

INDEPENDENT AUDITORS' REPORT

To

**The Members of
Master Infrastructure and Real Estate Developers Limited**

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **Master Infrastructure and Real Estate Developers Limited** ("the Company"), which comprise the balance sheet as at March 31, 2020, and 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 notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act 2013 ("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, 2020, and its profit, total comprehensive income, the changes in equity and cash flows for the year ended as on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing (SAs) specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended 31st March 2020. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Information other than the financial statements and auditors' report thereon

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. Since the other information has not been made available to us, we shall not be able to comment on this aspect.

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 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 and Companies (Indian Accounting Standards) Rules, 2016, as amended from time to time, 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 of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the year ended 31st March 2020 and are therefore the key audit matters. We describe these matters in our auditor's report as applicable unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 Companies Act, 2013, we give in Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
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 including statement of other comprehensive income, the statement of changes in equity 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 Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - e) On the basis of the written representations received from the directors as on March 31, 2020 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2020 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) In our opinion and to the best of our information and according to the explanations given to us, no remuneration was paid by the Company to its directors during the year; and
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us;
 - (i) The Company does not have any pending litigations which would impact its financial position.
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Ludhiana, 29th June, 2020

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. In respect of its fixed assets, the company has no fixed assets, however company has investment in immovable property shown under the head investment in property, has maintained proper quantitative records showing full particulars, details and situation of these properties and assets duly physically verified by the management during the year at reasonable intervals and no material discrepancies were identified on such verification. 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 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 not granted unsecured loans to parties covered in the register maintained under section 189 of the Act. Accordingly the provisions of clause 3 (iii) of the Order are not applicable to the Company and hence not commented upon.
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, 2020 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 June, 2020

For Manjeet Singh & Co.
Chartered Accountants
FRN 011831N

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 and Real Estate Developers Limited** ('the Company') as of 31 March, 2020 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, 2020 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 June, 2020

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



MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.

Baiance Sheet as at 31st March, 2020

Particulars	Note No.	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
		Rs.	Rs.	Rs.
ASSETS				
1. Non-current assets				
a) Investments in Property	1	67,884,660	67,843,220	67,843,220
b) Financial assets				
Non-current investments	2	174,710,219	183,233,201	179,427,323
c) Other non-current assets	3	2,950,000	421,279	253,524
Total of Non-current assets		245,544,879	251,497,700	247,524,067
2. Current assets				
a) Inventories	4	89,575,179	179,585,736	87,202,805
b) Financial assets				
i) Trade receivables	5	-	-	44,352
ii) Cash and cash equivalents	6	50,343,965	80,398,416	120,337
iii) Other financial assets	7	2,319,150	26,481,282	598,323
c) Other current assets	8	7,442,421	22,442,421	26,442,421
Total of Current assets		149,680,715	308,907,855	114,408,238
TOTAL ASSETS		395,225,594	560,405,555	361,932,305
EQUITY AND LIABILITIES				
1. Equity				
a) Equity Share capital	9	2,000,000	2,000,000	2,000,000
b) Other Equity	10	234,773,094	203,797,148	149,511,131
Total Equity		236,773,094	205,797,148	151,511,131
2. Liabilities				
(i) Non-Current Liabilities				
Deferred Tax Liabilities (Net)	11	21,502,704	16,892,546	10,367,874
(ii) Current Liabilities				
a) Financial liabilities				
i) Trade payables	12	58,008	15,431,328	-
ii) Short-term borrowings	13	43,238,358	229,408,550	95,172,106
iii) Other payables	14	7,840,031	5,780,686	205,234
b) Other current liabilities	15	85,496,995	86,941,459	104,675,960
c) Provisions	16	316,404	153,838	-
Total Current Liabilities		136,949,796	337,715,861	200,053,300
TOTAL EQUITY AND LIABILITIES		395,225,594	560,405,555	361,932,305

As per our Report of even date

For Manjeet Singh & Co.

Chartered Accountants

FIRN 811881N



Manjeet Singh

Prop.

