited and its nominees.		
vi Details of shareholder holding more than 5% share capital			
Name of the equity shareholder	Number of shares	Number of shares	Number of shares
SORIL Holdings and Ventures Limited (including nominee shares)	50,000	50,000	50,000
Note - 11			
Nature and purpose of other reserves			
General reserve			
The Company is required to create a general reserve out of the profits when the Company declares dividend to shareholders.			
Note - 12			
A Borrowings- non-current			
Unsecured borrowings:			
Inter-corporate loans from related parties	-	-	29,56,527.55
	<u>-</u>	<u>-</u>	<u>29,56,527.55</u>
B Borrowings-current			
Unsecured borrowings:			
Inter-corporate loans from related parties	36,16,996.00	32,22,635.04	-
	<u>36,16,996.00</u>	<u>32,22,635.04</u>	<u>-</u>
Note - 13			
Deferred tax liabilities (net)			
Deferred tax liability arising on account of :			
Effective interest on long-term borrowings	-	10,316.98	1,02,404.54
	<u>-</u>	<u>10,316.98</u>	<u>1,02,404.54</u>

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

All amount in ₹ thousands, unless otherwise stated

	31 March 2018	31 March 2017	01 April 2016
Caption wise movement in deferred tax asset/ liability as follows:			
Particulars	01 April 2016	Recognized in other comprehensive income	Recognized in profit and loss
Deferred tax asset/liability arising on:			31 March 2017
Effective interest on long-term borrowings	1,02,404.54	-	(92,087.56)
Total	1,02,404.54	-	(92,087.56)

Particulars	31 March 2017	Recognized in other comprehensive income	Recognized in profit and loss	31 March 2018
Deferred tax asset/liability arising on:				
Effective interest on long-term borrowings	10,316.98	-	(10,316.98)	-
Total	10,316.98	-	(10,316.98)	-

Note - 14

Other financial liabilities - current

Expenses payable	11.80	11.50	11.45
	11.80	11.50	11.45

Note - 15

Other current liabilities

Payable to statutory authorities	10,010.14	-	-
	10,010.14	-	-

(This space has been intentionally left blank)

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

All amount in ₹ thousands, unless otherwise stated

	31 March 2018	31 March 2017
Note - 16		
Other income		
Interest Income	10,643.19	-
	10,643.19	-
Note - 17		
Finance costs		
Interest expenses	1,29,912.34	2,66,087.48
	1,29,912.34	2,66,087.48
Note - 18		
Other expenses		
Auditor's remuneration - as auditor	11.80	11.50
Bank charges	0.12	0.12
Traveling and conveyance expenses	0.47	-
Rates and taxes	4.93	1.20
	17.32	12.82
Note - 19		
Income tax		
Tax expense comprises of:		
Current tax (including earlier years)	-	-
Less: Minimum alternative tax credit entitlement (including earlier years)	-	-
Deferred tax credit	(10,316.98)	(92,087.56)
Tax expense reported in the statement of profit and loss	(10,316.98)	(92,087.56)
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting profit before income tax	(1,08,969.49)	(1,74,012.74)
At statutory income tax rate	34.608%	34.608%
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Deferred tax impact on effective interest rate on borrowings	(10,316.98)	(92,087.56)
Tax expense	(10,316.98)	(92,087.56)

The company has unabsorbed business losses amounting to ₹ 1,09,260.85 thousands (Previous year ₹ 2,52,655.84 thousands) that are available for offsetting for a maximum period of eight years from the incurrence of loss. The company has not created deferred tax assets on these unabsorbed losses considering uncertainty involved around future business income.

Note - 20
Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit attributable to the shareholder. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

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

	31 March 2018	31 March 2017
Profit/(Loss) attributable to equity holders	(1,08,969.49)	(1,74,012.74)
Weighted average number of equity shares for basic/diluted earnings per share*	50,000	50,000

* No transactions is there which have impacted the calculation of weighted average number of shares. No other transaction involving Equity Shares or potential Equity Shares is there between the reporting date and the date of authorization of these financial statements.

Earnings per equity share

(1) Basic (₹)	(2,179.39)	(3,480.25)
(2) Diluted (₹)	(2,179.39)	(3,480.25)

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Note - 21

All amount in ₹ thousands, unless otherwise stated

A First time adoption of Ind AS

These are the Company's first financial statements prepared in accordance with Ind AS.

