

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF RADICURA INFRA LIMITED (Formerly Known as RADICURA & COMPANY LIMITED)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of **RADICURA INFRA LIMITED (Formerly Known as RADICURA & COMPANY LIMITED)** ("the Company"), which comprise the balance sheet as at 31st March 2019, and the statement of Profit and Loss, statement of changes in equity and 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 standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date. (Basis for Opinion We conducted our audit of the standalone financial statements in accordance with the Standards).

Basis for Opinion

We conducted our audit of the standalone financial statements 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 independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Financial Statements.



Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company with the Ind AS and other accounting principles generally accepted in India. The respective Board of Directors of the company are responsible for 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.

The respective Board of Directors are also responsible for overseeing the Company's financial reporting process

Auditor's Responsibilities for the Audit of the Standalone 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 standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism 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 standalone 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the standalone financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the standalone financial statements.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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 of the current period and are therefore the key audit matters. We describe these matters in our auditor's report 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 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 of the aforesaid standalone financial statement.
- 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 standalone financial statements comply with Ind As 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 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 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, In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls were operating effectively as at 31st March, 2019, 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 issued by the Institute of Chartered Accountants of India.
- 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 20 to the financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.



iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For DUBEY & Co.
Chartered Accountants



DEEPAK DUBEY
Proprietor
Membership No.: 86349
FRN :07515N

PLACE: NEW DELHI
DATE: 24th May, 2019



Annexure A to the Independent Auditors' Report

The Annexure referred to in our report to the members of **RADICURA INFRA LIMITED (Formerly Known as RADICURA & COMPANY LIMITED)** ("the Company") for the year ended on 31st March 2019. We report that:

(i) In Respect of Fixed Assets

- (a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
- (b) Fixed assets have been physically verified by the management at reasonable intervals; No material discrepancies were noticed on such verification.
- (c) Not Applicable

(ii) In Respect of Inventory

- (a) As explained to us ,Inventory which includes only Land and building has been physically verified by the management at reasonable intervals.
- (b) In our opinion and according to the information and explanation given to us,the procedures of physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the company and nature of its business.
- (c) In our opinion and according to the information and explanation given to us , the company is generally maintaining proper records of inventories. No material discrepancies were noticed on physical verification of stocks by the management as compared to books.

(iii) Loans and advances granted to parties covered under section 189 of the Companies Act, 2013

The company has not granted any loan, secured or unsecured to companies, firms

or other parties covered in the register maintained under Sec 189 of the Act. Accordingly, the provisions of clauses 3(iii)(a), 3(iii)(b) and 3(iii)(c) of the Order are not applicable.

(iv) Loans, investments, guarantees, and security under section 185 and 186 of the Companies Act, 2013



The company has neither given any loan, nor made any investment or given any securities as per Sec 185 and 186 of the Act. Accordingly, the provisions of clauses 4 of the Order is not applicable.

(v) Rules followed while accepting Deposits

The company has not accepted any deposit from public during the year. In our opinion and according to the information and explanation given to us the provisions of section 73 to 76 or any other relevant provisions of the companies Act, 2013 and companies (Acceptance of deposits) Rules 2014 with regard to deposits from the public is not applicable in the current year. No order has been passed by Company Law Board or national company law tribunal or Reserve Bank of India or any court or any other tribunal in this regard.

(vi) Maintenance of cost records

The provisions of maintenance of cost records under sub-section (l) of section 148 of the Companies Act, 2013 is not applicable.

(vii) According to the information and explanations given to us in respect of statutory dues

(a) The company is regular in depositing with appropriate authorities undisputed statutory dues including income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities and other material statutory dues applicable to it.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, sales-tax, service tax or cess and any other statutory dues with the appropriate authorities were in arrears, as at 31st March, 2019 for a period of more than six months from the date they became payable.

(viii) Default in Repayment of Loans taken from Bank or Financial Institutions

According to the information and explanation given to us and on the basis of our examination of the records, the Company does not have any loans or borrowings from any financial institution, banks, Government or debenture holders during the year.



Accordingly, paragraph 3(viii) of the Order is not applicable.

(ix) Utilisation of IPO and further Public Offer

The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, the provisions of clauses 9 of the Order is not applicable

(x) whether any fraud by the company or any fraud on the Company by its officers or employees has been noticed or reported during the year

According to the information and explanation given to us, no fraud by the company or any fraud on the Company by its officers or employees has been noticed or reported during the year.

(xi) whether managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act

The company has not paid or provided any managerial remuneration during the year. Accordingly, the provision of clause 11 of the Order is not applicable.

(xii) Nidhi Company

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.

(xiii) Related party compliance with Section 177 and 188 of Companies Act - 2013

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 188 of the Companies Act, 2013 where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. However, section 177 is not applicable to the company.



(xiv) Private Placement or Preferential Issues

The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review, thus the requirement of section 42 of the Companies Act, 2013 need not to be complied with. Accordingly, the provisions of clauses 14 of the Order are not applicable.

(xv) Non Cash Transactions

The company has not entered into any non-cash transactions with directors or persons connected with him as per the provisions of section 192 of the Act. Accordingly, the provisions of clauses 15 of the Order are not applicable.

