

Dass Gupta & Associates

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To

The Members of Nirmala Buildwell Private Limited (Formerly known as Panacea Hospitality Services Private Limited)

Report on the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of M/s Nirmala Buildwell Private Limited (Formerly known as Panacea Hospitality Services Private Limited) ('the Company'), which comprise the balance sheet as at 31 March 2019, the statement of profit and loss (including other comprehensive income), the statement of cash flows and the statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the financial position of the Company as at 31 March, 2019, and its financial performance including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis of 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 Companies Act, 2013 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.

Responsibility of Management 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 Ind AS 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 accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments



and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements 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 is 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 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.

Emphasis of Matter

1. *Without qualifying our opinion, we draw attention to Note 5 in the financial statements which indicates that the Company incurred an accumulated loss of Rs 41,10,608/- up to the Period ended on 31st March, 2019 which is much more than the paid up capital of the company. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern.*
2. *The Company along with its holding company (Radhika Heights Limited) and three fellow subsidiaries had signed term sheet with Bestech India Pvt. Ltd. (Bestech) on 03.09.2012 for the development of an integrated township on its 108.713 acres of land situated at Village Harsaru and Hyatpur, Gurgaon, Haryana. Later on due to dispute with Bestech, Bestech invoked arbitration and approached the District Court at Gurgaon by filing a petition. The District Court granted Bestech an injunction over the land. The same was appealed against before the Hon'ble High Court of Punjab and Haryana by the company. The appeal of the company along with its holding company and three fellow subsidiaries was dismissed and Bestech's was allowed.*

Further, the company along with its three fellow subsidiaries and their Holding Company (RHL) moved petition with the Hon'ble High Court at Chandigarh seeking cancellation of the stay. In response, the Bestech appealed for extension of stay till the decision of Arbitration is granted. The Hon'ble High Court at Chandigarh extended the stay over land till the decision of Arbitral Tribunal. The matter is presently pending in arbitration which was initiated on 11.08.2014.

Our opinion is not modified in respect of these matters.



Other Matter

Without qualifying our opinion, we draw attention to Note 3 in the financial statements where an amount of Rs.2,972,974/- which was given as advance in FY 2007-08, however it is still appearing as receivable as on 31st March 2019 and which management has represented that is good and recoverable.

Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act 2013, we give in the Annexure-I, a statement on the matters specified in the paragraph 3 and 4 of the order, to the extent applicable.

2. As required by Section 143 (3) of the Act, we report that:

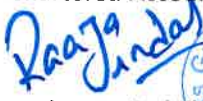
We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

- (a) 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.
- (b) The balance sheet, the statement of profit and loss, the statement of cash flows and the statement of changes in equity dealt with by this Report are in agreement with the books of account.
- (c) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with rule 7 of the Companies (Accountants) Rule, 2014.
- (d) On the basis of the written representations received from the directors as on 31 March 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- (e) 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 2".
- (f) 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 standalone Ind AS financial statements – Refer Note 13 to the standalone Ind AS financial statements;



- ii. The Company has long-term contracts as at March 31, 2019 for which there were no material foreseeable losses. The Company has no outstanding derivative contracts as at March 31, 2019.
- iii. There were no amounts which required to be transferred to Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 2013 and Rules made there under, by the Company.

For **Dass Gupta & Associates**
Chartered Accountants


(Raaja Jindal)
Partner



Membership no. 504111
Firm Regn No.: 000112N

Place: New Delhi
Date: 24-05-2019

Annexure - 1 to the Independent Auditor's Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2019, we report that:

