

INDEPENDENT AUDITORS' REPORT

To the Members of Master Infrastructure & Real Estate Developers Ltd.

Report on the Financial Statements

We have audited the accompanying financial statements of Master Infrastructure & Real Estate Developers Ltd. ("the Company"), which comprise the Balance Sheet as at 31 March, 2018 the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of 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 and presentation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit 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 misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. 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 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.

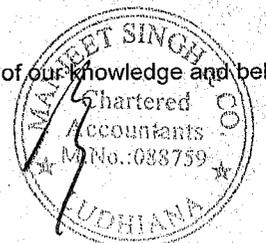
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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 Company as at March 31, 2018 and its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

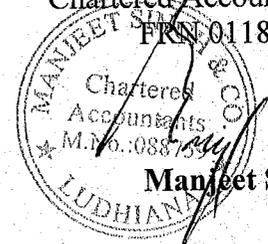
1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.



- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31 March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2018 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in 'Annexure B'.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- (i) The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer Note 18 to the financial statements.
 - (ii) The Company did not have any outstanding long-term contracts including derivative contracts as at 31 March, 2018 for which there were any material foreseeable losses: and
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Ludhiana, 29th May, 2018

For Manjeet Singh & Co.
Chartered Accountants
FRN 011831N



Manjeet Singh
Prop.

(Membership No. 088759)

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

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

1. The company doesn't have fixed asset, accordingly, the provisions of clause 3 (i)(a) and 3(i)(b) of the Order are not applicable to the Company and hence not commented upon.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties lying in non current investments/stock are held in the name of the Company.

2. The inventory, which are held in dematerialized/ physical form, has been verified at reasonable intervals by the management and no material discrepancies were identified on such verification.
3. The Company has granted unsecured loans to one party covered in the register maintained under section 189 of the Act.

- a) In our opinion, the rate of interest and other terms and conditions on which the loans had been granted to the parties covered in the register maintained under section 189 of the Act were not prima facie, prejudicial to the interest of the Company.

- b) In the case of the loan granted to the parties covered in the register maintained under section 189 of the Act, the borrowers have been regular in the payment of the interest as stipulated. The terms of arrangements do not stipulate any repayment schedule and loans are repayable on demand. Accordingly, paragraph 3(iii)(b) of the Order is not applicable to the Company in respect of the principal amount.

- c) There are no overdue amounts in respect of the loans granted to the parties covered in the register maintained under section 189 of the Act.

4. In our opinion and according to the information and explanation given to us, the Company has complied with the provisions of Section 185 read with section 186 and section 186 of the Act, with respect to loans, investments, guarantees and security, as applicable.

5. The company has not accepted any deposits from the public.

6. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.

7. a) According to the information and explanations given to us and on the basis of our examination of the record of the Company, the Company has generally been regular in depositing with appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, Goods and Service Tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, sales tax, wealth tax, service tax, Goods and Service Tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it were in arrears as at 31 March, 2018 for a period of more than six months from the date they became payable.

- b) According to the information and explanations given to us, there are no dues of income tax, sales tax, service tax, Goods and Service Tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute.

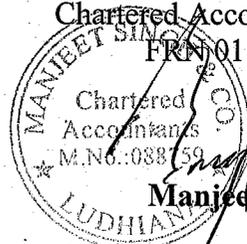
8. Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank, government or dues to the debenture holders.



9. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the Order is not applicable to the Company.
10. According to the information and explanations given to us, no material fraud by the Company or any fraud on the company by its officers or employees has been noticed or reported during the course of our audit.
11. According to the information and explanations given to us and based on our examination of the records of the company, the Company has not paid/provided for managerial remuneration.
12. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with Section 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. According to the information and explanations given to us and based on our examination of the records of the company, the company has not made any preferential allotment or private placement of share or fully or partly convertible debentures during the year.
15. According to the information and explanations given to us and based on our examination of the records of the company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

Ludhiana, 29th May, 2018

For Manjeet Singh & Co.
Chartered Accountants
FRN/011831N
Chartered Accountants
M.No.:088759
Manjeet Singh
Prop.
(Membership No. 088759)



ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT

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

We have audited the internal financial controls over financial reporting of **Master Infrastructure & Real Estate Developers Ltd.** ('the Company') as of 31 March, 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 Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance 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 were established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.