(xvi) Requirement of Registration under 45-IA of Reserve Bank of India Act, 1934

The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**For DUBEY & Co.
Chartered Accountants**



**DEEPAK DUBEY
Proprietor
Membership No.: 86349
FRN :07515N**



**PLACE: NEW DELHI
DATE: 24th May, 2019**

RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)

Balance Sheet as at 31st March 2019

Amount in Rs.

Particulars	Note No.	As at 31st March, 2019	As at 31st March, 2018
I. ASSETS			
(1) Non-current assets			
(i) Property, Plant & Equipments	1	34,751,278	37,737,086
(ii) Financial Assets			
(a) Investments	2	-	-
(b) Security Deposits	3	-	-
(iii) Other Non-Current Assets	4	134,870	137,214
		34,886,148	37,874,300
(2) Current assets			
(a) Inventories	5	332,809,474	332,809,474
(b) Financial Assets			
(i) Cash and cash equivalents	6	72,760	134,022
(ii) Other Financial Assets	7	129,981,803	129,981,803
(c) Other Current Assets	8	2,689	2,620
		462,866,726	462,927,919
Total Assets		497,752,874	500,802,219
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share Capital	9	1,982,500	1,982,500
(b) Others Equity	10	30,911,583	33,319,251
		32,894,083	35,301,751
Liabilities			
(2) Non Current Liabilities			
(a) Financial Liabilities		-	-
(b) Deferred Tax Liabilities (Net)	11	8,670,758	9,342,727
(c) Other Non Current Liabilities		-	-
		8,670,758	9,342,727
(3) Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	12	357,926,500	357,906,500
(ii) Trade payables	13	88,188,633	88,188,633
(iii) Other financial liabilities	14	10,072,900	10,062,608
(b) Provisions			
(c) Current Tax Liabilities (Net)	15	-	-
		456,188,033	456,157,741
Total Equity & Liabilities		497,752,874	500,802,219
Summary of significant accounting policies			

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

As per our attached report of even date

For DUBEY & CO.
Chartered Accountants

(DEEPAK DUBEY)
Proprietor
Membership No.86349



For and on behalf of the Board of Directors of
Radicura Infra Limited (Formerly known as Radicura & Co.
Limited)

Sumit Jain
SUMIT JAIN
Director
DIN 00014236

MAHIPATI SINGH
MAHIPATI SINGH
Director
DIN 01712664
96, 1st Floor, Pocket -B,
Sarita Vihar,
New Delhi - 110076

PLACE: NEW DELHI
DATE : 24.05.2019

18, East Part Area,
Karol Bagh, New Delhi - 110005

RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31st MARCH, 2019

Amount in Rs.

Particulars	Note No.	For the year ended 31st March, 2019	For the year ended 31st March, 2018
Continuing Operations			
Revenue from Operations			
Other Income	16	-	22,110
Total Income (I)		-	22,110
Expenses			
Finance Cost		708	703
Depreciation & Amortization		2,985,808	1,910,084
Other expenses	17	93,120	137,133
Total Expenses (II)		3,079,636	2,047,920
Profit / (loss) before Tax (I) - (II)		(3,079,636)	(2,025,810)
Tax expense:			
(1) Current Income Tax		-	-
(2) Deferred Tax (Credit) / Charged		(671,969)	(2,094,086)
Profit / (loss) for the year from Continuing Operations (III)		(2,407,667)	68,276
Discontinuing Operations			
Profit / (loss) for the year from discontinued Operations		-	-
Tax Income / (Expense) of discontinuing operations		-	-
IX. Profit / (loss) for the year from discontinued Operations (after tax)		-	-
Profit / (Loss) for the year (IV)		(2,407,667)	68,276
Other Comprehensive Income			
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		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
(V) Other Comprehensive Income for the year		-	-
(VI) Total Comprehensive Income for the year		(2,407,667)	68,276
Earning per share for continuing operations [face value of Share Re. 1/- each]			
(Previous Year Re. 1/- each)			
(i) Basic			
Computed on the basis of total profit for the year		(4.82)	0.14
(ii) Diluted			
Computed on the basis of total profit for the year		(4.82)	0.14
Summary of significant accounting policies	2.1		

The accompanying notes are an integral part of the financial statements.
As per our attached report of even date

For DUBEY & CO.
Chartered Accountants

(DEEPAK DUBEY)
Proprietor
Membership No.86349



For and on behalf of the Board of Directors of
Radicura Infra Limited (Formerly known as Radicura
& Co. Limited)

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MAHIPATI SINGH
Director

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PLACE: NEW DELHI
DATE : 24.05.2019

RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
Cash Flow Statement for the period ending 31st March, 2019

Amount in Rs.

Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
A) Cash flow from operating activities		
Net Operating profit before tax and extra ordinary items	(3,079,636)	(2,025,810)
Adjustments for:-		
Depreciation	2,985,808	1,910,084
(Profit) / loss on sale of long term investment	-	-
Dividend Income	-	1,910,084
Operating profit before working capital changes	(93,828)	(115,726)
(Increase) / Decrease in Other Current Assets	(69)	-
(Increase) / Decrease in Non-current Financial Assets	2,344	39,000
Increase / (Decrease) in Other current liabilities	10,292	10,018
Cash generated from operations	(81,262)	(66,708)
Net direct taxes paid	-	(4,843)
Net cash from Operating Activities	(81,262)	(61,865)
B) Cash flow from Investing Activities		
Purchase of Current Investments	-	-
Redemption of Non current Investments	-	-
Profit on redemption of Mutual Fund	-	-
Net cash used in investing activities	-	-
Net cash from operating and investing activities	(81,262)	(61,865)
C) Cash flow from financing activities		
Increase/(decrease) Current Borrowings	20,000	-
Repayment of loan	-	-
Dividend Paid	-	-
Interest paid	-	-
Net cash from operating, investing & financial activities	(61,262)	(61,865)
Net increase in cash & cash equivalent	(61,262)	(61,865)
Opening balance of cash & cash equivalent	134,022	195,887
Closing balance of cash & cash equivalent	72,760	134,022