The accounting policies set out have been applied consistently in preparing the financial statements for the year ended 31 March 2018, the comparative information presented in these financial statements for the year ended 31 March 2017 and in the preparation of an opening Ind AS balance sheet at 1 April 2016 (the Company's date of transition). An explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows is set out in the following tables and notes.

B Ind AS optional exemptions

Designation of previously recognized financial instruments

Ind AS 101 allows an entity to designate investments in equity instruments at FVOCI on the basis of the facts and circumstances at the date of transition to Ind AS. The Company has elected to apply this exemption for its investment in equity investments.

C Ind AS mandatory exemptions

1 Estimates

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

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

- a) Investment in equity instruments carried at FVTPL or FVOCI
- b) Impairment of financial assets based on expected credit loss model.

2 Classification and measurement of financial assets and liabilities

The classification and measurement of financial assets will be made considering whether the conditions as per Ind AS 109 are met based on facts and circumstances existing at the date of transition. Financial assets can be measured using effective interest method by assessing its contractual cash flow characteristics only on the basis of facts and circumstances existing at the date of transition and if it is impracticable to assess elements of modified time value of money i.e. the use of effective interest method, fair value of financial asset at the date of transition shall be the new carrying amount of that asset. The Company has availed the exemption for inter-corporate loans. All the other financial assets and financial liabilities have been restated retrospectively.

(This space has been intentionally left blank)

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Note - 22

Financial risk management

i) Financial instruments by category

All amount in ₹ thousands, unless otherwise stated

	31 March 2018			31 March 2017			01 April 2016		
	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost
Financial assets									
Loans	-	-	2,83,758.41	-	-	-	-	-	-
Cash and cash equivalents	-	-	275.38	-	-	13.17	-	-	265.93
Total financial assets	-	-	2,84,033.79	-	-	13.17	-	-	265.93

Notes

- These financial assets are mandatorily measured at fair value through profit and loss
- These financial assets represent investments in equity instruments designated as such upon initial recognition

	31 March 2018			31 March 2017			01 April 2016		
	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost	FVTPL	FVOCI	Amortized cost
Financial liabilities									
Borrowings (including interest accrued)	-	-	36,16,996.00	-	-	32,22,635.04	-	-	29,56,527.55
Other financial liabilities			11.80			11.50	-	-	11.45
Total financial liabilities	-	-	36,17,007.80	-	-	32,22,646.54	-	-	29,56,539.00

ii) Financial risk management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

(A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortized cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

i) Credit risk rating

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

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Assets under credit risk –

Credit rating	Particulars	31 March 2018	31 March 2017	01 April 2016
A: Low credit risk	Cash and cash equivalents and loans.	2,84,033.79	13.17	265.93

(B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

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

Maturities of financial liabilities

The tables below analyze the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

31 March 2018	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	36,16,996.00	-	-	-	36,16,996.00
Other financial liabilities					
Expenses payable	11.80	-	-	-	11.80
Total	36,17,007.80	-	-	-	36,17,007.80

31 March 2017	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	32,22,635.04	-	-	-	32,22,635.04
Other financial liabilities					
Expenses payable	11.50	-	-	-	11.50
Total	32,22,646.54	-	-	-	32,22,646.54

01 April 2016	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	-	-	-	29,56,527.55	29,56,527.55
Other financial liabilities					
Expenses payable	11.45	-	-	-	11.45
Total	11.45	-	-	29,56,527.55	29,56,539.00

(C) Market risk

Foreign exchange risk

Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.

Interest rate risk

Company does not have any interest rate risks and therefore sensitivity analysis has not been shown.

Price risk

Company does not have any price risk

Note - 23

Fair value measurements

(i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the financial statements are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: unobservable inputs for the asset or liability.

Company does not have any financial assets and financial liabilities that are required to be measured at fair value so no analysis has been shown at the fair value measurements.