- (i) 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 Fixed Assets during the year. Accordingly, the provisions of clauses (i)(a), (i)(b) and (i)(c) of the paragraph 3 of the Order are not applicable.
- (ii)
 - (a) As explained to us, inventories have 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 management as compared to books.
- (iii) The Company has not granted any loans, secured or unsecured to any companies, firms or other parties covered in register maintained under Section 189 of the Companies Act, 2013. Accordingly, the provisions of clauses (iii)(a), (iii)(b) and (iii)(c) of the paragraph 3 of the Order are not applicable.
- (iv) In our opinion and according to the information and explanations given to us, the Company has not advanced loans to directors / to a company in which the Director is interested to which provisions of section 185 of the Act apply. The provisions of section 186 of the Act, in our opinion, are not applicable to the Company.
- (v) 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. Thus, paragraph 3(v) of the Order is not applicable to the Company.
- (vi) The provisions of maintenance of cost records under sub-section (l) of section 148 of the Companies Act, 2013 is not applicable.
- (vii)
 - (a) According to records of the Company, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value Added Tax and other statutory dues have generally been regularly deposited with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at March 31, 2019 for a period more than six months from the date of becoming payable.
 - (b) According to the information and explanations given to us and the records of the company, there is no amounts payable in respect of income tax, wealth tax, service tax, sales tax, customs duty and excise duty which have not been deposited on account of any disputes.
- (viii) 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 to the Company.



- (ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans. Thus paragraph (ix) of the Order is not applicable to the Company.
- (x) According to the information and explanations given to us, no fraud on the Company by its offices or employees or by the company has been noticed or reported during the year.
- (xi) According to the information and explanations given by the management and based on our examination of the books and records of the Company has not paid or provided any managerial remuneration in respect of provisions of section 197 read with Schedule to the Companies Act.
- (xii) In our opinion, the Company is not a nidhi Company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company.
- (xiii) According to the information and explanations given by the management and based on our examination of the books and records of the Company, all transactions with related parties are in compliance with section 177 and 188 Companies Act, 2013 where applicable and the details have been disclosed in Financial Statements etc., as required by the applicable accounting standards.
- (xiv) According to the information and explanations given by the management and based on our examination of the books and records of the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review in respect of provisions to meet the requirements of section 42 of the Companies Act, 2013. Thus paragraph 3 (xiv) of the order is not applicable to the Company.
- (xv) According to the information and explanations given by the management and based on our examination of the books and records of the Company has not entered into any non-cash transactions with directors or persons connected with him in respect of provisions section 192 of the Companies Act, 2013.
- (xvi) According to the information and explanations given by the management and based on our examination of the books and records of the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **Dass Gupta & Associates**
Chartered Accountants


(Raaja Jindal)
Partner

Membership no. 504111
Firm Regn No.: 000112N

Place: New Delhi
Date: 24-05-2019

Annexure - 2 to the 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 **Nirmala Buildwell Private Limited** ("the Company") as of March 31, 2019 in conjunction with our audit of the standalone 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. 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 the 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 Act.

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 was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally



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

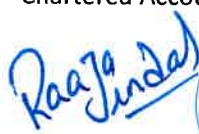
Inherent Limitations of Internal Financial Controls over Financial Reporting

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 March 31, 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Dass Gupta & Associates**
Chartered Accountants


(Raaja Jindal)
Partner



Membership no. 504111
Firm Regn No.: 000112N

Place: New Delhi
Date: 24-05-2019

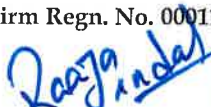
NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
Balance Sheet as at 31st March 2019