Note: Cash and cash equivalents included in the Cash Flow Statement comprise of the following:-

i) Cash balance in Hand	7,193	7,193
ii) Balance with Banks:		
a) In Current Accounts	65,567	126,829
b) In Fixed Deposits	-	-
Total	<u>72,760</u>	<u>134,022</u>

As per our report of even date

For DUBEY & CO.
Chartered Accountants

(DEEPAK DUBEY)
Proprietor
Membership No.86349



For and on behalf of the Board of Directors of Radicura Infra Limited
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PLACE: NEW DELHI
DATE : 24.05.2019

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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2019

A. Equity Share Capital

Equity Shares of Re. 1 each issued, subscribed & fully Paid-up

At 1st April 2018

Changes in Equity Share Capital Shares during the year

At 31st March, 2019

Note	Numbers	Amount (Rs.)
9	1,982,500	1,982,500
	-	-
	1,982,500	1,982,500

B. Other Equity

For the year ended 31st March, 2019

Particulars	Reserve and Surplus			Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	
Balance as at April 01, 2017	-	7,326,500	25,924,475	33,250,975
Profit for the period	-	-	68,276	68,276
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	7,326,500	25,992,751	33,319,251
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2018	-	7,326,500	25,992,751	33,319,251
				-
As at 1st April, 2018	-	7,326,500	25,992,751	33,319,251
Profit for the period	-	-	(2,407,667)	(2,407,667)
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	-	(2,407,667)	(2,407,667)
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2019	-	7,326,500	23,585,084	30,911,584



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Background

Radicura Infra Limited (formerly known as Radicura & Company Limited) is a wholly owned subsidiary of Radhika Heights Limited (formerly Best On Health Limited). The main objects of the Company is to carry on business of acquisition, construction and development of projects, townships, built-up infrastructure, housing, commercial premises, hotels, resorts, hospital, educational institution, recreational facilities, city and regional level infrastructure and other allied works including to acquire by purchase, lease exchange, rent or otherwise deal in land buildings and in real estates of all kinds.

I SIGNIFICANT ACCOUNTING POLICIES

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

i) Basis of preparation

a) Compliance with Ind AS

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

b) Basis of Measurement

The financial statements have been prepared on a historical cost basis, except for the following:
- certain financial assets and liabilities that is measured at fair value (refer accounting policies regarding financial instruments)

c) Use of Estimates & Judgements

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

i) **Income taxes:** The Company's tax jurisdiction is India. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

ii) **Other estimates:** The preparation of financial statements involves estimates and assumptions that affect the reported amount of assets, liabilities, disclosure of contingent liabilities at the date of financial statements and the reported amount of revenues and expenses for the reporting period. Specifically, the Company estimates the probability of collection of accounts receivable by analyzing historical payment patterns etc.

d) Current versus non-current classification

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

An asset is treated as current when it is:

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

A liability is current when:

- It is expected to be settled in normal operating cycle
 - It is held primarily for the purpose of trading
 - It is due to be settled within twelve months after the reporting period, or
 - There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period
- The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Based on the nature of products/ activities of the Company and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Company has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non current.

II SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

i) Property, plant and equipment

Property, Plant and Equipment is carried at cost less accumulated depreciation and accumulated impairment losses, if any. The cost comprises its purchase price, directly attributable cost of bringing the asset to its working condition for its intended use and borrowing Costs attributable to construction of qualifying asset, upto the date asset is ready for its intended use; any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent costs

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Derecognition

An item of Property, Plant & Equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gains and losses on disposal of an item of Property, Plant and Equipment are determined by comparing the proceeds from disposal with the carrying amount of Property, Plant and Equipment and are recognised net within "Other income/ Other expenses" in the Statement of Profit and Loss



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Depreciation

Depreciation is charged on the assets as per Written Down Value method at rates worked out based on the useful lives and in the manner prescribed in the Schedule II to the Companies Act, 2013. The depreciation method, useful lives and residual value are reviewed at each of the reporting date. Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (upto) the date on which the asset is ready for use (disposed off). The residual values and useful life are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

ii) Intangible assets

Computer software

Intangible assets are stated at acquisition cost, net of accumulated amortization and accumulated impairment losses, if any.

Amortisation methods and periods:

The Company amortises intangible assets with the finite useful life (computer software) using straight line method over a period of 5 years.

iii) Financial Instruments

a) Financial Assets

Financial assets comprise investments in equity instruments, loans and advances, trade receivables, Cash and cash equivalents and other eligible assets.

Initial recognition and measurement:

All financial assets are recognised initially at fair value except trade receivables which are initially measured at transaction price. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss) are included in the fair value of the financial assets. Purchase or sale of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement:

- **Financial Assets measured at amortised cost:** Financial assets held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest (SPPi) on principal amount outstanding are measured at amortised cost using effective interest rate (EIR) method.