Membership Number 088759

Ludhiana, 29 June 2020

For and on behalf of the Board

R. K. Singhania **Harjeet Singh Arora**
 Director Director
 DIN-00077540 DIN-00063176

MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.
Statement of Profit and Loss for the year ended 31st March, 2020

Particulars	Note No.	For the year ended 31st March, 2020	For the year ended 31st March, 2019
		Rs.	Rs.
INCOME			
Revenue from operations	17	97,694,389	137,539,309
Other income	18	14,084,835	4,011,089
Total Income		111,779,224	141,550,398
Expenses			
Employee Benefit Expenses	19	57,546,356	50,867,733
Finance costs	20	35,021,027	44,164,235
Other expenses	21	3,368,930	6,869,761
Total Expenses		95,936,312	101,901,729
Profit before tax		15,842,912	39,648,669
Tax expense:			
- Current tax expense for current year		1,050,000	8,100,000
- Deferred tax		(39,641)	(39,998)
- Current tax expense relating to prior years		95,390	228,858
Profit for the year		14,737,163	31,359,809
Other Comprehensive Income/(Loss)			
(A) (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
Subtotal(A)		-	-
(B) (i) Items that will be reclassified to profit or loss		20888583	29490876
(ii) Income tax relating to items that will be reclassified to profit or loss		(4,649,800)	(6,564,668)
Subtotal(B)		16,238,783	22,926,208
Other Comprehensive Income (A+B)		16,238,783	22,926,208
Total Comprehensive Income for the year		30,975,946	54,286,017
Earnings per equity share (face value Rs. 10 each)			
Basic and Diluted (in Rs.)		73.69	156.80
Weighted average number of shares outstanding		200,000	200,000

As per our Report of even date

For Manjeet Singh & Co.

Chartered Accountants

FRN 011831N



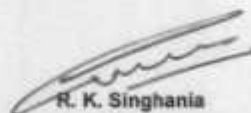
Manjeet Singh

Prop.

Membership Number 088759

Ludhiana, 29 June 2020

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 Changes in Equity For the year ended 31st March, 2020****A. Equity Share Capital**

Particulars	Rs.
	Amount
Balance as at 1 April 2018	2,000,000
Changes in Equity Share Capital during the year	-
Balance as at 31 March 2019	2,000,000
Changes in Equity Share Capital during the year	-
Balance as at 31 March 2020	2,000,000

B. Other Equity

Particulars	Reserves & Surplus		Items of other comprehensive income	Rs.
	Securities Premium	Retained Earning	Debt/Equity Instruments through OCI	Total
Balance as at 1 April 2018	87,500,000	25,802,751	36,208,380	149,511,131
Profit for the year	-	31,359,809	-	31,359,809
Other Comprehensive Income / (Loss)	-	-	22,926,208	22,926,208
Balance as at 31 March 2019	87,500,000	57,162,560	59,134,588	203,797,148
Balance as at 1 April 2019	87,500,000	57,162,560	59,134,588	203,797,148
Profit for the year	-	14,737,163	-	14,737,163
Other Comprehensive Income / (Loss)	-	-	16,238,783	16,238,783
Balance as at 31 March 2020	87,500,000	71,899,723	75,373,371	234,773,094

As per our Report of even date
For Manjeet Singh & Co.
Chartered Accountants
FRN 011831N


Manjeet Singh
Prop.

Membership No. 088759
Place: Ludhiana
Date: 29.06.2020


R. K. Singhania
Director
DIN-00077540

For and on behalf of the Board


Harjeet Singh Arora
Director
DIN-00063176

MASTER INFRASTRUCTURE & REAL ESTATES DEVELOPERS LTD.