			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		-	-	
(ii) Other Non-Current Assets		-	-	
(2) Current assets				
(a) Inventories	1	295,665,414	295,665,414	
(b) Financial Assets				
(i) Cash and cash equivalents	2	74,780	71,930	
(ii) Other Financial Assets	3	2,972,974	2,972,974	
(c) Other Current Assets		-	-	
		298,713,168	298,710,318	
Total Assets		298,713,168	298,710,318	
II. EQUITY AND LIABILITIES				
(1) Equity				
(a) Equity Share Capital	4	100,000	100,000	
(b) Others Equity	5	(4,110,608)	(4,044,066)	
		(4,010,608)	(3,944,066)	
Liabilities				
(2) Non Current Liabilities				
(a) Financial Liabilities		-	-	
(b) Other Non Current Liability		-	-	
(3) Current liabilities				
(a) Financial Liabilities				
(ii) Borrowings	6	265,299,000	265,229,000	
(ii) Trade Payables	7	27,380,076	27,380,076	
(iii) Other financial liabilities	8	10,044,700	10,045,308	
(b) Other Current Liabilities	9	-	-	
(c) Current Tax Liabilities (Net)		-	-	
		302,723,776	302,654,384	
Total Equity & Liabilities		298,713,168	298,710,318	
Summary of significant accounting policies				

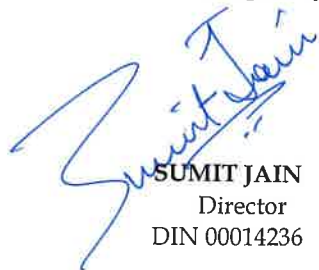
The accompanying notes are an integral part of the financial statements.

As per our attached report of even date

For Dass Gupta & Associates
Chartered Accountants
Firm Regn. No. 000112N


(RAAJA JINDAL)
Partner
M. No. 504111

For and on behalf of the Board of Directors of Nirmala
Buildwell Private Limited (Formerly known as Panacea
Hospitality Services Pvt. Ltd.)


SUMIT JAIN
Director
DIN 00014236


MAHIPATI SINGH
Director
DIN 01712664

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

96, 1st Floor, Pocket-B,
Sarita Vihar,
New Delhi - 110076

PLACE: NEW DELHI
DATED: 24.05.2019

NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE 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		-	-
Total Income (I)		-	-
Expenses			
Other expenses	10	66,542	231,885
Total Expenses (II)		66,542	231,885
Profit / (loss) before Tax (I) - (II)		(66,542)	(231,885)
Tax expense:			
(1) Current Income Tax		-	-
(2) Deferred Tax		-	-
Profit / (loss) for the year from Continuing Operations (III)		(66,542)	(231,885)
Discontinuing Operations			
Profit / (loss) for the year from discontinued Operations		-	-
Tax Income / (Expense) of discontinuing operations		-	-
Profit / (loss) for the year from discontinued Operations (after tax)		-	-
Profit / (Loss) for the year (IV)		(66,542)	(231,885)
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		(66,542)	(231,885)
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		(0.13)	(2.32)
(ii) Diluted			
Computed on the basis of total profit for the year		(0.13)	(2.32)
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 Dass Gupta & Associates
Chartered Accountants
Firm Regn. No. 000412N

Raaja Jindal
(RAAJA JINDAL)
Partner
M. No. 504111

For and on behalf of the Board of Directors of
Nirmala Buildwell Private Limited (Formerly known
as Panacea Hospitality Services Pvt. Ltd.)