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. These financial assets are subsequently carried at amortized cost using the effective interest method, less any impairment loss. The EIR amortisation is recognised as finance income in the Statement of Profit and Loss.

- **Financial assets at fair value through other comprehensive income (FVTOCI):** Financial assets held within a business model whose objective is achieved by both collecting the contractual cash flows and selling the financial assets and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payment towards principal and interest (SPPi) on principal outstanding are subsequently measured at FVTOCI. Fair value movements in financial assets at FVTOCI are recognised in other comprehensive income. However, the Company recognises interest income, impairment losses & reversals and foreign exchange gain loss in statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to profit and loss. Interest earned is recognised under the expected interest rate (EIR) model.

- **Equity instruments other than investment in associates:** Equity instruments held for trading are classified at fair value through Profit or Loss (FVTPL). For other equity instruments the Company classifies the same as at FVTOCI. The classification is made on initial recognition and is irrevocable. Fair value changes on equity instruments at FVTOCI, excluding dividends, are recognised in other comprehensive income (OCI).

- **Financial assets at fair value through fair value through Profit or Loss (FVTPL):** Financial assets are measured at FVTPL if it does not meet the criteria for classification as measured at amortised cost or at fair value through other comprehensive income. Fair value changes are recognised in Statement of Profit and Loss.

Derecognition of financial assets:

Financial assets are derecognised when the contractual rights to the cash flows from the financial assets expire or the financial asset is transferred and the transfer qualified for derecognition. On derecognition of financial asset in its entirety the difference between the carrying amount (measured at the date of derecognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognised in Statement of Profit and Loss.

Impairment of financial assets:

Trade receivables, contract assets, receivables under Ind AS 109 are tested for impairment based on the expected credit losses (ECL) for the respective financial asset. ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/expense in the Statement of Profit and Loss. The approach followed by the company for recognising the impairment loss is given below:

1) Trade receivables

An impairment analysis is performed at each reporting date. The expected credit losses over lifetime of the asset are estimated by adopting the simplified approach using a provision matrix which is based on historical loss rates reflecting current condition and forecasts of future economic conditions.

2) Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL issued. If in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12 month ECL.

b) Financial liabilities:

Financial liabilities comprise borrowings, trade payables and other eligible liabilities.

Initial recognition and measurement:

Financial liabilities are initially recognised at fair value. Any transaction costs that are attributable to the acquisition of the financial liabilities (except financial liabilities at fair value through profit or loss) are deducted from the fair value of financial liabilities.

Subsequent measurement

Financial liabilities at amortised cost: The Company has classified the following under amortised cost:

a) Trade payables

b) Other financial liabilities

Amortised cost for financial liabilities represents amount at which financial liability is measured at initial recognition minus the cumulative amortisation using the effective interest rate (EIR) method of any difference between that initial amount and the maturity amount.

- **Financial liabilities at fair value through profit or loss (FVTPL):** Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.

For trade and other payables maturing within one year from the Balance Sheet Date are carried at a value which is approximately equal to fair value due to the short maturity of these instruments.



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Derecognition of financial liabilities

A financial liability shall be derecognised when, and only when, it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires.

c) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

d) Reclassification of Financial Assets

The Company determines the classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are categorised as equity instruments at FVTOCI and financial assets or financial liabilities that are specifically designated at FVTPL. For financial assets, which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

iv) Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset. Other borrowing costs are recognized as expenses in the period in which they are incurred. To the extent the Company borrows funds generally and uses them for the purpose of obtaining a qualifying asset, the Company determines the amount of borrowings costs eligible for capitalization by applying a capitalization rate to the expenditure incurred on such asset. The capitalization rate is determined based on the weighted average of borrowing costs applicable to the borrowings of the Company which are outstanding during the period, other than borrowings made specifically towards purchase of the qualifying asset. The amount of borrowing costs that the Company capitalizes during a period does not exceed the amount of borrowing costs incurred during that period.

v) Impairment of non-financial assets

The carrying amount of the Company's non-financial assets, other than deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risk specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from the continuing use that are largely independent of cash inflows of other assets or group of assets (the cash generating unit).

An impairment loss is recognized if the carrying amount of an asset or its cash generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in the Statement of Profit and Loss. Impairment losses are recognised in respect of cash generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit or group of units on a pro rata basis.

Reversal of impairment loss

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized directly in other comprehensive income and presented within equity.

vi) Inventories

Inventories are valued at lower of cost and net realizable value. Net realisable value of property under construction assessed with reference to market value of completed property as at the reporting date less estimated cost to complete. Cost of inventory (Work-in-Progress) represents cost of land and all expenditure incurred in connection with.

vii) Provisions and Contingencies

A provision arising from claims, litigation, assessment, fines, penalties, etc. is recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These are reviewed at each balance sheet date and adjusted to reflect current management estimates. Contingent liabilities are disclosed in respect of possible obligations that have arisen from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise. When there is a possible obligation or present obligation where the likelihood of an outflow is remote, no disclosure or provision is made.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity. A contingent asset is disclosed, where an inflow of economic benefits is probable.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset, if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

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

The company does not recognize a contingent liability but disclosed its existence in the financial statements.

viii) Income Taxes

Income tax comprises current tax and deferred tax. Income tax expense is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in other comprehensive income.