Inherent Limitations of Internal Financial Controls Over Financial Reporting

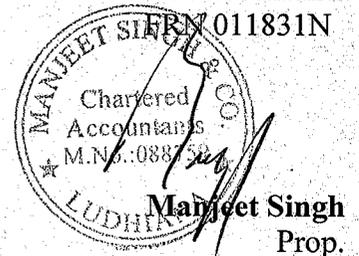
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March, 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.

Ludhiana, 29th May, 2018

For Manjeet Singh & Co.
Chartered Accountants



(Membership No. 088759)

MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.
Balance Sheet as at 31st March, 2018

Particulars	Note	As at 31st March, 2018	As at 31st March, 2017
		Rs.	Rs.
<u>EQUITY AND LIABILITIES</u>			
<u>Shareholders' funds</u>			
Share capital	1	2,000,000	2,000,000
Reserves and surplus	2	113,302,751	112,820,336
		115,302,751	114,820,336
<u>Current liabilities</u>			
Short-term borrowings	3	95,172,106	20,068,500
Other current liabilities	4	104,881,194	115,215,365
Short-term provisions	5	-	150,000
		200,053,300	135,433,865
TOTAL		315,356,051	250,254,201
<u>ASSETS</u>			
<u>Non-current assets</u>			
Non-current investments	6	200,694,289	85,066,809
Long-term loans and advances	7	253,524	-
		200,947,813	85,066,809
<u>Current assets</u>			
Inventories	8	87,202,805	93,340,038
Trade receivables	9	44,352	-
Cash and cash equivalents	10	120,337	108,797
Short-term loans and advances	11	27,040,744	71,738,557
		114,408,238	165,187,392
TOTAL		315,356,051	250,254,201
Significant Accounting Policies			
Notes on Financial Statements 1 to 24			

As per our Report of even date

For Manjeet Singh & Co.

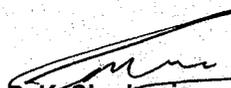
Chartered Accountants

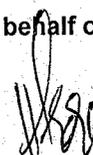
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Manjeet Singh
 Prop.
 Membership Number 088759

Ludhiana, 29th May, 2018

For and on behalf of the Board


R.K. Singhania
 Director
 DIN-00077540

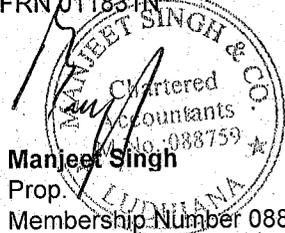

Harjeet Singh Arora
 Director
 DIN-00063176

MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.
Statement of Profit and Loss for the year ended 31st March, 2018

Particulars	Note No.	For the year ended 31st March, 2018 Rs.	For the year ended 31st March, 2017 Rs.
INCOME			
Revenue from operations	12	(29,906,333)	(6,388,729)
Other income	13	31,566,289	40,465,336
Total Revenue		1,659,956	34,076,607
Expenses			
Finance costs	14	3,178	2,956,286
Employee Benefit Expenses	15	1,127,223	710,839
Other expenses	16	44,710	661,714
Total Expenses		1,175,111	4,328,839
Profit before tax		484,845	29,747,768
Tax expense:			
Current tax		11,000	5,950,000
Current tax expense relating to prior years		(8,570)	12,005
Profit for the year		482,415	23,785,763
Earnings per equity share of face value Rs. 10 each Basic and Diluted (in Rs.)		2.41	118.93
Weighted average number of shares outstanding		200,000	200,000
Significant Accounting Policies Notes on Financial Statements 1 to 24			

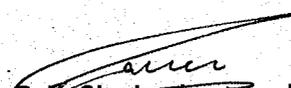
As per our Report of even date

For Manjeet Singh & Co.
Chartered Accountants
FRN 011831N


Manjeet Singh
Prop.
Membership Number 088759

Ludhiana, 29th May, 2018

For and on behalf of the Board


R. K. Singhania
Director
DIN-00077540


Harjeet Singh Arora
Director
DIN-00063176

MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.