Sumit Jain
SUMIT JAIN
Director
DIN 00014236

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

PLACE: NEW DELHI
DATED: 24.05.2019

NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
Cash flow statement 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
A)	Cash flow from operating activities	(66,542)	(231,885)
	Net Operating profit before tax and extra ordinary items	-	-
	Adjustments for:-		
	Depreciation	-	-
	Profit on sale of fixed assets	-	-
	Interest Income	-	-
	Profit on redemption of Mutual Fund	-	-
	Dividend Income	-	-
	Operating profit before working capital changes	(66,542)	(231,885)
	(Increase) / Decrease in Short-term Loan & Advances	-	-
	(Increase) / Decrease in Long-term Loan & Advances	-	-
	(Increase) / Decrease in Other Current Assets	-	-
	Increase / (Decrease) in Other Current Financial Liabilities	(608)	3,068
	Increase / (Decrease) in Other current liabilities	-	(2,000)
	Cash generated from operations	(67,150)	(230,817)
	Net direct taxes paid	-	-
	Net cash from Operating Activities	(67,150)	(230,817)
B)	Cash flow from Investing Activities		
	Purchase of Tangible Assets	-	-
	Purchase of Current Investments	-	-
	Redemption of current Investments	-	-
	Interest received	-	-
	Dividend Income	-	-
	Profit on redemption of Mutual Fund	-	-
	Sale of Tangible Assets	-	-
	Net cash used in investing activities	(67,150)	(230,817)
	Net cash from operating and investing activities		
C)	Cash flow from financing activities		
	Increase / (Decrease) in Current Borrowings	70,000	150,000
	Dividend Paid	-	-
	Interest paid	-	150,000
	Net cash from financing activities	2,850	(80,817)
	Net cash from operating, investing & financial activities	2,850	(80,817)
	Net increase in cash & cash equivalent	2,850	(80,817)
	Opening balance of cash & cash equivalent	71,930	152,747
	Closing balance of cash & cash equivalent	74,780	71,930

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

i)	Cash balance in Hand	1,202	1,202
ii)	Balance with Banks:		
	a) In Current Accounts	73,578	70,728
	b) In Fixed Deposits	-	-
	Total	74,780	71,930

As per our report of even date

For Dass Gupta & Associates
Chartered Accountants
Firm Regn. No. 000112N

(RAAJA JINDAL)
Partner
M. No. 504111



For and on behalf of the Board of Directors of
Nirmala Buildwell Private Limited (Formerly known as Panacea
Hospitality Services Pvt. Ltd.)

SUMIT JAIN
Director
DIN 00014236

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

MAHIPATI SINGH
Director
DIN 01712664

Pocket-B, Sarita
Vihar,
New Delhi -
110076

PLACE: NEW DELHI
DATED: 24.05.2019

Background

Nirmala Buildwell Private Limited (formerly known as Panacea Hospitality Services Private Limited) is a wholly owned subsidiary of Radhika Heights Limited (formerly known as 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 (including derivative instruments) 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 - 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.

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- **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.

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. Cost of Inventory(Stock In Trade) 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.

Sumit Jain



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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.

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

Business segment: The segmental reporting disclosures as required under Ind AS - 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.

Sanjay Kumar



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NIRMALA BUILDWELL PRIVATE LIMITED

(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2019

A. Equity Share Capital

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

Note	Numbers	Amount
4	100,000	100,000
	-	-
	100,000	100,000

At 1st April 2018

Changes in Equity Share Capital Shares during the year

At 31st March, 2019

B. Other Equity

Amount in Rs.

Particulars	Reserve and Surplus			Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	
Balance as at April 01, 2018	-	-	(3,812,181)	(3,812,181)
Profit for the period	-	-	(231,885)	(231,885)
Other Comprehensive Income	-	-	-	-
Total comprehensive Income for the year	-	-	(4,044,066)	(4,044,066)
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2018	-	-	(4,044,066)	(4,044,066)
As at 1st April, 2018	-	-	(4,044,066)	(4,044,066)
Profit for the period	-	-	(66,542)	(66,542)
Other Comprehensive Income	-	-	-	-
Restated balance at the begining of the reporting period	-	-	-	-
Total comprehensive Income for the year	-	-	(66,542)	(66,542)
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
As at 31st March, 2019	-	-	(4,110,608)	(4,110,608)

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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE 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
1 Inventories (Valued at cost or net realisable value whichever is lower)		
Stock In Trade	295,665,414	295,665,414
(Representing Purchase cost of land)		
	<u>295,665,414</u>	<u>295,665,414</u>
2 Cash and Cash Equivalents		
a) Balances with Bank	73,578	70,728
b) Cash in Hand	1,202	1,202
	<u>74,780</u>	<u>71,930</u>
3 Other Current Financial Assets		
Unsecured, considered good		
Advances to Others	2,972,974	2,972,974
	<u>2,972,974</u>	<u>2,972,974</u>