(This space has been intentionally left blank)

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Note - 24

Explanation of transition to Ind AS

A Reconciliation of total equity as at 31 March 2017 and 1 April 2016

All amount in ₹ thousands, unless otherwise stated

Particulars	31 March 2017			01 April 2016		
	Previous GAAP*	Effect of transition to Ind AS	Ind AS	Previous GAAP*	Effect of transition to Ind AS	Ind AS
Non-current assets						
Non-current tax assets	260.00	-	260.00	-	-	-
Total non-current assets	260.00	-	260.00	-	-	-
Current assets						
Cash and cash equivalents	13.17	-	13.17	265.93	-	265.93
Other current assets	30,00,000.00	-	30,00,000.00	30,00,000.00	-	30,00,000.00
Total current assets	30,00,013.17	-	30,00,013.17	30,00,265.93	-	30,00,265.93
Total assets	30,00,273.17	-	30,00,273.17	30,00,265.93	-	30,00,265.93

Particulars	31 March 2017			01 April 2016		
	Previous GAAP*	Effect of transition to Ind AS	Ind AS	Previous GAAP*	Effect of transition to Ind AS	Ind AS
Equity						
Equity share capital	500.00	-	500.00	500.00	-	500.00
Other equity	(2,52,684.33)	19,493.99	(2,33,190.35)	(2,52,671.52)	1,93,493.91	(59,177.61)
Total equity	(2,52,184.33)	19,493.99	(2,32,690.35)	(2,52,171.52)	1,93,493.91	(58,677.61)
Liabilities						
Non-current liabilities						
Financial liabilities						
Borrowings	-	-	-	32,52,426.00	(2,95,898.45)	29,56,527.55
Deferred tax liabilities (net)	-	10,316.98	10,316.98	-	1,02,404.53	1,02,404.53
Total non-current Liabilities	-	10,316.98	10,316.98	32,52,426.00	(1,93,493.91)	30,58,932.09
Current liabilities						
Financial liabilities						
Borrowings	32,52,446.00	(29,810.97)	32,22,635.03	-	-	-
Other financial liabilities	11.50	-	11.50	11.45	-	11.45
Total current liabilities	32,52,457.50	(29,810.97)	32,22,646.53	11.45	-	11.45
Total equity and liabilities	30,00,273.17	-	30,00,273.17	30,00,265.93	-	30,00,265.93

* The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purpose of this note.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

B Reconciliation of total comprehensive income for the year ended 31 March 2017

All amount in ₹ thousands, unless otherwise stated

Particulars	Previous GAAP*	Effect of transition to Ind AS	Ind AS
Total revenue	-	-	-
Expenses			
Finance costs	-	2,66,087.48	2,66,087.48
Other expenses	12.82	-	12.82
Total expenses	12.82	2,66,087.48	2,66,100.29
Profit before tax	(12.82)	(2,66,087.48)	(2,66,100.29)
Tax expense:			
Deferred tax	-	(92,087.55)	(92,087.55)
Profit for the year	(12.82)	(1,73,999.92)	(1,74,012.74)

* The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements for the purpose of this note.

(This space has been intentionally left blank)

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

All amount in ₹ thousands, unless otherwise stated

C Reconciliations between previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

1 Reconciliation of total equity as at 31 March 2017 and 1 April 2016

	Notes to first time adoption*	31 March 2017	01 April 2016
Total equity (shareholder's funds) as per previous GAAP		(2,52,184.33)	(2,52,171.52)
Adjustments:			
Impact of effective interest rate adjustment on borrowings	Note – 1	19,493.99	1,93,493.91
Total adjustments		19,493.99	1,93,493.91
Total equity as per Ind AS		(2,32,690.35)	(58,677.61)

2 Reconciliation of total comprehensive income for the year ended 31 March 2017

	Notes to first time adoption*	31 March 2017
Profit after tax as per previous GAAP		(12.82)
Adjustments:		
Impact of effective interest rate adjustment on borrowings	Note – 1	(1,73,999.92)
Total adjustments		(1,73,999.92)
Total comprehensive income		(1,74,012.74)

3 Impact of Ind AS adoption on the consolidated statements of cash flows for the year ended 31 March 2017

Particulars	Previous GAAP	Adjustments	Ind AS
Net cash used in operating activities	(272.77)	-	(272.77)
Net cash flow from investing activities	-	-	-
Net cash flow from financing activities	20.00	-	20.00
Net increase in cash and cash equivalents	(252.77)	-	(252.77)
Cash and cash equivalents as at 01 April 2016	265.93	-	265.93
Cash and cash equivalents as at 31 March 2017	13.16	-	13.16

* Notes to first time adoption

Note – 1
Borrowings

Ind AS 109 requires transaction costs incurred towards borrowings to be deducted from the carrying amount of borrowings on initial recognition. These costs are recognized in the statement of profit and loss over the tenure of the borrowing as part of the interest expense by applying the effective interest rate method. Under previous GAAP, these transaction costs were charged to statement of profit and loss over the period of loan basis on straight lining basis.