Current tax

Current tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for the period. The tax rates and tax laws used to compute the current tax amount are those that are enacted or substantively enacted by the reporting date and applicable for the period. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realize the asset and liability simultaneously.



Sunit Jain

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Deferred tax

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred tax liabilities are recognized for all taxable temporary differences.

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

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

Minimum Alternate Taxes

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

(ix) Foreign Currency Translations

a) Functional and Presentation Currency

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

b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are recognised in profit or loss.

x) Leases

As a Lessee:

Leases of property, plant and equipment where the company, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in borrowings or other financial liabilities as appropriate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

As a Lessor:

Leases in which the company does not transfer substantially all the risk and benefits of ownership of the assets are classified as operating leases. Assets subject to operating lease are included in Property, Plant & Equipment. Lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term. Costs, including depreciation are recognized immediately in the statement of profit & loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

(xi) Cash and Cash Equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

(xii) Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Income from Services - Revenue is recognized on an accrual basis in accordance with the terms of the relevant agreement.

Interest Income: Interest income is recognized as it accrues in Statement of Profit and Loss using the effective interest method.

Dividend income - Revenue is recognized when the shareholder's right to receive payment is established at the balance sheet date. Dividend income is included under the head "Other income" in the statement of profit and loss.

(xiii) Earnings Per Share

Basic earnings per share is computed using the weighted average number of equity shares outstanding during the period.

Diluted earning per share is computed by dividing the net profit after tax by the weighted average number of equity shares considered for deriving basic EPS and also weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for bonus shares, as appropriate.

(xiv) Segment reporting

The segmental reporting disclosures as required under Indian Accounting Standard-108 are not required, as there are no reportable business segments.

(xxi) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded as per the requirement of Part I of Schedule III, unless otherwise stated.



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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

1 Property, Plant and Equipment

(Amount In Rs)

Description	Building	Furniture & Fixtures	Office Equipments	Total
Gross carrying value				
As at April 1, 2017	42,313,173	2,169	33,758	42,349,100
Additions	-	-	-	-
Disposals	-	-	-	-
Adjustments	-	-	-	-
Exchange differences	-	-	-	-
As at March 31, 2018	42,313,173	2,169	33,758	42,349,100
Additions				
Disposals				
Adjustments				
Exchange differences				
As at March 31, 2019	42,313,173	2,169	33,758	42,349,100
Accumulated depreciation				
As at April 1, 2017	2,701,930	-	-	2,701,930
Charge for the year	1,910,084	-	-	1,910,084
Deduction during the year	-	-	-	-
Exchange differences	-	-	-	-
As at March 31, 2018	4,612,014	-	-	4,612,014
Charge for the year	2,985,808	-	-	2,985,808
Disposals	-	-	-	-
Exchange differences	-	-	-	-
As at March 31, 2019	7,597,822	-	-	7,597,822
Net block as at March 31, 2018	37,701,159	2,169	33,758	37,737,086
Net block as at March 31, 2019	34,715,351	2,169	33,758	34,751,278



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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

Amount in Rs.

Particulars	As at 31st March, 2019	As at 31st March, 2018
2 Non Current Investments		
Quoted equity instruments (At Fair Value through Profit & Loss)		
a) Nil Equity Shares (Previous Year Nil Equity Shares)	-	-
	-	-
(a) Aggregate amount and market value of quoted investments	-	-
(b) Aggregate amount of unquoted investments	-	-
(c) Aggregate amount of impairment in value of investments	-	-
Refer Note 24 & 25 for information about fair value measurement, credit risk and market risk of investments.		
3 Security Deposits	-	-
Refer Note 25 for information about credit risk and market risk of Security Deposits.		
4 Other Non Current Assets		
Income Tax Refund	134,870	137,214
	134,870	137,214
5 Inventories		
(Valued at cost or net realisable value whichever is lower)		
Stock In Trade	332,809,474	332,809,474
(representing cost of land & building appurtenant related land development expenditure (Previous Year Rs. 332,809,474))	332,809,474	332,809,474
6 Cash and Cash Equivalents		
a) Balances with Bank	65,567	126,829
b) Cash in Hand	7,193	7,193
	72,760	134,022
7 Other Current Financial Assets		
Unsecured, considered good		
Advances to Others	129,981,803	129,981,803
	129,981,803	129,981,803
	129,981,803	129,981,803
Refer Note 25 for information about credit risk and market risk of Loans.		
8 Other Current Assets		
Prepaid Expenses	2,689	2,620
	2,689	2,620



Sunit Jain

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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

	As at March 31, 2019	(Amount In Rs) As at March 31, 2018
9 Share Capital		
a. Authorised		
50,00,000 Equity Shares of Re.1/- each (Previous Year 50,00,000 Equity Shares of Re. 1/- each)	5,000,000	5,000,000
b. Issued, Subscribed & fully Paid-up Shares		
19,82,500 (Previous Year 19,82,500) Equity Shares of Re.1/- each fully paid-up	1,982,500	1,982,500
Total Issued, Subscribed & fully Paid-up Share Capital	1,982,500	1,982,500

c. Terms /rights attached to equity shares

The company has only one class of equity shares having a face value of Re.1/- per share. Each holder of equity shares is entitled to one vote per share. The dividend declared, if any is payable in Indian rupees. The dividend if any proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual General Meeting. The board has not proposed any dividend for current year and previous year.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts including preference shares. The distribution will be in proportion to the number of equity shares held by the shareholders.

d. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares

	As at 31st March, 2019		As at 31st March, 2018	
	In Nos.	Amount in Rs.	In Nos.	Amount in Rs.
At the beginning of the year	1,982,500	1,982,500	1,982,500	1,982,500
Add : Issued during the year ending	-	-	-	-
Outstanding at the end of the Year	1,982,500	1,982,500	1,982,500	1,982,500

e. Detail of shareholders holding more than 5% shares in the company

	As at 31st March, 2019		As at 31st March, 2018	
	In Nos.	% holding in the Class	In Nos.	% holding in the Class
Equity shares of Re.1/- each fully paid				
- Radhika Heights Limited (formerly known as Best on Health Limited) (Holding Company)) (60 shares are held by nominees of Radhika Heights Limited)	1,982,440	99.99%	1,982,440	99.99%

f. Shares held by holding company and/or their subsidiaries/ associates

Equity Shares held by holding company are as below:

	As at 31st March, 2019	As at 31st March, 2018
- Radhika Heights Limited (formerly known as Best on Health Limited) (Holding Company))	19,82,440	19,82,440



As at 31st March, 2019

19,82,440

Suresh Jain

As at 31st March, 2018

19,82,440

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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

Particulars	As at 31st March, 2019	As at 31st March, 2018
10 Other Equity		
a. Retained Earnings		
Opening balance	25,992,750	25,924,475
Add: Net profit/(loss) for the current year	(2,407,667)	68,276
Add: Remeasurements of the net defined benefit plans	-	-
Profit available for appropriation	<u>23,585,083</u>	<u>25,992,751</u>
Less : Appropriations	-	-
Transferred to general reserves	-	-
Proposed dividend	-	-
Corporate dividend tax	-	-
Closing balance	<u>23,585,083</u>	<u>25,992,751</u>
b. Securities premium reserve		
Opening Balance	7,326,500	7,326,500
Change during the Year	-	-
Closing Balance	<u>7,326,500</u>	<u>7,326,500</u>
Total Reserves and Surplus	<u>30,911,583</u>	<u>33,319,251</u>

Securities Premium Reserve is used to record the premium on issue of shares. These reserve is utilised in accordance with the provisions of the Act.

11 Deferred Tax Assets (Net)		
On temporary difference between the accounting base & tax base		
Deferred tax liabilities arising on account of		
Property, plant and equipment	8,938,571	9,610,540
Others	-	-
	<u>8,938,571</u>	<u>9,610,540</u>
MAT credit entitlement	267,813	267,813
Less: provision for impairment of MAT credit entitlement	-	-
	<u>267,813</u>	<u>267,813</u>
	<u>8,670,758</u>	<u>9,342,727</u>

12 Current Borrowings		
Loans from Related Parties		
Unsecured borrowings from holding Company	-	-
- Radhika Heights Limited (formerly known as Best on Health Limited)	357,926,500	357,906,500
Above borrowing is repayable on demand	<u>357,926,500</u>	<u>357,906,500</u>

Refer Note 25 for information about liquidity risk and market risk of Current Borrowings.

13 Trade Payables		
Trade Payables (dues to micro and other small enterprises)	-	-
Trade Payables (dues to other than micro and other small enterprises)	88,188,633	88,188,633
	<u>88,188,633</u>	<u>88,188,633</u>

Refer Note 25 for information about liquidity risk and market risk of Trade Payables.

14 Other Current Financial liabilities		
Expense Payable	72,900	62,608
Advances others	10,000,000	10,000,000
	<u>10,072,900</u>	<u>10,062,608</u>

Refer Note 25 for information about liquidity risk and market risk of Other Current Financial Liabilities.

15 Current Tax Liabilities (Net)		
Provision for Income Tax	-	-



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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

Amount in Rs.

Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
16 Other income		
Profit on Sale of Investment	-	-
Income tax refund	-	22,110
	<u>-</u>	<u>22,110</u>
17 Other expenses		
Accounting charges	2,500	2,500
Electricity & water charges	-	43,156
Professional Charges	38,879	38,590
Auditor's Remuneration:-		
- Statutory Audit Fees	11,000	11,000
- Fee for Certification	-	-
Fees & Taxes	6,061	8,165
Insurance - Fixed Assets	13,372	13,100
Property Tax	6,428	5,843
Lease Rent	14,880	14,779
	<u>93,120</u>	<u>137,133</u>



Sunit Jaiswal

RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

	As at March 31, 2019	(Amt In Rs) As at March 31, 2018
NOTE 18 INCOME TAX		
The income tax expense consists of the following :		
Current tax expense for the current year	-	-
Current tax expense pertaining to previous years	-	-
Minimum alternative tax (MAT) credit	-	-
Deferred tax expense/(benefit)	(671,969)	(2,094,086)
Total income tax	(671,969)	(2,094,086)
Reconciliation of tax liability on book profit vis-à-vis actual tax liability		
Profit before income taxes	(3,079,636)	(2,025,810)
Enacted Tax Rate	26.00%	25.75%
Computed Tax Expense	-	-
Adjustments in respect of current income tax		
Tax impact of expenses which will never be allowed	-	-
Tax effect of expenses that are not deductible for tax purpose	-	-
Tax effect due to non taxable income	-	-
Minimum alternative tax (MAT) credit	-	-
Previously unrecognised tax losses used to reduce current tax expense	-	-
Other Temporary Differences	(671,969)	(2,094,086)
Total income tax expense	(671,969)	(2,094,086)
NOTE 19 EARNINGS PER SHARE	As at	As at
	March 31, 2019	March 31, 2018
Profit/(loss) attributable to shareholders	(2,407,667)	68,276
Weighted average number of equity shares	1,982,500	1,982,500
Nominal value per equity share	1	1
Weighted average number of equity shares adjusted for the effect of dilution	1,982,500	1,982,500
Earnings per equity share		
Basic	(1.21)	0.03
Diluted	(1.21)	0.03
NOTE 20 CONTINGENCIES AND COMMITMENTS	As at	As at
	March 31, 2019	March 31, 2018
(A) Contingent liabilities		
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil
	-	-