Refer Note 18 for information about credit risk and market risk of Other Current Financial Assets

Sunit Jain



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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE 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
4 Share Capital		
a. Authorised		
1,00,000 Equity Shares of Re.1/- each (Previous Year 1,00,000 Equity Shares of Re. 1/- each)	100,000	100,000
b. Issued, Subscribed & fully Paid-up Shares		
1,00,000 (Previous Year 1,00,000) Equity Shares of Re.1/- each fully paid-up	100,000	100,000
Total Issued, Subscribed & fully Paid-up Share Capital	100,000	100,000

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	100,000	100,000	100,000	100,000
Add : Issued during the year ending	-	-	-	-
Outstanding at the end of the Year	100,000	100,000	100,000	100,000

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))	99,999	99.99%	99,999	99.99%
(1 shares are held by nominees of Radhika Heights Limited)				

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

Equity Shares held by holding company are as below:

- Radhika Heights Limited (formerly known as Best on Health Limited) (Holding Company))

	As at 31st March, 2019	As at 31st March, 2018
	99,999	99,999



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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

Particulars	As at 31st March, 2019	As at 31st March, 2018
5 Other Equity		
Retained Earnings		
Opening balance	(4,044,066)	(3,812,181)
Add: Net profit/(loss) for the current year	(66,542)	(231,885)
Profit available for appropriation	(4,110,608)	(4,044,066)
Less : Appropriations	-	-
Closing balance	(4,110,608)	(4,044,066)
Total Reserves and Surplus	(4,110,608)	(4,044,066)
6 Current Borrowings		
Loans from Related Parties		
Unsecured borrowings from holding Company		
- Radhika Heights Limited (formerly known as Best on Health Limited)	265,299,000	265,229,000
The above borrowing is repayable on demand.		
	265,299,000	265,229,000
Refer Note 18 for information about liquidity risk & market Risk of Current Borrowings.		
7 Trade Payables		
Trade Payables (dues to micro and other small enterprises)	-	-
Trade Payables (dues to other than micro and other small enterprises)	27,380,076	27,380,076
	27,380,076	27,380,076
Refer Note 18 for information about liquidity risk & market Risk of Trade Payables.		
8 Other Current Financial liabilities		
Expense Payable	44,700	45,308
Advance from others	10,000,000	10,000,000
	10,044,700	10,045,308
Refer Note 18 for information about liquidity risk & market Risk of Other Current Financial liabilities.		
9 Other Current Liability		
Statutory Dues	-	-
	-	-
10 Other expenses		
Accounting Charges	2,500	2,500
Legal & Professional Charges	13,113	179,755
Auditor's Remuneration:-		
- Statutory Audit Fees	23,600	23,600
Fees & Taxes	3,729	2,393
Tax return filing fee	5,900	6,050
Printing Stationary expense	-	-
Lease Rent	16,992	16,884
Bank Charges	708	703
	66,542	231,885

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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

NOTE 11 INCOME TAX

The income tax expense consists of the following :

	As at March 31, 2019	(Amt In Rs) As at March 31, 2018
Current tax expense for the current year	-	-
Current tax expense pertaining to previous years	-	-
Minimum alternative tax (MAT) credit	-	-
Deferred tax expense/(benefit)	-	-
Total income tax	-	-

Reconciliation of tax liability on book profit vis-à-vis actual tax liability

Profit before income taxes	(66,542)	(231,885)
Enacted Tax Rate	26.00%	27.55%
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	-	-
Total income tax expense	-	-

NOTE 12 Earnings Per Share

	As at March 31, 2019	As at March 31, 2018
Profit/(loss) attributable to shareholders	(66,542)	(231,885)
Weighted average number of equity shares	100,000	100,000
Nominal value per equity share	1	1
Weighted average number of equity shares adjusted for the effect of dilution	100,000	100,000
Earnings per equity share	(0.67)	(2.32)
Basic	(0.67)	(2.32)
Diluted	-	-