Cash Flow Statement for the year ended 31st March, 2018

Particulars	For the year ended 31st March, 2018		For the year ended 31st March, 2017	
	Rs.	Rs.	Rs.	Rs.
A. Cash flow from operating activities				
Net Profit before tax and extraordinary items		484,845		29,747,768
<i>Adjustments for:</i>				
Long Term Capital Gain	(31,051,230)		(39,841,250)	
Miscellaneous Expenditure	-		-	
		(31,051,230)		(39,841,250)
Operating profit before working capital changes		(30,566,385)		(10,093,482)
<i>Changes in working capital:</i>				
<i>Adjustments for (increase) / decrease in operating assets:</i>				
Inventories	6,137,233		6,277,829	
Short-term loans and advances	44,697,813		20,027,709	
Trade receivables	(44,352)			
Long-term loans and advances	(253,524)		44,195	
<i>Adjustments for increase / (decrease) in operating liabilities:</i>				
Other current liabilities	(10,334,171)		(106,013,780)	
Short-term borrowings	75,103,606		(5,387,000)	
		115,306,605		(85,051,047)
		84,740,220		(95,144,529)
Cash flow from extraordinary items		-		-
Cash generated from operations		84,740,220		(95,144,529)
Net income tax (paid) / refunds		(152,430)		(5,828,605)
Net cash flow from / (used in) operating activities (A)		84,587,790		(100,973,134)
B. Cash flow from investing activities				
Purchase of Investment	(117,600,000)		(4,168,400.00)	
Sale of Investment	33,023,750		105,062,500	
Net cash flow from / (used in) investing activities (B)		(84,576,250)		100,894,100
C. Cash flow from financing activities				
Proceeds from issue of equity shares		-		-
Net cash flow from / (used in) financing activities (C)		-		-
Net (decrease) in Cash and cash equivalents (A+B+C)		11,540		(79,034)
Cash and cash equivalents at the beginning of the year		108,797		187,831
Cash and cash equivalents at the end of the year		120,337		108,797

As per our Report of even date

For Manjeet Singh & Co.

Chartered Accountants

FRN 011831N

Manjeet Singh & Co.
Chartered Accountants
No.: 088759
Manjeet Singh
Prop.
Membership Number 088759

For and on behalf of the Board


R.K. Singhania
Director
DIN-00077540


Harjeet Singh Arora
Director
DIN-00063176

Ludhiana, 29th May, 2018

SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP). The Company has prepared these financial statements to comply in all material respects with the Accounting Standards notified under section 133 of the Companies Act, 2013 ('the Act'), read with Rule 7 of the Companies (Accounts) Rules, 2014.

B. Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

C. Fixed Assets

Fixed assets are carried at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Subsequent expenditure relating to fixed assets is capitalized only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

D. Depreciation and Amortization

Depreciation on fixed assets is provided on the straight line method using the rates arrived at based on useful life of the assets prescribed under Schedule II of the Companies Act, 2013 which is also as per the useful life of the assets estimated by the management.

E. Impairment of Assets

The company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of cash generating unit which the asset belongs to, 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 Profit & Loss Account. If at the balance sheet 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 subject to maximum of depreciable historical cost.

F. Investments

Current investments are carried at lower of cost and fair value. Long Term investments are stated at cost. Provision for diminution in the value of long- term investments is made only if such a decline is other than temporary.

G. Inventories

Inventories are valued at the lower of cost and the net realizable value.



H. Revenue Recognition

The Company follows the mercantile system of accounting and recognized Profit & Loss on that basis.

I. Borrowing Costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying assets is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to revenue.

J. Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantially enacted as at the reporting date. Deferred tax liabilities are recognized for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognized only if there is virtual certainty that there will be sufficient future taxable income available to realize such assets. Deferred tax assets are recognized for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realized. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each Balance Sheet date for their realisability.

K. Provisions and contingencies

Contingent liabilities, if material, are disclosed by way of notes, contingent assets are not recognized or disclosed in the financial statements, A provision is recognized when an enterprise has a present obligation as a result of past event(s) and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation(s), in respect of which a reliable estimate can be made for the amount of obligation.



Note 1 Share capital

Particulars	As at 31st March, 2018		As at 31st March, 2017	
	Number of shares	Amount	Number of shares	Amount
Authorised Equity shares of Rs.10 each	200,000	2,000,000	200,000	2,000,000
Issued Equity shares of Rs.10 each	200,000	2,000,000	200,000	2,000,000
Subscribed and fully paid up Equity shares of Rs.10 each	200,000	2,000,000	200,000	2,000,000
Total	200,000	2,000,000	200,000	2,000,000

1.1 The Company has only one class of equity shares having a par value of Rs. 10 per share. Each shareholder is eligible for one vote per share.

1.2 The details of shares held by holding company:

Name of the shareholder	As at 31st March, 2018		As at 31st March, 2017	
	Number of shares held	% of holding	Number of shares held	% of holding
Master Trust Ltd	200,000	100	200,000	100

1.3 The details of shareholders holding more than 5% shares:

Name of the shareholder	As at 31st March, 2018		As at 31st March, 2017	
	Number of shares held	% of holding	Number of shares held	% of holding
Master Trust Ltd	200,000	100	200,000	100

1.4 The reconciliation of the number of shares and amount outstanding is set out below :

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Number of shares	Number of shares
Equity Shares at the beginning of the year	200,000	200,000
Equity Shares at the end of the	200,000	200,000



Note 2 Reserves and surplus

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Securities Premium Account As per last Balance Sheet	87,500,000	87,500,000
Profit and Loss Account As per last Balance Sheet	25,320,336	1,534,573
Add: Profit/(loss) for the year	482,415	23,785,763
Closing balance	25,802,751	25,320,336
Total	113,302,751	112,820,336

Note 3 Short-term borrowings

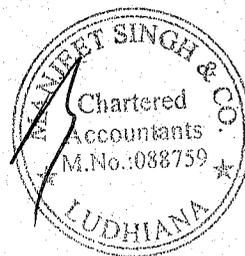
Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Loans and advances from related parties Unsecured	95,172,106	20,068,500
Total	95,172,106	20,068,500

Note 4 Other current liabilities

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Advance against sale of property	104,650,000	114,810,000
Other payables	231,194	405,365
Total	104,881,194	115,215,365

Note 5 Short-term provisions

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Provision for tax	-	150,000
Total	-	150,000



Note 6 Non-current investments

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Investments (At cost):		
Investment in equity instruments (Quoted) Nil (As at 31 March, 2017: 283,000) Fully paid up equity shares of Rs.10/- each of Prime Industries Ltd.	-	622,520
	-	622,520
Investment in debentures or bonds (Unquoted) 730 (As at 31 March, 2016: 385) 18% Cumulative Deep discount Bonds of Master Capital Services Ltd.	132,820,000	16,570,000
Investment property	67,843,220	67,843,220
Investment in Partnership Firms	31,069	31,069
Total	200,694,289	85,066,809
Aggregate market value of listed and quoted investments	-	215,080

Note 7 Long-term loans and advances

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Advance income tax	253,524	-
Total	253,524	-

Note 8 Inventories

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Land/Shares	87,202,805	93,340,038
Total	87,202,805	93,340,038



Notes forming part of the financial statements

Note 9 Trade receivables

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Trade receivables outstanding for a period exceeding six months from the date they were due for payment Unsecured, considered good	-	-
Trade receivables outstanding for a period for or less than six months from the date they were due for payment	44,352	-
Total	44,352	-