Radicura Infra Limited ("RIL") (Formerly known as Radicura & Company limited) along with its three fellow Wholly owned subsidiaries ("WOS") and their holding company named as Radhika Heights Limited (formerly known as Best On Health Limited) had signed a Term sheet with the developer on 03.09.2012 for development of integrated township on its 108.713 acres land (including 84.381 acres land owned by its three WOS and their Holding company) situated in Village Harsaru and Hyatpur, Gurgaon, Haryana.

Further, the Term Sheet was a Preliminary document for the development of the Township over the land. However, due to notification of Master Plan 2031, the Collaboration agreement was signed dated. 19.10.2012 and also in between an agreement dated. 04.10.2012 was executed between the parties that in case the land owners resale/ back out/ refrain from abiding by contractual covenants incorporated in the Term Sheet, the developer shall be entitled to estimated/ liquidated compensation equivalent to Rs. 30 Crore from land owners or 10 acres of land in case the Land owners fail to pay this amount during the period of 6 months of breach alongwith refund of any amount made by the developer with the Land Owners.

Certain disputes arisen between the parties and while the negotiations were still on, Bestech India Pvt. Limited ("the Developer") invoked arbitration by sending Notice on 16.12.2013 to RIL along with its three fellow WOS and their Holding Company (RHL), and filed Section 9 Petition with the Hon'ble District court, Gurgaon, and the matter was then referred to Arbitral Tribunal.

The Hon'ble District Court vide its order dated 12.02.2014 granted an interim stay over the Land according to which RIL along with its three fellow WOS and their Holding Company (RHL) cannot sell, create any third party rights and interfere in any manner with the land.

Further, RIL along with its three fellow WOS and their Holding Company (RHL) moved petition with the Hon'ble High Court at Chandigarh seeking cancellation of the stay. In response, the Developer appealed for extension of stay till the decision of Arbitration is granted. After hearing both sides, the Hon'ble High Court at Chandigarh extended the stay over land till the decision of Arbitral Tribunal.

In the Arbitral Tribunal proceedings, the developer (Bestech) and RIL along with its three fellow WOS and their Holding Company (RHL) have filed their Claim and Counter Claim alongwith their replies and rejoinders and RIL along with its three fellow WOS and their Holding Company (RHL) filed its amended Counter Claim excluding its claim relating to land of 14 acres for Group Housing development. and initiated separate proceedings for its claim with regard to Definitive Agreement by sending Notice of Arbitration to the Developer. The developer has filed its reply to amended counter claim and thereafter RIL along with its three fellow WOS and their Holding Company (RHL) have filed rejoinder to such reply. Now the matter is at the cross examination of witnesses of the developer.

The matter is under arbitration and hence subjudiced and is likely to take some time before it is decided and justice is meted out.

However, liability if any, cannot be quantified at this point of time and in case the liability stands quantified by the Hon'ble Arbitral Tribunal, the same shall be paid in proportion to the lands owned by RIL along with its three fellow WOS and their Holding Company (RHL).

The management of our Holding Company (RHL) is certain and hopeful to receive favorable order from the Arbitral Tribunal.

(B) Capital and other commitments

Estimated amount of contracts remaining to be executed on capital account, net of advances and not provided in the books are as follows:

Particulars	As at March 31, 2019	As at March 31, 2018
Property, plant and equipment	Nil	Nil



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In case of assets taken on lease**Operating Leases:**

During the financial year, pursuant to the Change of Registered Office of the Company from the NCT of Delhi to the State of Punjab, Company has taken another premises admeasuring 60 sq.ft. at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru Punjab - 140501, under the operating lease agreement for its Corporate office from its Holding Company. These are generally cancelable leases and renewable by mutual consent on mutually agreed terms.

The total of minimum future lease payments under operating lease is as under:

Particulars	As at	As at
	March 31, 2019	March 31, 2018
Lease payments for the year recognised in the Statement of Profit and Loss	14,880	14,779

NOTE 22 MSME

Based on the information available with the company, there are no dues as at March 31, 2019 and 31st March, 2018 payable to enterprises covered under " Micro Small and Medium Enterprises Development Act, 2006. No Interest is paid/payable by the company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006.

NOTE 23 Related Party Disclosure

As required by Indian Accounting Standard -24, the disclosures of transactions with the related parties are given below:

a) Names of Related Parties and Nature of Related Party Relationship:

i) Ultimate Holding Company

Panacea Biotec Limited (Holding Company of RHL)

ii) Holding Company

Radhika Heights Limited (Formerly known as Best On Health Limited) (RHL)

iii) Other Subsidiaries of Radhika Height Limited (Fellow Subsidiaries)

Sunanda Infra Limited

Cabana Construction Private Limited

Nirmala Buildwell Private Limited

Cabana Structures Limited

Nirmala Organic Frams & Resorts Private Limited

iv) Other Subsidiaries of Panacea Biotec Limited

Rees Investments Limited (Rees)

Panacea Biotec (International) S.A.