NOTE 13 CONTINGENCIES AND COMMITMENTS

(A) Contingent liabilities

	As at March 31, 2019	As at March 31, 2018
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil
	-	-

(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

Nirmala Buildwell Private Limited ("NBPL") (Formerly known as Panacea Hospitality Services Private Limited) along with its three fellow Wholly owned subsidiaries ("WOS") and their holding company named as Radhika Heights Limited ("RHL") (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 85.444 acres land owned by its three WOS and their Holding company (RHL)) 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 arose 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 NBPL 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 NBPL 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, NBPL 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 NBPL along with its three fellow WOS and their Holding Company (RHL) have filed their Claim and Counter Claim alongwith their replies and rejoinders and NBPL 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. The developer has filed its reply to amended counter claim and thereafter NBPL 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 NBPL 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.

Swinit Jain

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• NOTE 14 LEASES

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 75 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 payments under operating lease is as under:

Particulars	For the year ended 31st March, 2019	For the year ended 31st March, 2018
Lease payments for the year recognised in the Statement of Profit and Loss	16,992	16,884

NOTE 15 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 16 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)

Radicura Infra Limited
Cabana Construction Private Limited
Sundara Infra Limited
Cabana Structures Limited
Nirmala Organic Frams & Resorts Private Limited

iv) Other Subsidiaries of Panacea Biotech Limited

Rees Investments Limited (Rees)
Panacea Biotech (International) S.A.
Kelisia Holdings Limited (Indirect WOS through Rees)
Panacea Biotech Germany GmbH (indirect WOS through Panacea Biotech (International) S.A.)
Panacea Biotech 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)

Key Management Personnel (KMP)

Mr. Ashwani Jain, Director
Mr. Sumit Jain, Director
Mr. Mahipati Singh, Director
Mrs. Radhika Jain, Director

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

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 business:

Particulars	Holding Company- Radhika Heights Limited	
	As at March 31, 2019	As at March 31, 2018
A. Transaction made during the year		
Rent Received	-	-
Rent paid	16,992	16,884
Loan received	70,000	150,000
Loan repayment	-	-
B. Year end balance	As at March 31, 2019	As at March 31, 2018
Outstanding loans	265,299,000	265,229,000

Loans taken from holding company are interest free.

Sumit Jain



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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

NOTE 17 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)	
	Carrying Amount	
	As at 31-Mar-19	As at 31-Mar-18
<u>Carrying Amount</u>		
Financial Instruments at fair value through Profit or Loss		
Financial Assets	-	-
<u>Fair Value</u>		
Level 1	-	-
Level 2	-	-
Level 3	-	-
Total	-	-
Financial Assets at Amortised Cost		
(i) Cash and cash equivalents	74,780	71,930
(ii) Other Financial Assets	2,972,974	2,972,974
Total Financial Assets	3,047,754	3,044,904
Financial Liabilities at Amortised Cost		
(i) Borrowings	265,299,000	265,229,000
(ii) Trade payables	27,380,076	27,380,076
(iii) Other financial liabilities	10,044,700	10,045,308
Total Financial Liabilities	302,723,776	302,654,384

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NIRMALA BUILDWELL PRIVATE LIMITED
(formerly known as PANACEA HOSPITALITY SERVICES PRIVATE LIMITED)
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDING 31st MARCH, 2019

NOTE 18 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. - 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.

	(Amt 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	265,299,000	-	-	-
(ii) Trade payables	27,380,076	-	-	-
(iii) Other financial liabilities	10,044,700	-	-	-
Total	302,723,776	-	-	-
As at 31-Mar-18	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	265,229,000	-	-	-
(ii) Trade payables	27,380,076	-	-	-
(iii) Other financial liabilities	10,045,308	-	-	-
Total	302,654,384	-	-	-

NOTE 19 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 is no change in the Company capital structure since previous year.

NOTE 20 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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