(This space has been intentionally left blank)

SENTIA PROPERTIES LIMITED**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018****Note – 25****Capital Management**

The Company's objectives when managing capital are:

- To ensure Company's ability to continue as a going concern, and
- To provide adequate return to shareholders

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by overseeing the following ratios –

Debt equity ratio**(₹ in thousands)**

	31 March 2018	31 March 2017	1 April 2016
Net debt *	36,16,720.62	32,22,621.87	29,56,261.62
Total equity	(3,41,659.83)	(2,32,690.35)	(58,677.61)
Net debt to equity ratio	(10.59)	(13.85)	(50.38)

* Net debt includes long term borrowings + short term borrowings + current maturity of long term borrowings net off cash and cash equivalents (Including fixed deposits and other liquid securities).

Note – 26**Related party transactions****Name and nature of relationship with related party:**

Relationship	Name of related parties
<i>Related party exercising control</i> Holding Company	SORIL Holdings & Ventures Limited <i>(Formerly Indiabulls Wholesale Services Limited)</i>
<i>Related party (others)</i> Fellow Subsidiary Company	SORIL Infra Resources Limited Store One Retail India Limited Mahabala Infracon Private Limited Airmid Aviation Services Limited

SENTIA PROPERTIES LIMITED**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018****Summary of transactions with related parties:***(₹ in thousands)*

Particulars	For the year ended 31 March 2018	For the year ended 31 March 2017
Loan and advances taken /(repaid), net		
Holding Company		
SORIL Holdings and Venture Limited	(4,35,450.00)	-
Fellow Subsidiary Company		
Store One Retail India Limited	8,00,000.00	
Loans and advances (given)/received back, net		
Fellow Subsidiary Company		
Airmid Aviation Services Limited	(1,11,300.00)	-
Mahabala Infracon Private Limited	(1,67,096.00)	-
Interest paid on loans and advances taken		
Holding Company		
SORIL Holdings and Venture Limited	29,810.97	2,66,087.48
Fellow Subsidiary Company		
Store One Retail India Limited	85,786.30	-
Interest received on loans and advances given		
Fellow Subsidiary Company		
Mahabala Infracon Private Limited	5,958.23	-
Airmid Aviation Services Limited	4,684.96	-

Statement of balances outstanding:*(₹ in thousands)*

Particulars	As at 31 March 2018	As at 31 March 2017	As at 01 April 2016
Loan and advances taken			
Holding Company			
SORIL Holdings and Venture Limited	28,16,996.00	3,252,446.00	3,252,426.00
Fellow Subsidiary Company			
Store One Retail India Limited	8,00,000.00	-	-
Loan and advances given			
Fellow Subsidiary Company			
Airmid Aviation Services Limited	1,11,300.00	-	-
Mahabala Infracon Private Limited	1,72,458.41	-	-

SENTIA PROPERTIES LIMITED**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018****Note – 27****Contingent liabilities & commitments**

There are no contingent liabilities and commitments to be reported as at 31 March 2018, 31 March 2017 and 01 April 2016

Note – 28**Segmental Information**

The Company's primary business segment is reflected based on principal business activities carried on by the company i.e. carrying on the business of business of purchasing, selling, developing, constructing, hiring or otherwise acquire and deal in all real or personal estate / properties and construct, acquire hold/sell properties, buildings, and to act as real estate agent and all other related and ancillary objects which as per Ind AS 108 on 'Segment Reporting' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

Note – 29**Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006"):**

Particulars	31 March 2018	31 March 2017	1 April 2016
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	Nil	Nil	Nil
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

SENTIA PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2018

Note - 30

Other matters

- a. The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- b. In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March, 2018, 31 March, 2017 and 1 April, 2016.
- c. In the opinion of the Board of Directors, all current and non-current assets including non-current loans, appearing in the balance sheet as at 31 March 2018, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements.

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration Number: 005975N

For and on behalf of the Board of Directors

Saurabh Gupta

Partner

Youdhvir Singh Malhan

Director

[DIN: 05307581]

Bhavya Narwal

Director

[DIN: 06947995]

Place: Gurugram

Date: 30 April, 2018