Kelisia Holdings Limited (Indirect WOS through Rees)

Panacea Biotec Germany GmbH (indirect WOS through Panacea Biotec

Panacea Biotec Pharma Limited (WOS w.e.f. 22.03.2019)

Meyten Realtech Private Limited (WOS w.e.f. 12.04.2019)

Ravinder Heights Limited (WOS w.e.f. 15.04.2019)

v) Key Management Personnel (KMP)

Mr. Sumit Jain, Director

Mr. Shagun Jain, Director

Mrs. Radhika Jain, Director

Mr. Mahipati Singh, Director

vi) Entities in Which KMP/relative is having Significant Influence (KMP/ SI)

Lakshmi & Manager Holdings Limited ("LMH")

White Pigeon Estate Private Limited

Panacea Life Sciences Limited

b) Description of transactions with the related parties in the normal course of l

Particulars	Holding Company- Radhika Heights Limited	
	As at	As at
	March 31, 2019	March 31, 2018
A. Transaction made during the year		
Rent received	-	-
Rent paid	14,880	14,779
Loan received	20,000	-
Loan repayment	-	-
B. Year end balance	As at	As at
	March 31, 2019	March 31, 2018
Outstanding loans	357,926,500	357,906,500

Loans taken from holding company are interest free.



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RADICURA INFRA LIMITED
(Formerly known as RADICURA & CO. LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

NOTE 24 FAIR VALUE MEASUREMENTS

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair Value of cash and current deposits, trade and other current receivables, trade payables, other current liabilities and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.

The different levels of fair value have been defined below:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Particulars	Amount In Rs	
	As at 31-Mar-19	As at 31-Mar-18
Carrying Amount		
Financial Instruments at fair value through Profit or Loss		
Financial Assets		
(i) Investments	-	-
Fair Value		
Level 1	-	-
Level 2		
Level 3		
Total	-	-
Financial Assets at Amortised Cost		
(i) Security Deposits	-	-
(ii) Cash and cash equivalents	72,760	134,022
(iii) Other financial assets	129,981,803	129,981,803
Total Financial Assets	130,054,563	130,115,825
Financial Liabilities at Amortised Cost		
(i) Borrowings	357,926,500	357,906,500
(ii) Trade payables	88,188,633	88,188,633
(iii) Other financial liabilities	10,072,900	10,062,608
Total Financial Liabilities	456,188,033	456,157,741



Sumit Jain
and

NOTE 25 Financial Risk Management

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Managing Board. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

A. MARKET RISK

Market risk is the risk of loss of future earnings, fair value of future cash flows that may result from a change in the price of financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, equity prices and other market changes that may effect market sensitivity instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, loans and borrowings.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. In order to balance the Company's position with regards to interest income and interest expense and to manage the interest rate risk, management performs a comprehensive interest rate risk management. The Company has no interest bearing borrowings hence it is not exposed to significant interest rate risk as at the respective reporting dates. They are therefore not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

Foreign currency risk

The Company has operations in India only hence Company's exposure to foreign currency risk is nil.

Price Risk

Price risk arises from exposure to equity securities prices from investments held by the Company. The Company does not have any investments in equity shares.

B. CREDIT RISK

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. Credit risk arises from trade receivables and other financial assets.

Trade Receivables

There are no trade receivables in the Company as at reporting date.

Other Financial Assets

There is no credit risk exposure with respect to other financial assets as they are either supported by legal agreement or are with Nationalized banks.

- Deposits are held with Electricity Department, hence the risk of default is considered to be negligible.

- Loans to Others are supported with legal agreements, hence there is no credit risk involved.

Provision for Expected Credit losses

Financial Assets are considered to be of good quality and there is no credit risk to the Company.

C. LIQUIDITY RISK

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

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

Contractual Maturities of financial liabilities

The tables below provide details regarding the remaining contractual maturities of financial liabilities at reporting date based on contractual undiscounted payments.

	Amount In Rs			
As at 31-Mar-19	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	357,926,500	-	-	-
(ii) Trade payables	88,188,633	-	-	-
(iii) Other financial liabilities	10,072,900	-	-	-
Total	456,188,033	-	-	-
As at 31-Mar-18	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	357,906,500	-	-	-
(ii) Trade payables	88,188,633	-	-	-
(iii) Other financial liabilities	10,062,608	-	-	-
Total	456,157,741	-	-	-

NOTE 26 Capital Risk Management

The Company aim to manages its capital efficiently so as to safeguard its ability to continue as a going concern and to optimize returns to shareholders. The capital structure of the Company is based on management's judgment of the appropriate balance of key elements in order to meet its strategic and day-to-day needs. We consider the amount of capital in proportion to risk and manage the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain creditors and market confidence and to sustain future development and growth of its business. There in no change in the Company capital structure since previous year.

NOTE 27 Revenue from Contracts with Customer

Ind AS 115 Revenue with Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. Under the modified retrospective approach there were no adjustments required to the retained earnings as at April 1, 2018. Application of Ind AS 115 did not have any impact on recognition and measurement of revenue and related items in the financial results.



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