Cash Flow Statement for the year ended 31st March, 2020

Particulars	For the year ended 31st March, 2020		For the year ended 31st March, 2019	
	Rs.	Rs.	Rs.	Rs.
A. Cash flow from operating activities				
Net Profit before tax and extraordinary items		15,842,912		39,648,669
<i>Adjustments for:</i>				
Long Term Capital Gain	(11,700,000)		(3,727,500)	
Provision for gratuity	162,566		153,838	
		(11,537,434)		(3,573,662)
Operating profit before working capital changes		4,305,478		36,075,007
<i>Changes in working capital:</i>				
<i>Adjustments for (increase) / decrease in operating assets:</i>				
Inventories	90,010,557		(92,382,931)	
Other current assets	39,162,132		(21,882,959)	
Trade receivables	-		44,352	
Other non-current assets	(2,528,721)		(167,755)	
<i>Adjustments for increase / (decrease) in operating liabilities:</i>				
Trade payables	(15,373,320)		15,431,328	
Other current liabilities	(1,444,464)		(17,734,501)	
Short-term borrowings	(186,170,192)		134,236,444	
Other payable	2,059,345		5,575,452	
		(74,284,664)		23,119,430
		(69,979,186)		59,194,437
Cash flow from extraordinary items				
Cash generated from operations		(69,979,186)		59,194,437
Net income tax (paid) / refunds		(1,145,390)		(8,328,858)
Net cash flow from / (used in) operating activities (A)		(71,124,576)		50,865,579
B. Cash flow from investing activities				
Purchase of Investment	(41,440)		-	
Sale of Investment	41,100,000		29,452,500	
Investment in Partnership Firms	11,565		(40,000)	
Net cash flow from / (used in) investing activities (B)		41,070,125		29,412,500
C. Cash flow from financing activities				
Net cash flow from / (used in) financing activities (C)				
Net (decrease) in Cash and cash equivalents (A+B+C)		(30,054,451)		80,278,079
Cash and cash equivalents at the beginning of the year		80,398,416		120,337
Cash and cash equivalents at the end of the year		50,343,965		80,398,416

As per our Report of even date

For and on behalf of the Board

For Manjeet Singh & Co.
Chartered Accountants
FRN 011831N

Manjeet Singh
Prop.
Membership Number 088759

Ludhiana, 29 June 2020

R. K. Singhania
Director
DIN-00077540

Harjeet Singh Arora
Director
DIN-00063176

Notes forming part of financial statements for the year ended 31 March, 2020

A Corporate Information -

Master Infrastructure & Real Estate Developers Ltd. ('the Company') is a public limited company domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was mainly in the business of share trading and providing professional services.

B Significant Accounting Policies

a. Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Section 133 of the 2013 Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the 2013 Act.

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

b. Use of Estimates

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

c. First-time adoption of Ind AS

Overall principle :

The Company has prepared the opening balance sheet as per Ind AS as of 1st April 2018 ("the transition date") by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from Previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to certain exceptions and certain optional exemptions availed by the Company as mentioned below:

d. Revenue Recognition

Recognition of interest income on loans

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

e. Inventories

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

f. Financial Instruments

Recognition and initial measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. On initial recognition, a financial asset is classified as measured at FVOCI. The Company subsequently measures all financial investments at fair value through other comprehensive income.

g. Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. If any regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

h. Financial liabilities and equity instruments:

Equity instruments issued by the Company are classified as equity in accordance with the substance of the contractual arrangements. An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by Company are recognised at the proceeds received.

Financial liabilities are classified as measured at amortised cost.

i Employee benefits

Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of wages and salaries, and annual leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

Contribution to provident fund and ESIC -

Company's contribution paid/payable during the year to provident fund and ESIC is recognised in the Statement of profit and loss.

j Finance costs

Finance costs include interest expense on respective financial instruments measured at Amortised cost. Financial instruments include , loan to related parties and loan to others. Finance costs are charged to the Statement of profit and loss.

k Taxation - Current and deferred tax:

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

Current tax :

Current tax comprises amount of tax payable in respect of the taxable income or loss for the year determined in accordance with Income Tax Act, 1961 and any adjustment to the tax payable or receivable in respect of previous years. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax :

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

l Provisions and contingent liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