Note 10 Cash and cash equivalents

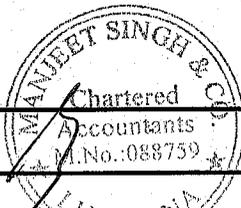
Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Cash on hand	5,486	9,106
Balances with banks		
In current accounts	29,851	21,167
In FDR	85,000	78,524
Total	120,337	108,797

Note 11 Short-term loans and advances

Particulars	As at 31st March, 2018	As at 31st March, 2017
	Rs.	Rs.
Advance against purchase of Land Unsecured, considered good	26,442,421	67,342,421
Loans and advances to related parties for business purposes Unsecured, considered good	-	4,395,293
Other Receivable Unsecured, considered good	598,323	843
Total	27,040,744	71,738,557

Note 12 Revenue from operations

Particulars	For the year ended 31st March, 2018	For the year ended 31st March, 2017
	Rs.	Rs.
Income from sales of Land	(32,732,453)	(6,388,729)
Income from dealing in securities	2,826,120	-
Total	(29,906,333)	(6,388,729)



Note 13 Other income

Particulars	For the year ended 31st March, 2018 Rs.	For the year ended 31st March, 2017 Rs.
Other non-operating income		
Interest Income	97,518	7,827
Profit on Sale of Investment	31,051,230	39,841,250
Other Income	417,541	616,259
Total	31,566,289	40,465,336

Note 14 Finance costs

Particulars	For the year ended 31st March, 2018 Rs.	For the year ended 31st March, 2017 Rs.
Interest expenses	-	2,955,211
Bank Charges	3,178	1,075
Total	3,178	2,956,286

Note 15 Employee Benefit Expenses

Particulars	For the year ended 31st March, 2018 Rs.	For the year ended 31st March, 2017 Rs.
Salary and Wages	1,102,738	709,945
Staff Welfare Expenses	24,485	894
Total	1,127,223	710,839

Note 16 Other expenses

Particulars	For the year ended 31st March, 2018 Rs.	For the year ended 31st March, 2017 Rs.
Audit Fees	25,000	25,000
Statuary Audit	9,500	9,500
Tax Audit	4,400	200,690
Fees & Taxes	-	418,899
General Expenses	2,151	7,625
Telephone Expense	-	-
Preliminary Expenses Written Off	3,659	-
Advertisement Expenses		
Total	44,710	661,714



Notes forming parts of financial statements

17. Bank Guarantee of Rs.50,000/- (previous year Rs.50,000/-) given in favour of Greater Ludhiana Area Development Authority.
18. (a) As per an Ex-Parte Ad- Interim Order number WTM/RKA/ISD/162/2014 dated 19 December, 2014 by SEBI in the matter of First Financial Services Limited, Master Securities amongst others in which our company is a main partner, was restrained from accessing the securities market and buying, selling or dealing in securities, either directly or indirectly, in any manner, till further directions. The Order had affected one of its activity i.e. trading/investment in securities till further directions.

The SEBI had further issued confirmatory Ad-interim order WTM/RKA/ISD/113/2016 dated 25 August 2016 confirming the aforesaid Ex-Parte Ad-Interim Order and had given interim/additional reliefs to the entities.

Subsequent to the interim orders, an investigation was carried out to look into the role of debarred entities in price manipulation the FFSL. Upon completion of investigation, violation of provisions of SEBI Act, 1992 (SEBI Act) and SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003 (PFUTP Regulations) are not observed in respect of Master Securities against which directions were issued vide the interim orders. As per the order number WTM/SR/SEBI/EPD-DRA3/ 71/09/2017 dated SEPTEMBER 06, 2017 by SEBI the directions issued earlier vide interim orders need not be continued and hence revoked with immediate effect.

(b) The company is involved in various small legal proceedings for various claims related to the ordinary course of its business. In respect of these claims, the company believes, these claims do not constitute material litigation matters and with its meritorious defences the ultimate disposition of these matters will not have a material adverse effect on its financial statements. In view of the management and the legal advise sought, no provision is required to be made in case litigation against/ by the company. Therefore, provision for the same has not been provided in the books of account.