Note 1 Investments in Properties			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Investment in property	67,884,660	67,843,220	67,843,220
Total	67,884,660	67,843,220	67,843,220
Note 2 Non-current investments			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Investments (At fair market value):			
Investment in debentures or bonds (Unquoted)			
505 (As at 31 March, 2019: 625, As at 31st March, 2018: 730) 18% quarterly Cumulative Deep Discount Bonds of Master Capital Services Ltd.	174,650,715	183,162,132	179,396,254
Investment in Partnership Firms	59,504	71,069	31,069
Total	174,710,219	183,233,201	179,427,323
Note 3 Other Non-Current assets			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Advance Income tax (Net of provision)	2,950,000	421,279	253,524
Total	2,950,000	421,279	253,524
Note 4 Inventories			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Land/Shares	89,575,179	179,585,736	87,202,805
Total	89,575,179	179,585,736	87,202,805
Note 5 Trade Receivables			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Trade Receivable outstanding for a period for or less than for a period less than six months from the date they were due for payment	-	-	44,352
Total	-	-	44,352

Note 6 Cash and cash equivalents

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Cash on hand	49,191	45,691	5,486
Balances with banks			
In current accounts	50,198,265	80,262,153	29,851
In FDR	96,509	90,572	85,000
Total	50,343,965	80,398,416	120,337

NOTE 7 - OTHER FINANCIAL ASSETS

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Other Receivable Unsecured, considered good	2,319,150	26,481,282	598,323
Total	2,319,150	26,481,282	598,323

NOTE 8 - OTHER CURRENT ASSETS

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Advance against purchase of Land Unsecured, considered good	7,442,421	22,442,421	26,442,421
Total	7,442,421	22,442,421	26,442,421

Note 9 Share capital

Particulars	As at 31st March, 2020		As at 31st March, 2019		As at 1st April, 2018	
	Number of shares	Amount	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	200,000	2,000,000
Issued Equity shares of Rs.10 each	200,000	2,000,000	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	200,000	2,000,000
Total	200,000	2,000,000	200,000	2,000,000	200,000	2,000,000

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

Particulars	Share Capital		Share Capital		Share Capital	
	As at 31st March, 2020		As at 31st March, 2019		As at 1st April, 2018	
	Number of shares	Amount	Number of shares	Amount	Number of shares	Amount
i) Issued, subscribed and paid up equity shares						
Outstanding as the beginning of the year	200,000	2,000,000	200,000	2,000,000	200,000	2,000,000
Outstanding as the beginning of the year	200,000	2,000,000	200,000	2,000,000	200,000	2,000,000

(b) 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

(c) The details of shares held by holding company:

Name of the shareholder	As at 31st March, 2020		As at 31st March, 2019		As at 1st April, 2018	
	Number of shares held	% of holding	Number of shares held	% of holding	Number of shares held	% of holding
Master Trust Ltd	200,000	100	200,000	100	200,000	100

(d) The details of shareholders holding more than 5% shares:

Name of the shareholder	As at 31st March, 2020		As at 31st March, 2019		As at 1st April, 2018	
	Number of shares held	% of holding	Number of shares held	% of holding	Number of shares held	% of holding
Master Trust Ltd	200,000	100	200,000	100	200,000	100

Note 10 Other Equity

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
a) Securities Premium	87,500,000	87,500,000	87,500,000
b) Debt/Equity Instrument through OCI	75,373,371	59,134,588	36,208,380
c) Retained Earning	71,899,723	57,162,560	25,802,751
Total	234,773,094	203,797,148	149,511,131

B. Other Equity

Particulars	Reserves & Surplus	Items of other comprehensive income	Total
	Retained Earning	Debt/Equity instruments	
Balance as at 1 April 2018	25,802,751	36,208,380	149,511,131
Profit for the year	31,359,809	-	31,359,809
Other Comprehensive Income	-	22,926,208	22,926,208
Balance as at 31 March 2019	57,162,560	59,134,588	203,797,148
Balance as at 1 April 2019	57,162,560	59,134,588	203,797,148
Profit for the year	14,737,163	-	14,737,163
Other Comprehensive Income	-	16,238,783	16,238,783
Balance as at 31 March 2020	71,899,723	75,373,371	234,773,094

Note 11 Deferred Tax Liabilities (net)

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Deferred Tax Assets On account of Gratuity	79,639	39,998	-
Deferred Tax Liabilities Investments in Debt	21,582,343	16,932,544	10,367,874
Total	21,502,704	16,892,546	10,367,874

Note 12 Trade payables

Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	-	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	58,008	15,431,328	-
Total	58,008	15,431,328	-

Note 13 Short Term Borrowings			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Short Term Borrowings			
Loans and advances from related parties			
Unsecured	43,238,358	229,408,550	95,172,106
Total	43,238,358	229,408,550	95,172,106
Note 14 Other payables			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Other payables	7,840,031	5,780,686	205,234
Total	7,840,031	5,780,686	205,234
Note 15 Other current liabilities			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Advance against sale of property	85,350,000	82,150,000	104,650,000
Statutory dues	146,995	4,791,459	25,960
Total	85,496,995	86,941,459	104,675,960
Note 16 Provisions			
Particulars	As at 31st March, 2020	As at 31st March, 2019	As at 1st April, 2018
	Rs.	Rs.	Rs.
Provision for employee benefits :			
Provision for gratuity	316,404	153,838	-
Total	316,404	153,838	-

Note 17 Revenue from operations

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
	Rs.	Rs.
Profit from sales of Land/agriculture income	523,972	1,438,500
Income from dealing in securities/derivatives	97,170,417	136,100,809
Total	97,694,389	137,539,309

Note 18 Other income

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
	Rs.	Rs.
Other non-operating income		
Interest Income	9,184	5,572
Profit on Sale of Investment	11,700,000	3,727,500
Dividend Income	251,813	100,618
Mutual Fund/Other Income	2,123,838	177,399
Total	14,084,835	4,011,089

Note 19 Employee Benefit Expenses

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
	Rs.	Rs.
Salary and Wages*	57,515,601	50,857,065
Contributions to Provident Funds	20,517	2,980
Staff Welfare Expenses	10,338	7,688
Total	57,546,356	50,867,733

* Includes Gratuity amounting to Rs. 162566 (Year ended March 31st, 2019 :153838)

Note 20 Finance costs

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
	Rs.	Rs.
Interest expenses	35,018,262	44,163,866
Bank Charges	2,765	369
Total	35,021,027	44,164,235

Note 21 Other expenses

Particulars	For the year ended 31st March, 2020	For the year ended 31st March, 2019
	Rs.	Rs.
Audit Fees		
Statutory Audit	250,000	93,750
Tax Audit	50,000	31,250
Fees & Taxes	354,770	83,420
General Expense	-	47,181
Rent	1,514,160	1,514,160
Bad Debts	-	4,000,000
Charity & Donation	1,200,000	1,100,000
Total	3,368,930	6,869,761

Notes forming parts of financial statements

22. No contingent liability exists at the end of the Financial Year.

23. Bank Guarantee of Rs.50,000/- (previous year Rs.50,000/-) given in favour of Greater Ludhiana Area Development Authority.

24. 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 advice 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.

25. 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.

26. Related Party Disclosures

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. Master Capital Services Ltd. Master Insurance Brokers Ltd. Master Commodity Services Ltd Master Portfolio Services Ltd. H.A. Share & Stock Brokers Ltd.	Prime Industries Ltd. Master Share & Stock Brokers Ltd. H.K Arora Real Estate Service Ltd Big Build Real Estate Pvt Ltd Amni Real Estate Pvt Ltd Matria Estate Developers Pvt Ltd Gold Touch Agri Private Limited Master Trust Wealth Pvt Ltd Sanawar Investments Saintco India (P) Ltd. Singhania Properties. Eminent Buildwell Private Limited Master Projects Private Limited Sanawar Agri Private Limited Arora Financial Services Limited Bluecircle Investments Crescent Investments Irage Mastertrust Investment Managers LLP Partnership Firms	Mr. Harjeet Singh Arora Mr. R K Singhania Mrs. Harneesh Kaur Arora Mrs. Parveen Singhania Mr. Puneet Singhania Mr. Chirag Singhania Mrs. Paika A Chopra Mr. Jashanjyot Singh Arora Mrs. Priyanka Thukral Mrs. Rohila Singhania Mrs. Isha Singhania Mr. Harinder Singh Mr. Maninder Singh Mr. Darshanjit Singh Minocha