19. In the opinion of Board of Directors other current assets, loans and advances have the value at which they are stated in the Balance sheet, if realized in the ordinary course of business.
20. Related Party Disclosures

As required by AS-18, Related Party Disclosures, are given below:

Holding/Fellow Subsidiaries	Associates/Enterprises owned or significantly influenced by the key Management Persons or their Relatives	Key Management Personnel and their Relatives
Master Trust Ltd	Prime Industries Ltd.	Mr. Harjeet Singh Arora
Master Capital Services Ltd.	Master Share & Stock Brokers Ltd.	Mr. R K Singhania
Master Insurance Brokers Ltd	H.K Arora Real Estate Service Ltd	Mr. Harinder Singh
Master Commodity Services Ltd	Prime Agro Farms Pvt Ltd	Mr. G S Chawla
Master Portfolio Services Ltd.	Big Build Real Estate Pvt Ltd	Mr. Pavan Chhabra
H.A.Share & Stock Brokers Ltd.	Amni Real Estate Pvt Ltd	Mrs. Harneesh Kaur Arora
	Matria Estate Developers Pvt Ltd	Mr. Sudhir Kumar
	MTL Capital Consultants Pvt Ltd	Mrs. Parveen Singhania
	Sanawar Investments	Mr. Puneet Singhania
	PHDA Financial Services (P) Ltd.	Mr. Chirag Singhania
	Saintco India (P) Ltd.	Mrs. Palka A Chopra
	Singhania Properties.	Mr. Jashanjyot Singh
	Partnership Firms	Mrs. Harinder Kaur Minocha
		Mrs. Rohila Singhania
		Mrs. Isha Singhania
		Mr. Anil Kumar Bhatiya
		Mr. Ashwani Kumar



Transactions with related parties

	Holding/ Fellow Subsidiaries	Associates/Enterprises owned or significantly influenced by the key Management Persons or their Relatives	Key Management Personnel and their Relatives	Total
Interest Received	91042 (-----)	---- (-----)	---- (-----)	91042 (-----)
Interest Paid	---- (2955211)	---- (-----)	---- (-----)	---- (2955211)
Investment / Stock Purchased	117600000 (-----)	----- (-----)	---- (-----)	117600000 (-----)
Sale	32670000 (-----)	---- (52000000)	353750 (-----)	33023750 (52000000)
Brokerage Paid	1014607 (-----)	----- (-----)	----- (-----)	1014607 (-----)
Remuneration	---- (-----)	---- (-----)	300000 (300000)	300000 (300000)
Advance against Sale of Property	---- (91160000)	---- (-----)	---- (-----)	---- (91160000)
Balance outstanding at the end of the year				
Receivable/Investment	44352 (4395293)	31069 (31069)	---- (-----)	75421 (4426362)
Payable	84522606 (-----)	---- (-----)	10649500 (20068500)	95172106 (20068500)

21. Disclosures, relating to amounts unpaid as at the year end together with interest required under the Micro, Small and Medium Enterprises Development Act, 2006 have been given to the extent company has received intimation from "Suppliers" regarding their status under the said Act.

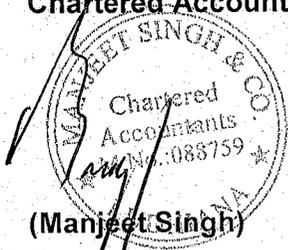
22. The company is engaged in trading in immovable properties and there are no separate reportable segments as per Accounting standard -17 on "Segment reporting".



23. Details of investments & loans covered under the provisions of Section 186 of the Act, are given in the notes 6, 11 and 20 to the Financial Statement.
24. Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

As per our Report of even date

For Manjeet Singh & Co.
FRN- 011831N
Chartered Accountants



(Manjeet Singh)
Prop.
Membership Number 088759
Ludhiana, 29th May, 2018

For and on behalf of the Board


R.K. Singhania
Director
DIN-00077540


Harjeet Singh Arora
Director
DIN-00063176