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 Paid	34380171 (44,111,744)	- (52,122)	638,091 -	35,018,262 (44,163,866)
Sale	74,900,000 (-)	- (29,452,500)	- (-)	74,900,000 (29,452,500)
Brokerage Paid	40657521 (44,112,043)	- (-)	- (-)	40,657,521 (44,112,043)
Remuneration	- (-)	- (-)	300,000 (300,000)	300,000 (300,000)
Rent Paid	14,160 (14,160)	(-) (-)	(-) (-)	7,080 (14,160)
Balance outstanding at the end of the year :				
Receivable/Investment	- -	59,504 (71,069)	- (-)	59,504 (71,069)
Payable	33,072,584 (234,190,378)	- -	10223782 (10,649,500)	43,296,366 (244,839,878)

27. 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.

Note 28 Segment Reporting

a) Operating Segments

Management currently identifies the company's two service lines as its operating Segments as follows:

- (i) Segment- Investments/Trading in securities
- (ii) Segment- Investments/Trading in Land & Others

b) Segment Revenue & Expenses

Revenue & Expenses directly attributable to the segment is considered as "Segment Revenue & "Segment Expenses"

c) Segment Assets & Liabilities

Segment Assets & Liabilities include the respective directly identifiable to each of the segments.

These operating Segments are monitored by the Company's chief operating decision maker and strategic decisions are made on the basis of segment operating Results. Segment performance is evaluated based on the profit of each segment.

The following tables present Revenue and Profit Information and certain Assets and Liabilities regarding the Company's reportable segments for the years ended March 31, 2020 and March 31, 2019.

Particulars	Year Ended 31 March, 2020	Year Ended 31 March, 2019
A) Segment Revenue		
1) Total Segment Revenue		
(a) Segment – Investment/Trading in Securities	111,246,068	140,106,326
(b) Segment – Investment/Trading in Land & others	533,156	1,444,072
Total	111,779,224	141,550,398
2) Inter Segment Revenue	-	-
3) External Revenue (1-2)		
(a) Segment – Investment/Trading in Securities	111,246,068	140,106,326
(b) Segment – Investment/Trading in Land & others	533,156	1,444,072
Total	111,779,224	141,550,398
B) Results		
1) Segment Results:		
(a) Segment – Investment/Trading in Securities	15,612,521	82,668,832
(b) Segment – Investment/Trading in Land & others	233,156	(43,019,794)
Total	15,845,676	39,649,038
2) Unallocated Expenses	2,765	369
3) Operating Profit	15,842,912	39,648,669
4) Provision	1,105,749	8,288,860
5) Net Profit	14,737,163	31,359,809
C) Capital employed		
1) Segment Assets		
(a) Segment – Investment/Trading in Securities	243,400,586	394,676,532
(b) Segment – Investment/Trading in Land & others	148,875,008	165,307,744
Total	392,275,594	559,984,276
2) Unallocated Corporate Assets	2,950,000	421,279
3) Deferred Tax Assets/(Liabilities)	-	-
4) Total Assets	395,225,594	560,405,555
5) Segment Liabilities		

(a) Segment – Investment/Trading in Securities	51,521,677	255,496,749
(b) Segment – Investment/Trading in Land & others	85,428,119	82,219,112
Total	136,949,796	337,715,861
6) Unallocated Liabilities	-	-
7) Deferred Tax Liabilities	-	-
8) Total Liabilities	21,502,704	16,892,546
9) Share Holder's Fund	158,452,500	354,608,407
	236,773,094	205,797,148

(b) Information about Geographical Segments

The company caters mainly to the needs of Indian market so there are no reportable geographical segments.

29. Details of investments & loans covered under the provisions of Section 186 of the Act, are given in the notes 1, 2, 7, 8 and 26 to the Financial Statement.

30. 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.

Chartered Accountants

FRN 011831N



Manjeet Singh

Prop.

Membership Number 088759

Ludhiana, 29 June 2020

For and on behalf of the Board

R. K. Singhania

Director

DIN-00077540

Harjeet Singh Arora

Director

DIN-00063176